

GENERAL NOTES:

(1) THE PURPOSE OF THIS PLAN IS TO SHOW THE CONVEYANCE OF A PARCEL OF LAND OF JOAN M BOUSQUET TO ZBH REALTY TRUST, AN ABUTTER. A PORTION OF THIS PARCEL IS TO CORRECT AN AREA OF ENCROACHMENT AS SHOWN HEREON, IN ADDITION TO OTHER LAND. A FULL PERIMETER SURVEY OF THE BOUSQUET PROPERTY, OR OF ABUTTING PARCELS, WAS NOT PERFORMED AS PART OF THIS SURVEY.

(2) "PARCEL A" AS SHOWN HEREON IS TO BE CONVEYED BY JOAN M. BOUSQUET TO ZBH REALTY TRUST, AND COMBINED WITH ABUTTING LAND OF ZBH REALTY TRUST TO FORM ONE BUILDING LOT. REMAINING LAND OF BOUSQUET HAS 181,100 SQ.FT.± (4.2 ACRES±) AND 197.1' OF FRONTAGE ON GLENALLAN STREET AND 24.9' OF FRONTAGE ON MAPLE STREET.

(3) THE SUBJECT PREMISES ARE LOCATED IN THE FOLLOWING ZONING DISTRICTS WITH THE FOLLOWING MINIMUM DIMENSIONAL REQUIREMENTS (PER ZONING BYLAW ARTICLE 7.2):

RURAL RESIDENTIAL (R-80):
MINIMUM LOT AREA: 80,000 SQ.FT.
MINIMUM LOT FRONTAGE: 200'
MINIMUM FRONT YARD SETBACK: 40'
MINIMUM SIDE YARD SETBACK: 25'
MINIMUM REAR YARD SETBACK: 50'
MAXIMUM IMPERVIOUS AREA: 10%
MAXIMUM BUILDING HEIGHT: 2 1/2 FLOORS / 35'

PLANNED DEVELOPMENT: (PD EXCEPT RESIDENTIAL)
MINIMUM LOT AREA: 5,000 SQ.FT.
MINIMUM LOT FRONTAGE: 75'
MINIMUM FRONT YARD SETBACK: 5'
MINIMUM SIDE YARD SETBACK: 0'
MINIMUM REAR YARD SETBACK: 0'
MAXIMUM IMPERVIOUS AREA: 70%
MAXIMUM BUILDING HEIGHT: 3 FLOORS / 40'

