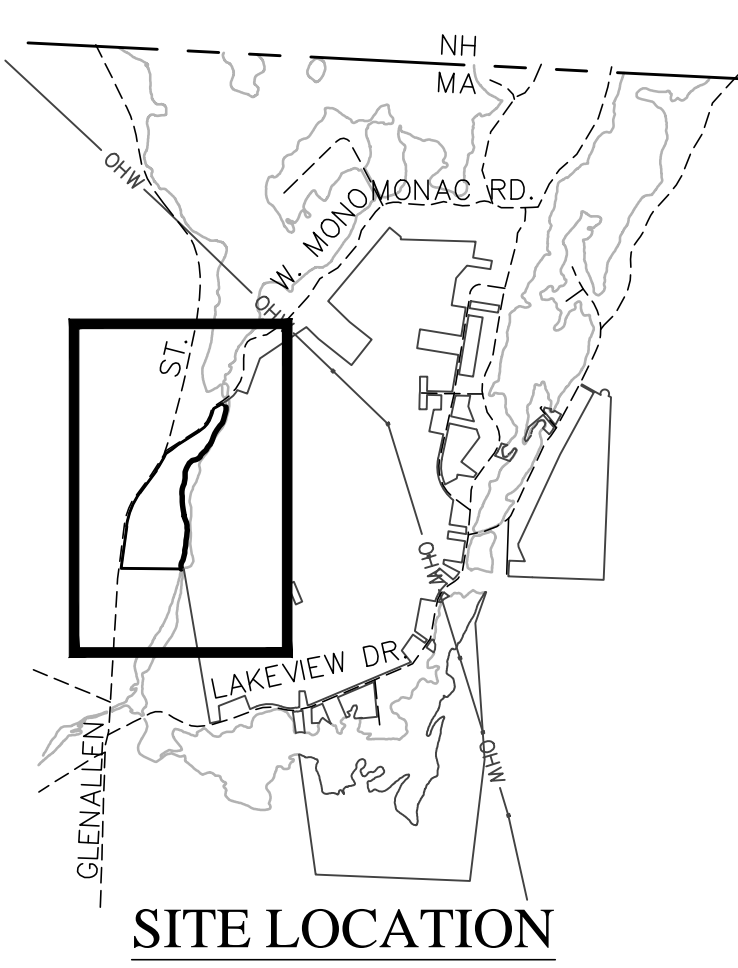
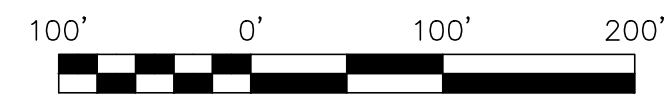
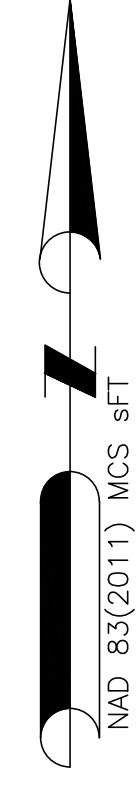


RESERVED FOR REGISTRY USE ONLY



**REMAINING LAND**  
 PORTION OF M14-0-27 ET. AL.  
 N/F  
 AUTO CREDIT REHAB CORP.  
 46953~151  
 46953~165  
 PORTION OF "AREA 1" ON  
 PLAN DATED 12-19-2022  
 PREPARED BY THIS OFFICE  
 REMAINING AREA: 230.53± ACRES  
 SUFFICIENT AREA AND FRONTAGE  
 TO CONFORM TO ZONING REQUIREMENTS

**PARCELA**  
 PORTION OF M14-0-27 ET. AL.  
 N/F  
 AUTO CREDIT REHAB CORP.  
 46953~151  
 46953~165  
 PORTION OF "AREA 1" ON  
 PLAN DATED 12-19-2022  
 PREPARED BY THIS OFFICE  
 AREA = 16.240± ACRES

**LEGEND**

|                   |                               |
|-------------------|-------------------------------|
| —                 | PROPERTY LINES                |
| - - -             | TAX PARCEL LINES              |
| - · - · -         | EASEMENTS                     |
| - · - · - · - · - | EDGE OF WATER PER GIS/AERIALS |
| ##~##             | BOOK~PAGE                     |
| ○                 | IRON PIPE/ROD FOUND           |
| □                 | BOUND FOUND                   |
| △                 | CALCULATED POINT              |

