

JEFFREY J. STEFANIAK PLS DATE

NOTES

1) SEE THE FOLLOWING PLAN RECORDED AT THE WORCESTER DISTRICT REGISTRY OF DEEDS-

PLAN BOOK 923 PLAN 68 NOVEMBER 2016
PLAN BOOK 899 PLAN 118 APRIL 2013
PLAN BOOK 874 PLAN 47 APRIL 2009
PLAN BOOK 860 PLAN 114 SEPTEMBER 2007
PLAN BOOK 860 PLAN 113 SEPTEMBER 2007
PLAN BOOK 495 PLAN 98 APRIL 1984
PLAN BOOK 489 PLAN 117 SEPTEMBER 1981
PLAN BOOK 470 PLAN 93 DECEMBER 1979
PLAN BOOK 448 PLAN 109 MARCH 1978
PLAN BOOK 225 PLAN 29 JUNE 1957
PLAN BOOK 153 PLAN 59 JULY 1948

MINIMUM LOT SIZE-40,000 SF
MINIMUM LOT FRONTAGE-200'
SETBACKS-FRONT AND REAR 50' SIDE 20'

2) THE LOT NUMBERS DEPICTED HEREON REFER TO THE SUTTON TAX ASSESSORS DATA BASE.

3) SEE FEMA FLOOD MAP 25027C0836E

4) ZONING DISTRICT: BUSINESS HIGHWAY

5) THE VERTICAL DATUM IS NAVD88 BASED ON GPS OBSERVATIONS JANUARY 2021.

6) SURFACE FEATURES ARE FROM A FIELD SURVEY CONDUCTED BY GUERRIERE & HALNON, INC. IN JANUARY 2021.

7) CONSTRUCTION ON THIS LOT IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

8) "WARNING" EXISTING UTILITY LINES INDICATED OR NOTED ON THESE DRAWINGS ARE SHOWN AS OBTAINED FROM EXISTING INFORMATION AND ARE ONLY APPROXIMATE IN LOCATION. THE CONTRACTOR SHALL TAKE CAUTION IN THESE AREAS TO AVOID DAMAGE TO EXISTING UTILITY LINES AND/OR HARM TO PERSONNEL ENGAGED IN WORKING IN THESE AREAS. CALL "DIG SAFE" 1-888-DIG-SAFE (1-888-344-7233). EXISTING LINES OTHER THAN THOSE INDICATED ON THESE DRAWINGS MAY BE ON THE SITE. THE CONTRACTOR IS WARNED TO PROCEED WITH CAUTION WITH ALL WORK, ESPECIALLY EXCAVATION WORK, AND TO MAKE ALL POSSIBLE INVESTIGATIONS AS TO POSSIBLE UNMARKED UTILITY LINES.

LEGEND

— FENCE
— BIT BITUMINOUS PAVEMENT
— CONC CONCRETE

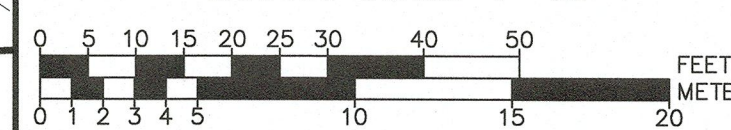
OWNER:
JAMES T. FITZPATRICK
12 MENDON ROAD
SUTTON MA 01590

PLAN OF LAND
188-190 WORCESTER-PROVIDENCE
TURNPIKE (ROUTE 146)

SUTTON, MASS.

SCALE: 1"=20'
DATE: MAY 26, 2021

GRAPHIC SCALE: 1"=20'

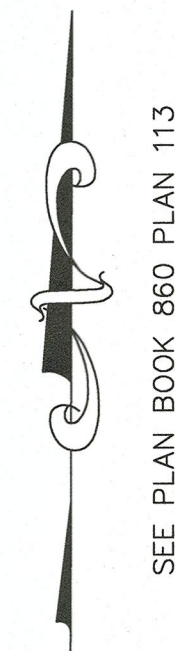


1029 PROVIDENCE RD. PH. (508) 234-6834
WHITINSVILLE, MA 01588 FX. (508) 234-6723
www.gandhengineering.com

SHEET 1 OF 1 W-3336

LINE TABLE

L1 S36°19'25"W 9.50'
L2 S53°40'35"E 2.00'
L3 S53°40'35"E 4.00'
L4 N36°19'25"E 9.50'



FOR REGISTRY USE ONLY

N/F
KEY-CON MASS LLC
BOOK 45988 PAGE 139
BUILDING 184

EASEMENT TO MASSACHUSETTS
ELECTRIC COMPANY
BOOK 38720 PAGE 73

N41°27'25"E
208.91'

LOT 4
N/F
JAMES T. FITZPATRICK
BOOK 47307 PAGE 197
BUILDING 188 (BUILT 1950)
(SEE GRANT OF TITLE 5 NITROGEN
LOADING RESTRICTION AND EASEMENT
BOOK 45107 PAGE 269)

S53°40'35"E
200.01'

PAVED PARKING

BENCHMARK
MAG NAIL=402.46
(NAVD88)

WORCESTER-PROVIDENCE TURNPIKE (ROUTE 146)

PAVED PARKING

LOT 3
N/F
JAMES T. FITZPATRICK
BOOK 47307 PAGE 201
BUILDING 190 (BUILT 1960)

DEED TO
MASS. DOT
BOOK 50694
PAGE 295

N/F
JANE M. BLAZEK
BOOK 21110 PAGE 19

GRASS

PAVED PARKING

LOT 81
N/F
JAMES T. FITZPATRICK, SR.
BOOK 62518 PAGE 299

EASEMENT TO
MASS. DOT
BOOK 50694
PAGE 295

UTILITY EASEMENT TO FITZPATRICK
BOOK 41814 PAGE 210

N/F
39 PLEASANT VALLEY ROAD, LLC
BOOK 41814 PAGE 213

N/F
BHARAT D. BHAKTA
AND
MARY T. BHAKTA
BOOK 28227 PAGE 345

INTERPRETED FLOOD LINE

THE STRUCTURES DEPICTED HEREON ARE NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. SEE LETTER OF MAP AMENDMENT CASE NO. 21-01-618A DATED MAY 4, 2021.

WELL EASEMENT TO FITZPATRICK
BOOK 43895 PAGE 51 AND 58