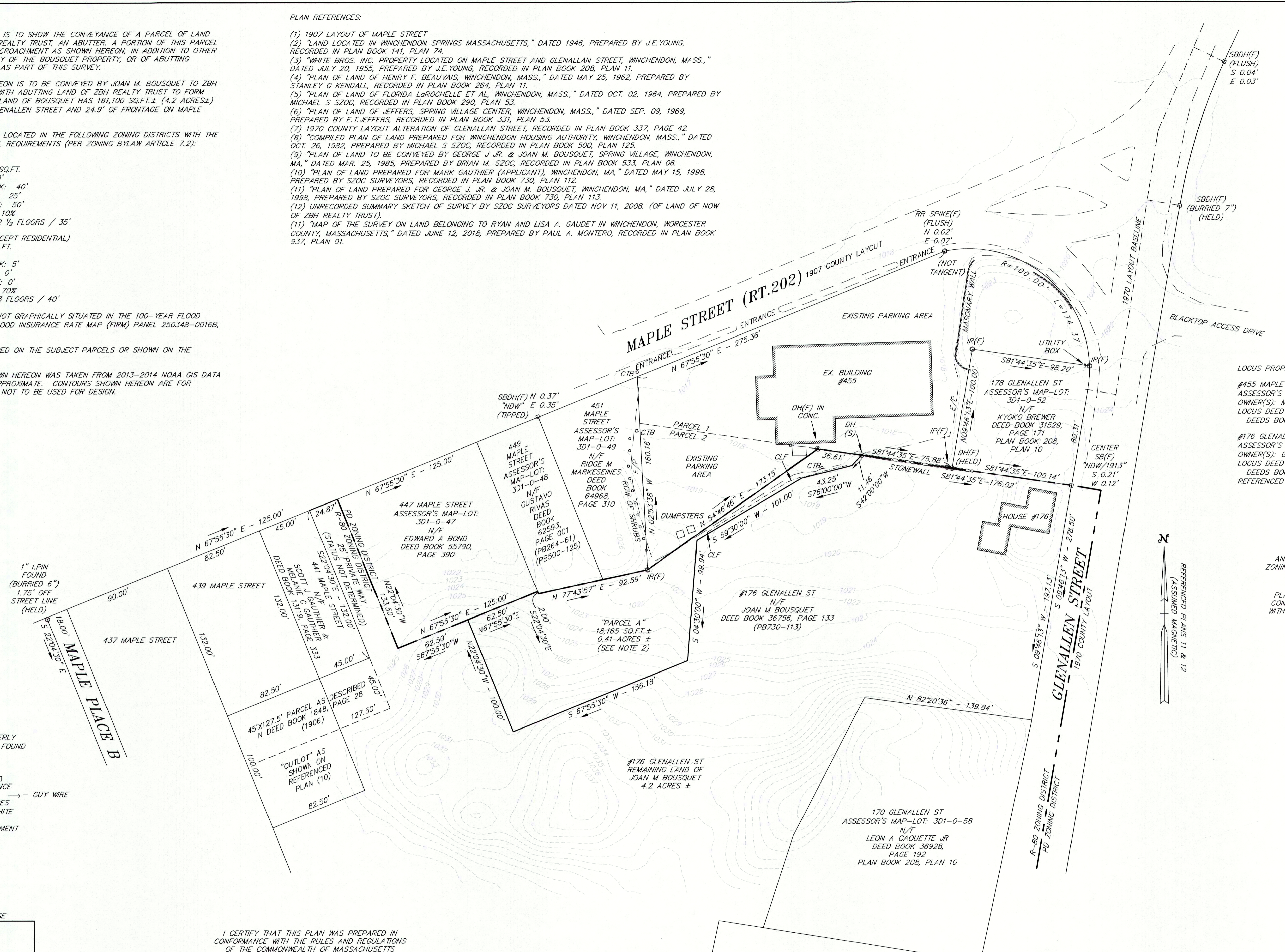
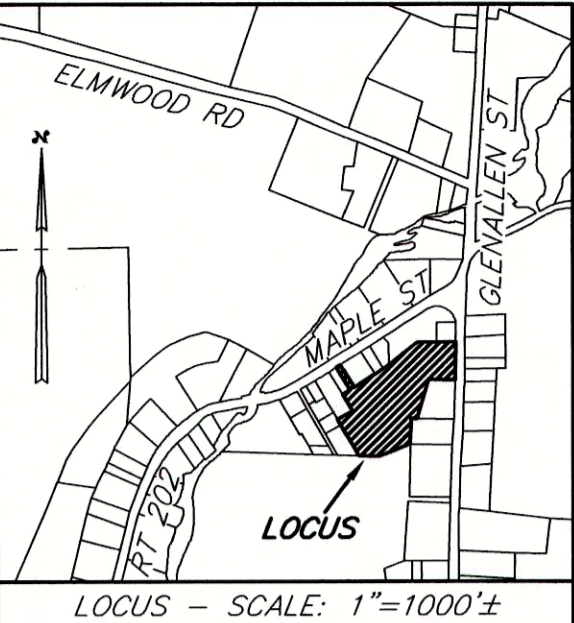
(4) THE SUBJECT PREMISES IS NOT GRAPHICALLY SITUATED IN THE 100-YEAR FLOOD HAZARD ZONE (ZONE A) PER FLOOD INSURANCE RATE MAP (FIRM) PANEL 250348-0016B, DATED JUNE 15, 1982.

(5) NO WETLANDS WERE OBSERVED ON THE SUBJECT PARCELS OR SHOWN ON THE MASSGIS VIEWER.

(6) CONTOUR INFORMATION SHOWN HEREON WAS TAKEN FROM 2013-2014 NOAA GIS DATA AND SHOULD BE CONSIDERED APPROXIMATE. CONTOURS SHOWN HEREON ARE FOR PLANNING PURPOSES ONLY AND NOT TO BE USED FOR DESIGN.

PLAN REFERENCES:

