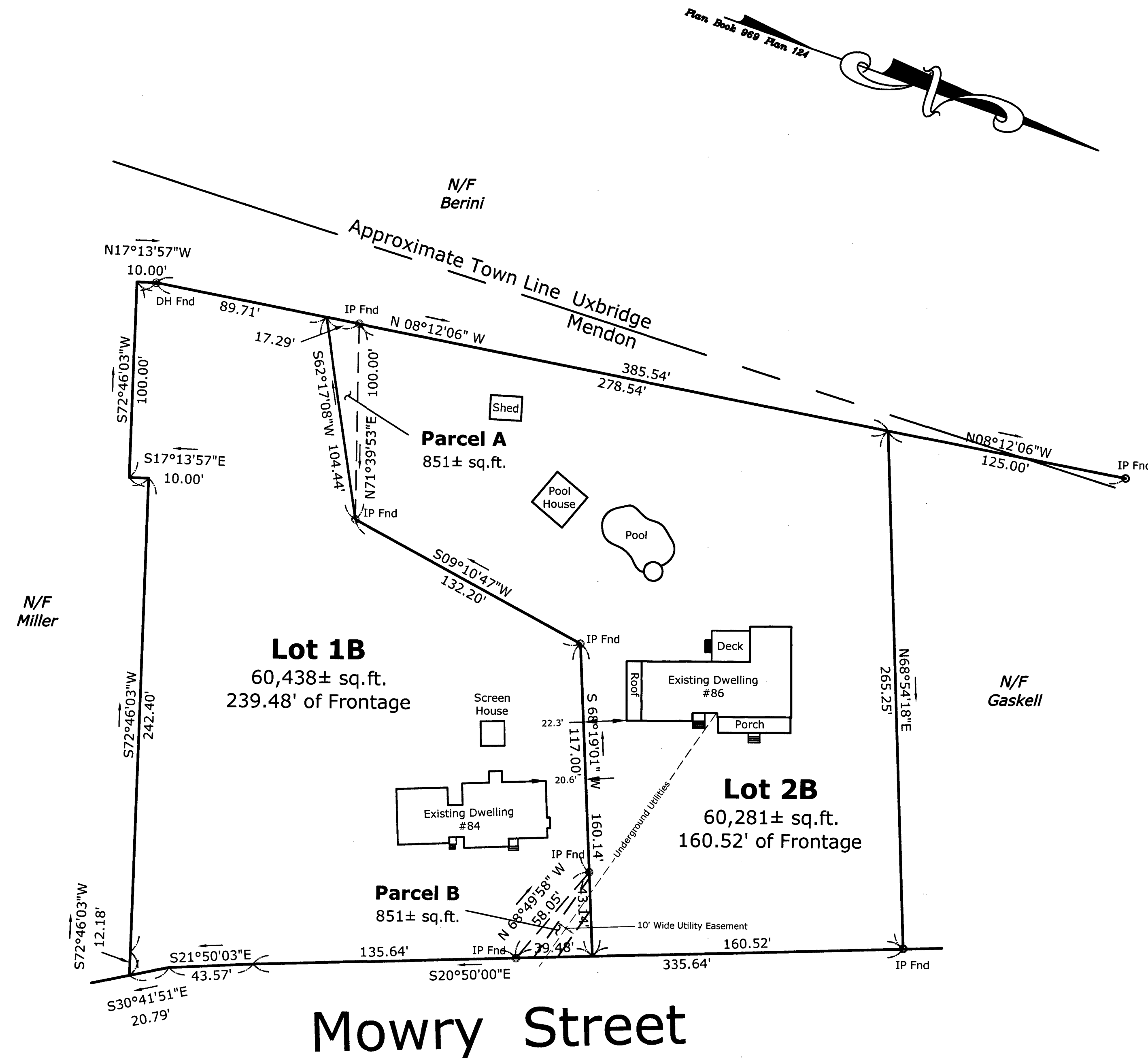


The certification shown hereon is intended to meet Registry of Deeds requirements and is not a certification to the title or ownership of the property shown. Owners of adjoining properties are shown according to current assessor's records. There may be additional easements on the property that were not discovered during the survey.



