

Explanation of Point Numbers on the Map:

- 18. Drill hole found in the top of a concrete retaining wall.
- 19. Stone bound found down 0.1 feet observed at top center.
- 21. Concrete bound with drill hole, lead plug and brass escutcheon pin found up 0.3 feet in good condition.
- 22. Concrete bound with broken top found down 0.3 feet.
- 24. Concrete bound with drill hole found down 0.2 feet under asphalt sidewalk.
- 25. Massachusetts Department of Public Works Bench Mark disk 4631 found on bridge abutment in good condition.
- 31. Very old iron pipe found, 0.17 feet diameter and down 0.2 feet.
- 32. Iron pipe found disturbed and reset as witness to steel #5 reinforcing rod with aluminum cap set flush and stamped with the surveyor's identification.
- 33 - 35. Steel #5 reinforcing rod with aluminum disk set flush and stamped with the surveyor's identification.
- 36. Steel rod found, 0.05 feet diameter, up 0.8 feet and bent. Bearing S78°30'52"E and 4.27 feet distant from corner.
- 41. Steel angle found up 1.0 feet in the base of a large tree.
- 42. Iron pipe found 0.15 feet diameter, up 2.4 feet and leaning northeasterly.

Reference Deed:

Book 66038, Page 34 belonging to Randall F. Hart, Trustee of Benchmark Realty Trust and recorded at the Worcester District Registry of Deeds.

Basis of Bearings:

State Highway Layout of Route 202 (Main Street) recorded in Plan Book 271, Plan 95 at the Worcester District Registry of Deeds.

Reference Plans:

Plan Book 136, Plan 72 (1945 State Highway Layout); Plan Book 271, Plan 95 (1963 State Highway Layout); Plan Book 281, Plan 5 (1964 County Layout); Plan Book 293, Plan 73 (1965 County Layout); Plan Book 327, Plan 119 (1968); Plan Book 394, Plan 66 (1974); Plan Book 569, Plan 41 (1986) and Plan Book 582, Plan 82 (1986) also recorded at the Worcester District Registry of Deeds.

General Notes:

Parcel A is to be taken from 5D1-0-11 and annexed to 5D1-0-12.
 This map was drawn from a survey made between November 27, 2020, and December 10, 2020 using the SOKKIA SET 230 R3 survey instrument.
 The intersection of River Street at Main Street was altered sometime after 1907 most likely by the Town of Winchendon. The traffic island was added. This alteration resulted in land being taken along the east boundary of Parcel 5D1-0-12 and is not mentioned in the reference deed.
 Records of River Street from Waterville Square to Centerville, and of Main Street from River Street west, obtained from the office of the Town Clerk do not mention the intersection alteration. See Book 8589, Page 4 for a description of the three contiguous tracts that make up Parcel 5D1-0-12 before the intersection alteration.

Zoning Requirements ~ PD (Other Residential) ~ October 28, 2019						
	Area (sq. ft.)	Frontage (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Impervious (percent)
Allowable	10,000	75	20	30	50	70
5D1-0-11	12,815	88.45	11.6	17.4	40.7	10.8
5D1-0-12	13,868	308.92	0.5	24.3	12.0	36.5

Buildings do not exceed maximum allowable height.

FOR REGISTRY USE

Town of Winchendon
 Planning Board
 Approval Not Required
 Under the Subdivision Control Law

This map has been prepared in conformance to the rules and regulations of the Registers of Deeds.

Paul A. Montero, Professional Land Surveyor #49308

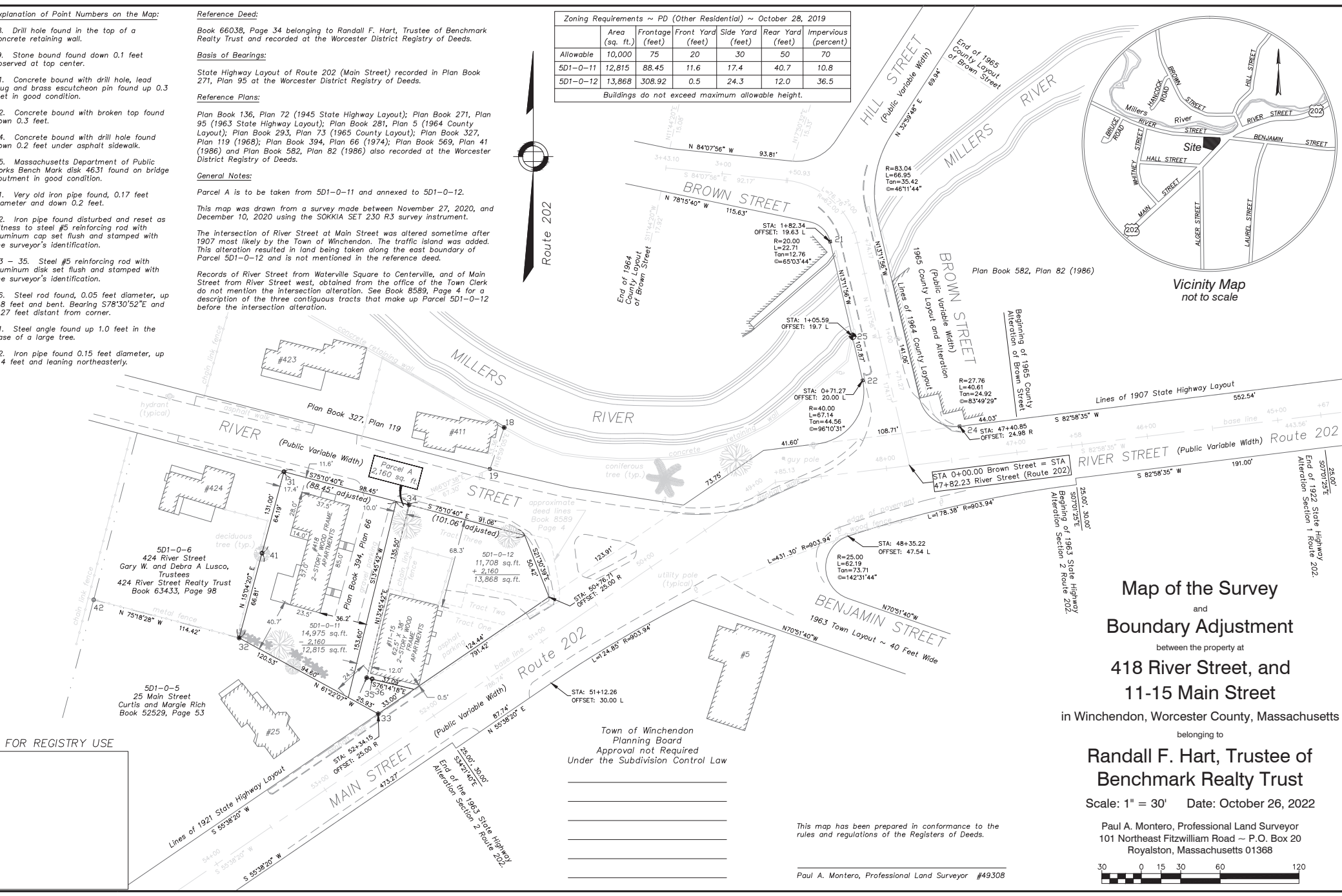


Scale: 1" = 30' Date: October 26, 2022

Randall F. Hart, Trustee of Benchmark Realty Trust

in Winchendon, Worcester County, Massachusetts

Map of the Survey
 and
Boundary Adjustment
 between the property at
418 River Street, and
11-15 Main Street



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