- (1) 1907 LAYOUT OF MAPLE STREET
(2) "LAND LOCATED IN WINCHENDON SPRINGS MASSACHUSETTS," DATED 1946, PREPARED BY J.E. YOUNG, RECORDED IN PLAN BOOK 141, PLAN 74.
(3) "WHITE BROS. INC. PROPERTY LOCATED ON MAPLE STREET AND GLENALLAN STREET, WINCHENDON, MASS.," DATED JULY 20, 1955, PREPARED BY J.E. YOUNG, RECORDED IN PLAN BOOK 208, PLAN 11.
(4) "PLAN OF LAND OF HENRY F. BEAUVAIS, WINCHENDON, MASS.," DATED MAY 25, 1962, PREPARED BY STANLEY G. KENDALL, RECORDED IN PLAN BOOK 264, PLAN 11.
(5) "PLAN OF LAND OF FLORIDA LOROCHELLE ET AL, WINCHENDON, MASS.," DATED OCT. 02, 1964, PREPARED BY MICHAEL S. SZOC, RECORDED IN PLAN BOOK 290, PLAN 53.
(6) "PLAN OF LAND OF JEFFERS, SPRING VILLAGE CENTER, WINCHENDON, MASS.," DATED SEP. 09, 1969, PREPARED BY E.T. JEFFERS, RECORDED IN PLAN BOOK 331, PLAN 53.
(7) 1970 COUNTY LAYOUT ALTERATION OF GLENALLAN STREET, RECORDED IN PLAN BOOK 337, PAGE 42.
(8) "COMPILED PLAN OF LAND PREPARED FOR WINCHENDON HOUSING AUTHORITY, WINCHENDON, MASS.," DATED OCT. 26, 1982, PREPARED BY MICHAEL S. SZOC, RECORDED IN PLAN BOOK 500, PLAN 125.
(9) "PLAN OF LAND TO BE CONVEYED BY GEORGE J. JR. & JOAN M. BOUSQUET, SPRING VILLAGE, WINCHENDON, MA," DATED MAR. 25, 1985, PREPARED BY BRIAN M. SZOC, RECORDED IN PLAN BOOK 533, PLAN 06.
(10) "PLAN OF LAND PREPARED FOR MARK GAUTHIER (APPLICANT), WINCHENDON, MA," DATED MAY 15, 1998, PREPARED BY SZOC SURVEYORS, RECORDED IN PLAN BOOK 730, PLAN 112.
(11) "PLAN OF LAND PREPARED FOR GEORGE J. JR. & JOAN M. BOUSQUET, WINCHENDON, MA," DATED JULY 28, 1998, PREPARED BY SZOC SURVEYORS, RECORDED IN PLAN BOOK 730, PLAN 113.
(12) UNRECORDED SUMMARY SKETCH OF SURVEY BY SZOC SURVEYORS DATED NOV 11, 2008. (OF LAND OF NOW OF ZBH REALTY TRUST).
(13) "MAP OF THE SURVEY ON LAND BELONGING TO RYAN AND LISA A. GAUDET IN WINCHENDON, WORCESTER COUNTY, MASSACHUSETTS," DATED JUNE 12, 2018, PREPARED BY PAUL A. MONTERO, RECORDED IN PLAN BOOK 937, PLAN 01.



LOCUS PROPERTIES:
#455 MAPLE STREET, WINCHENDON, MA
ASSESSOR'S MAP ID: 301-0-50 (ASSESSED ACREAGE: 1.06 ACRES)
OWNER(S): MELISSA HAGEMAYER, TRUSTEE OF ZBH REALTY TRUST
LOCUS DEED REFERENCE: WORCESTER (SOUTH) DISTRICT REGISTRY OF DEEDS BOOK 44498, PAGE 169 (2009)
#176 GLENALLAN STREET, WINCHENDON, MA
ASSESSOR'S MAP ID: 301-0-53 (ASSESSED ACREAGE: 4.63 ACRES)
OWNER(S): GEORGE J BOUSQUET, JR & JOAN M BOUSQUET
LOCUS DEED REFERENCE: WORCESTER (SOUTH) DISTRICT REGISTRY OF DEEDS BOOK 36756, PAGE 133 (2005)
REFERENCED PLAN: PLAN BOOK 730, PLAN 113 (1998)

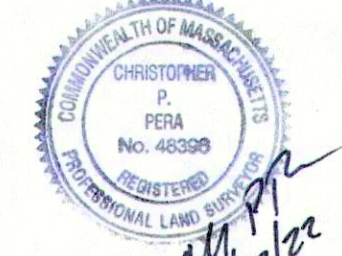
ANR ENDORSEMENT DOES NOT SIGNIFY COMPLIANCE WITH ZONING FOR LAND USE OR BUILDING PURPOSES NOR DOES IT CONVEY THE RIGHT TO DEVELOP THE PROPERTY.
PLANNING BOARD ENDORSEMENT UNDER THE SUBDIVISION CONTROL LAW IS NOT A DETERMINATION OF CONFORMANCE WITH ZONING REGULATIONS OR BUILDING CODE REGULATIONS.

WINCHENDON PLANNING BOARD ID BLOCK

TOWN OF WINCHENDON PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
DATE:
BOARD MEMBERS SIGNATURES (OR AUTHORIZED AGENT)

PLAN OF LAND IN WINCHENDON, MASSACHUSETTS
PREPARED FOR
JOAN M BOUSQUET (OWNER)
ZBH REALTY TRUST (APPLICANT)
DECEMBER 21, 2021
SCALE: 1" = 40'
PERA LAND SURVEYING, LLC
REGISTERED PROFESSIONAL LAND SURVEYOR
24 LOVELL STREET - GARDNER, MASS. 01440
978-410-9775 - PeraSurveying.com

I CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE COMMONWEALTH OF MASSACHUSETTS REGISTERS OF DEEDS.



CHRISTOPHER P. PERA
REGISTERED PROFESSIONAL LAND SURVEYOR
MASSACHUSETTS REGISTRATION #48396

LEGEND:
N/F - NOW OR FORMERLY
(S) OR (F) - SET OR FOUND
DH - DRILL HOLE
IR - IRON ROD
IP - IRON PIPE
SB - STONE BOUND
CLF - CHAIN LINK FENCE
UP - UTILITY POLE
OHW - OVERHEAD WIRES
"NDW" - NELSON D. WHITE
CTB - CATCHBASIN
E/P - EDGE OF PAVEMENT

RESERVED FOR REGISTRY USE