

- 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 92, PLAN BOOK 230, PAGE 97, AND PLAN BOOK 230, PAGE 98 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 AN EFFECTIVE DATE OF JULY 29, 2022, RECEIVED FROM LAFORTUNE, OLDACH & GLENNY, PC ON NOVEMBER 3, 2022.
  6. RIGHTS AND OWNERSHIP OF PRIVATE ROADS AND UNIMATED 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 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%

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

**PARCEL A**  
 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: 179.294± ACRES  
 SUFFICIENT AREA AND FRONTAGE  
 TO CONFORM TO ZONING REQUIREMENTS

**ADJOINING TAX LOT DATA:**

M9-0-8	N/F	ROBERT BLAKE EST.	68517~214
M9-0-9	N/F	JOHN WESTON	66746~22
M9-0-12	N/F	BRIAN WALSH	43591~258
M9-0-13	N/F	BRIAN WALSH	43591~258
M9-0-16	N/F	ARTHUR KING	57969~49
M9-0-18	N/F	ARTHUR KING	57969~49
M9-0-19	N/F	THEODORE & BETTY MAY	12797~36
M9-0-46	N/F	THEODORE & BETTY MAY	20535~214
M9-0-50	N/F	JAMES DAY	62834~97
M14-0-100	N/F	SANDRA UNDERHILL	55390~165
M14-0-102	N/F	SANDRA UNDERHILL	55390~165
M14-0-104	N/F	SANDRA UNDERHILL	55390~165
M14-0-106	N/F	JOANNE KING	13253~368
M14-0-107	N/F	JOANNE KING	13253~368
M14-0-108	N/F	JOANNE KING	13253~368
M14-0-109	N/F	JOANNE KING	13253~368
M14-0-110	N/F	ROBERT FARRELL/ JENNIFER KAPLAN	67780~90
M14-0-115	N/F	LEO ARGUIN	49272~182
M15-0-78	N/F	JOANNIS HRISTOPOULOS/ SHARRON SMITH	13627~79
M17-0-42	N/F	JOHN & JOAN KELLER	7340~240
M17-0-43	N/F	TOWN OF WINCHENDON	43574~159
M17-0-44	N/F	WINCHENDON REDE- VELOPMENT AUTH.	46134~70
M17-0-45	N/F	MARY SHASHA	7340~248
M17-0-46	N/F	TOWN OF WINCHENDON	43574~159

LINE	BEARING	DISTANCE
L1	S81°01'51"E	16.84'
L2	S08°58'09"W	41.63'
L3	S62°07'51"E	188.70'
L4	N50°13'51"W	182.36'
L5	S39°46'09"W	75.00'
L6	S50°13'51"E	161.41'
L7	N79°21'55"W	152.26'
L8	S54°46'51"E	154.72'
L9	S35°13'09"W	40.00'
L10	N54°46'50"W	150.00'
L11	S38°46'50"E	156.04'
L12	S76°28'09"W	27.16'
L13	N10°46'51"W	148.88'
L14	S89°58'09"W	60.00'
L15	S00°01'51"E	167.34'
L16	S78°28'09"W	29.33'
L17	S68°28'09"W	75.00'
L18	N21°31'50"W	150.00'
L19	S06°35'57"E	155.24'
L20	S77°01'04"W	109.90'
L21	N32°41'05"W	66.00'
L22	N57°18'55"E	103.69'
L23	N36°13'37"E	99.95'
L24	S70°02'04"E	112.97'
L25	N67°13'09"E	75.00'
L26	S67°13'09"W	75.00'

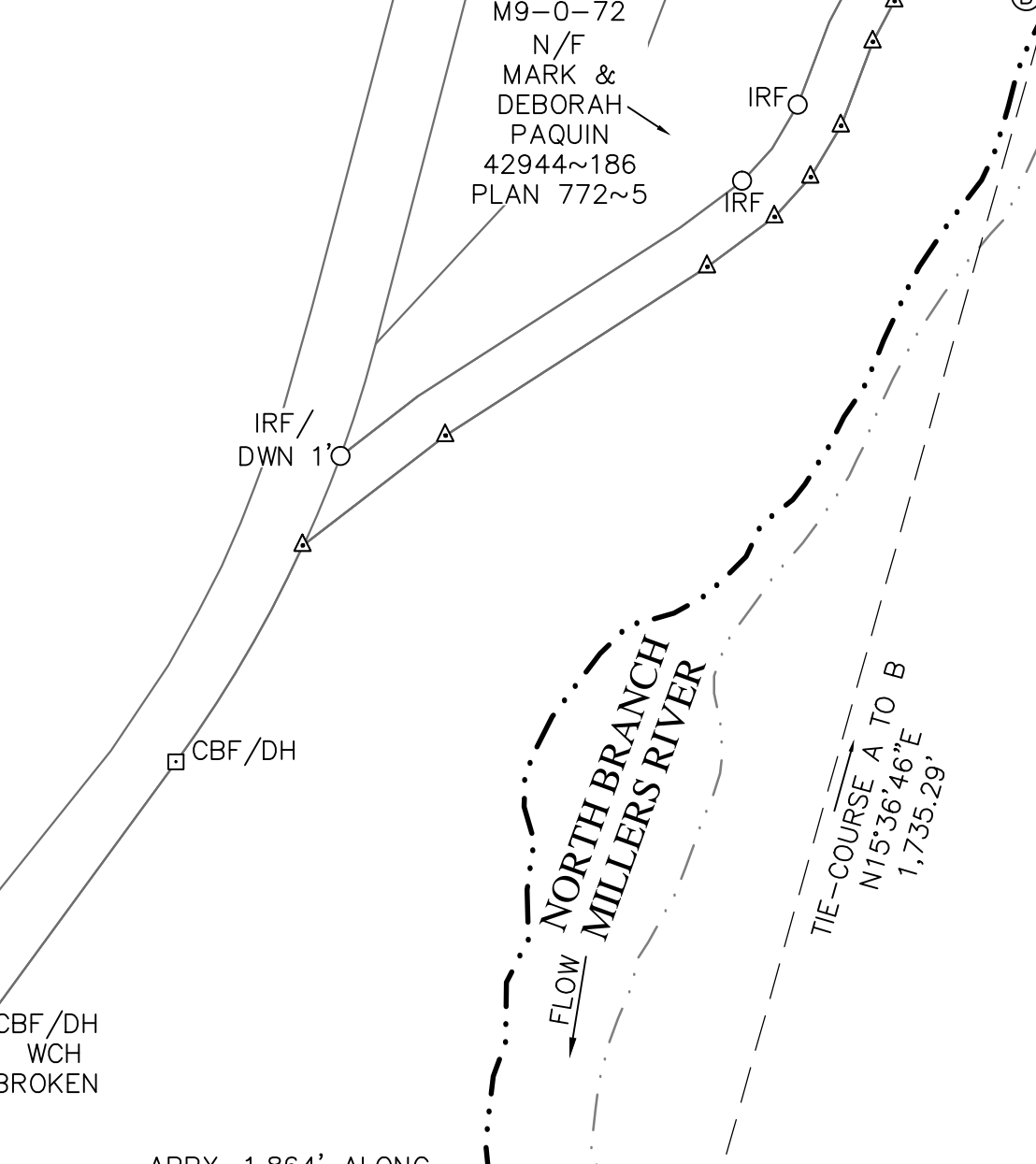
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	26°10'51"	220.00'	100.53'	S41°05'06"W	99.66'
C2	33°47'45"	380.00'	224.14'	S33°37'17"W	220.91'
C3	36°20'02"	250.00'	158.53'	N85°21'51"W	155.89'
C4	44°20'01"	340.00'	263.08'	N89°21'50"W	256.57'