Parcel A is to be conveyed from the owner for 84 Mowry Street to the owner of 86 Mowry Street and become part of Lot 2B

Parcel B is to be conveyed from the owner for 86 Mowry Street to the owner of 84 Mowry Street and become part of Lot 1B

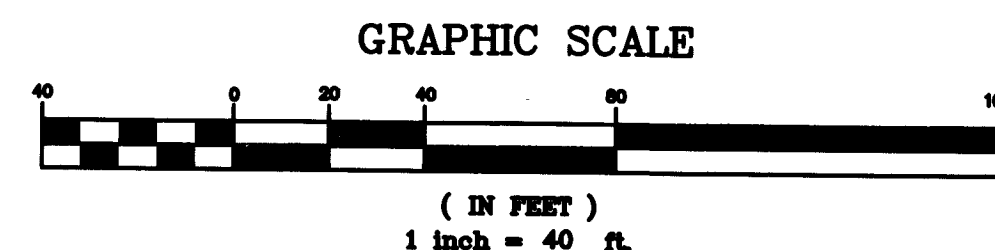
See Variance dated 8/15/24

Plan References:
Plan Book 622 Plan 71
Plan Book 969 Plan 124

Record Owners:

84 Mowry Street
Assessor ID: 10-180-84-0
William M. Ambrosino
Deed Book 56609 Page 224

86 Mowry Street
Assessor ID: 10-180-86-0
William M. Ambrosino and Sharon T. Ambrosino
Deed Book 19941 Page 341



Zoning Data

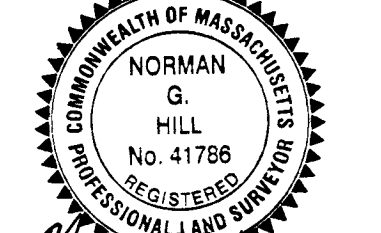
Zone: Residential
Minimum Requirements:
Area: 60,000 sq.ft.
Frontage: 200'
Front Yard: 50'
Side Yard: 20'
Rear Yard: 20'

Planning Board endorsement is not a determination as to conformance with zoning regulations

APPROVAL UNDER THE
SUBDIVISION CONTROL LAW
NOT REQUIRED
MENDON PLANNING BOARD
DATE 10/17/24

[Signatures]

I CERTIFY THAT THE PREPARATION
OF THIS PLAN CONFORMS TO THE
RULES AND REGULATIONS OF THE
REGISTERED PROFESSIONAL LAND SURVEYORS

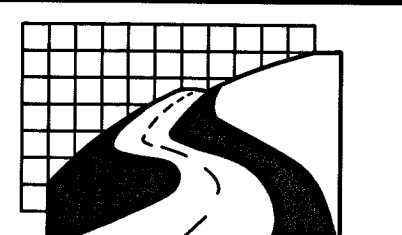


NORMAN G. HILL P.L.S. #41786
FOR LAND PLANNING, INC. DATE: 10-22-24

REVISIONS

No.	Date	Description
1		
2		
3		
4		
5		
6		

Field By:	BH/DL	6/24
Designed By:	WDH	6/24
Drawn By:	WDH	6/24
Checked By:	NGH	10/24



Land Planning, Inc.
Civil Engineers • Land Surveyors
Environmental Consultants

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167 Hartford Ave.
Bellingham, MA 02019
508-966-4130

North Grafton
214 Worcester St.
N. Grafton, MA 01536
508-839-9526

Hanson
1115 Main Street
Hanson, MA 02341
781-294-4144

bellingham@landplanninginc.com

Date	October 2, 2024	Sheet No.	1
Job No.	B2922		

Plan of Land
Located at
84/86 Mowry Street
Mendon, MA
Prepared for
William Ambrosino
86 Mowry Street
Mendon, MA

WORCESTER DISTRICT REGISTRY
OF DEEDS-WORCESTER, MA
PLAN BOOK 980 PLAN 51
Received 10/23/24
12 h 11 m P M
Sheet 1 of 1
Fee \$105.00
ATTEST: *[Signature]* Registrar