**ZONING INFORMATION**

|                             |                          |
|-----------------------------|--------------------------|
| JURISDICTION:               | TOWN OF WINCHENDON       |
| ZONING DISTRICT TYPE:       | R40-SUBURBAN RESIDENTIAL |
| MINIMUM LOT AREA:           | 40,000 SF                |
| MINIMUM LOT FRONTAGE:       | 150 LF                   |
| MINIMUM FRONT YARD SETBACK: | 40 LF                    |
| MINIMUM SIDE YARD SETBACK:  | 25 LF                    |
| MINIMUM REAR YARD SETBACK:  | 50 LF                    |
| MAXIMUM STRUCTURE HEIGHT:   | 2 1/2 FLOORS             |
| MAXIMUM STRUCTURE HEIGHT:   | 35 FT.                   |
| MAXIMUM LOT COVERAGE:       | 15%                      |

- NOTES:**
1. FIELD SURVEY BY RTK GPS IN 2022. THE HORIZONTAL DATUM IS NAD83 (2011), MASSACHUSETTS MAINLAND COORDINATE SYSTEM, U.S. SURVEY FOOT, AND IS BASED ON RTK GPS OBSERVATIONS TAKEN ON SITE.
  2. THE SUBJECT PARCEL AND ALL ADJOINING PARCELS ARE LOCATED IN THE TOWN OF WINCHENDON R-40 (SUBURBAN RESIDENTIAL) ZONING DISTRICT.
  3. APPROXIMATE SHORELINES WERE TRACED FROM STATE AERIAL IMAGERY DATED 2011. WETLANDS WERE NOT DELINEATED AS PART OF THIS SURVEY.
  4. TAX PARCELS 3C1-0-13 THROUGH 16 & M14-0-116, AND LOTS DELINEATED BY PLAN BOOK 230, PAGE 97 WITHIN THIS PARCEL ARE NOT SHOWN FOR CLARITY.
  5. THIS PLAN WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, FILE NUMBER: 10649379, REFERENCE NUMBER: 22-99, WITH A EFFECTIVE DATE OF JULY 29, 2022, RECEIVED FROM LAFORTUNE, OLDACH & GLENNY, PC ON NOVEMBER 3, 2022
  6. RIGHTS AND OWNERSHIP OF PRIVATE ROADS AND UNDATED AREAS WERE NOT DETERMINED BY THIS SURVEY.
  7. RIGHTS OF OTHERS TO USE PUBLIC ACCESS BEACH LOTS WERE NOT DETERMINED BY THIS SURVEY.
  8. SPELLING OF THE NAME MONOMONAC FOUND IN MULTIPLE DEEDS AND PLANS ARE ALSO BE SPELLED MONOMONQC. THIS SURVEY DOES NOT DIFFERENTIATE THE APPROPRIATE SPELLING.

PLANNING BOARD  
 WINCHENDON, MASSACHUSETTS  
 APPROVAL UNDER SUBDIVISION CONTROL  
 LAW NOT REQUIRED  
 DATE: \_\_\_\_\_

ANR ENDORSEMENT DOES NOT SIGNIFY  
 COMPLIANCE WITH ZONING FOR LAND  
 USE OR BUILDING PURPOSES NOR DOES  
 IT CONVEY THE RIGHT TO DEVELOP THE  
 PROPERTY

RESERVED FOR PLANNING BOARD USE ONLY

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THAT:  
 THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

**PRELIMINARY**

DANIEL F. STASZ PLS #47160

PROPERTY OWNER:  
**AUTO CREDIT REHAB CORP.**

PLAN OF LAND IN  
 WINCHENDON, MA  
 WORCESTER REGISTRY  
 PREPARED FOR  
**TOD FAMOUS**

|                 |                  |              |           |
|-----------------|------------------|--------------|-----------|
| SURVEYOR:       | DFS              | ENGINEER:    | -         |
| DRAFTING:       | DAW              | DESIGN:      | -         |
| FIELD WORK:     | NSC              | HORZ. SCALE: | AS SHOWN  |
| PROJECT NUMBER: | 22-158.1         | VERT. SCALE: | -         |
| DRAWING NAME:   | 22-158.1-100.DWG | DATE:        | 1-12-2023 |

**APPROVAL  
 NOT  
 REQUIRED**

**NORTHEAST  
 SURVEY  
 CONSULTANTS**  
 3 FERRY STREET  
 STUDIO 1 EAST  
 EASTHAMPTON, MA 01027  
 (413) 203-5144

SHEET NO.  
 1  
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