



**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: 51.627± ACRES  
 SUFFICIENT AREA AND FRONTAGE  
 TO CONFORM TO ZONING REQUIREMENTS

**REMAINING PARCEL**  
 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: 195.534± ACRES  
 SUFFICIENT AREA AND FRONTAGE  
 TO CONFORM TO ZONING REQUIREMENTS

**ADJOINING TAX LOT DATA:**

M6-0-27 N/F JACOB & CAIYAN SHIVO	53956~200
M6-0-32 N/F DANIEL LIVINGSTON	59055~358
M6-0-33 N/F DANIEL LIVINGSTON	59055~358
M6-0-36 N/F VINCENT & IRA CASS	30114~183
M6-0-37 N/F THE CASS LIVING TRUST	66562~156
M6-0-41 N/F KEVIN BLISS	45512~23
M6-0-44 N/F KEVIN BLISS	33635~106
M6-0-45 N/F KEVIN BLISS	33635~106
M6-0-48 N/F CHERYL A. HADDAD	46393~358
M6-0-49 N/F CHARLES & CATHERINE EDGAR	63407~104
M6-0-50 N/F KAREN LONG	63472~200
M6-0-51 N/F KAREN LONG	63472~200
M7-0-52 N/F TERRY & TAMMY ST. PIERRE	49052~391
M7-0-53 N/F KARA TANSEY	52080~12
M7-0-57 N/F DAVID & DIANNA WALSH	62507~120
M7-0-58 N/F GILBERT CHERIES & CHARLEN MORRILL	22078~37
M7-0-59 N/F RAYMOND & BEVERLY JONES	49428~256
M9-0-25 N/F RYAN & CHRISTINE HERITAGE	63521~70
M9-0-27 N/F BERTELL & MARCELLE MORIN	5934~174
M9-0-29 N/F TOWN OF WINCHENDON	58894~266
M9-0-31 N/F MARIE HAGIE	7272~267
M9-0-32 N/F MARIE HAGIE	7272~267
M9-0-34 N/F KAREN ANN ALLEN	58127~347
M9-0-36 N/F RAND ERLINMEYER	59730~273
M9-0-38 N/F RAND ERLINMEYER	42143~238
M9-0-39 N/F RAND ERLINMEYER	42143~238
M10-0-2 N/F LAKE BALCH SHORE, INC	5696~385
M10-0-3 N/F ROBERT VAN DYKE	23701~311
M10-0-4 N/F CHAD LEHTINEN	56340~371
M10-0-5 N/F CHAD LEHTINEN	56340~371
M10-0-6 N/F TERRY ST. PIERRE	13831~29
M10-0-7 N/F CHRISTIFIER LITTLEWOOD	66910~135
M15-0-74 N/F CHARLES STANICK	44371~249
M15-0-76 N/F MARK & TERESA TAMBLING	37625~281
M15-0-77 N/F MARK & TERESA TAMBLING	37625~281

- NOTES:**
- 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.
  - THE SUBJECT PARCEL AND ALL ADJOINING PARCELS ARE LOCATED IN THE TOWN OF WINCHENDON R-40 (SUBURBAN RESIDENTIAL) ZONING DISTRICT.
  - APPROXIMATE SHORELINES WERE TRACED FROM STATE AERIAL IMAGERY DATED 2011. WETLANDS WERE NOT DELINEATED AS PART OF THIS SURVEY.
  - TAX PARCELS AND LOTS DELINEATED BY PLAN BOOK 230, PAGE 68, BOOK 230, PAGE 92, BOOK 230, PAGE 105, BOOK 614, PAGE 119, AND 631, PAGE 100 WITHIN THIS PARCEL ARE NOT SHOWN FOR CLARITY.
  - 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 AN EFFECTIVE DATE OF JULY 29, 2022, RECEIVED FROM LAFORTUNE, OLDACH & GLENNY, PC ON NOVEMBER 3, 2022
  - RIGHTS AND OWNERSHIP OF PRIVATE ROADS AND UNINDATED AREAS WERE NOT DETERMINED BY THIS SURVEY.
  - RIGHTS OF OTHERS TO USE PUBLIC ACCESS BEACH LOTS WERE NOT DETERMINED BY THIS SURVEY.
  - SPELLING OF THE NAME MONOMONAC FOUND IN MULTIPLE DEEDS AND PLANS ARE ALSO BEING SPelled MONOMONOC. THIS SURVEY DOES NOT DIFFERENTIATE THE APPROPRIATE SPELLING.

**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%

LINE	BEARING	DISTANCE
L1	S80°57'27"E	200.00'
L2	S09°02'33"W	91.00'
L3	N80°57'27"W	248.20'
L4	N88°57'27"W	74.99'
L5	S12°02'33"W	63.04'
L6	S77°57'27"E	150.00'
L7	S55°57'27"E	44.83'
L8	S09°02'33"W	75.00'
L9	S80°57'27"E	180.53'
L10	S03°42'33"W	72.79'
L11	N81°01'51"W	188.06'
L12	S08°58'09"W	75.00'
L13	S81°01'51"E	188.32'
L14	N81°01'51"W	207.13'

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:	22-158.1-150.DWG	DATE:	1-12-2023

**APPROVAL NOT REQUIRED**

**NORTHEAST SURVEY CONSULTANTS**  
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 EASTHAMPTON, MA 01027  
 (413) 203-5144

RESERVED FOR PLANNING BOARD USE ONLY