RESERVED FOR REGISTRY USE ONLY

**SITE LOCATION**

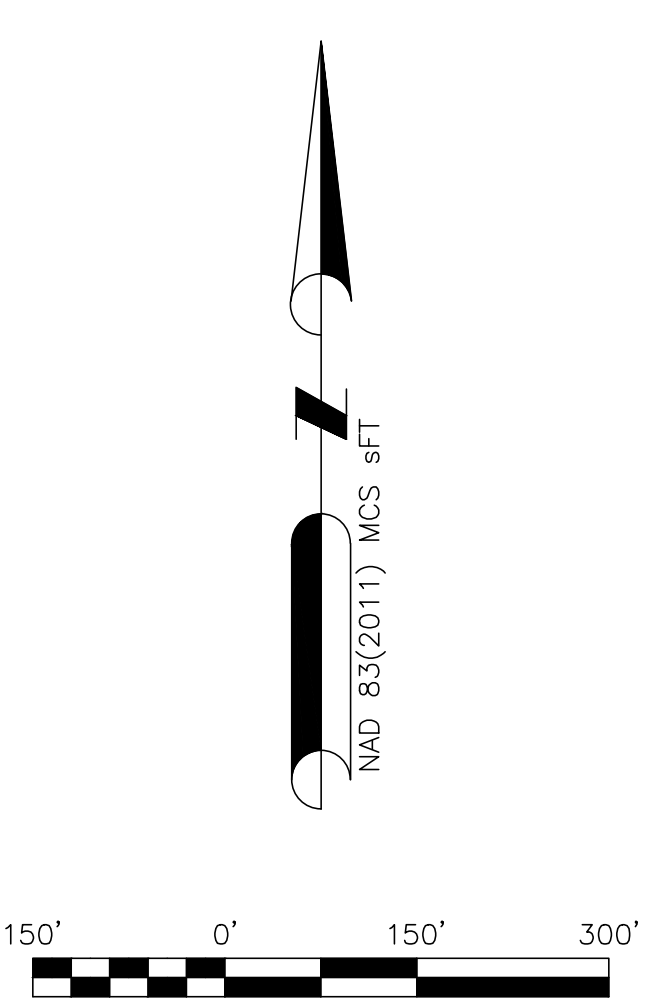
**GLENALLEN STREET**  
 AKA. ROUTE 202  
 1926 40' WIDE PUBLIC WAY  
 COUNTY LAYOUT  
 PLAN 47~35

**WEST MONOMONAC ROAD**  
 AKA. MONOMONAC ROAD WEST  
 40' WIDE PUBLIC WAY  
 TOWN MEETING 5-18-2009, ART. 43  
 2008 TOWN PLAN



**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 = 16.240± ACRES  
 SUFFICIENT AREA AND  
 FRONTAGE TO CONFORM  
 TO ZONING REQUIREMENTS

3C1-0-5  
 N/F  
 PATTI LESSARD  
 66758~215  
 PLAN 663~52



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**

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

PLAN OF LAND IN  
 WINCHENDON, MA  
 WORCESTER REGISTRY  
 PREPARED FOR  
**NORTH COUNTY LAND TRUST**

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

RESERVED FOR PLANNING BOARD USE ONLY

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

- LEGEND**
- PROPERTY LINES
  - TAX PARCEL LINES
  - RECORD PLAN LOT LINES
  - EASEMENTS
  - EDGE OF WATER PER GIS/AERIALS
  - ##~## BOOK~PAGE
  - IRON PIPE/ROD FOUND
  - BOUND FOUND
  - △ CALCULATED POINT