

PLAN OF LOTS

PREPARED FOR

THREE M REALTY TRUST

(APPLICANT)

WINCHENDON, MA

FEBRUARY 9, 2024 SZOC SURVEYORS

66 PARKER ST., SUITE #3, GARDNER, MA
978-632-0233 SZOCSURVEYORS@VERIZON.NET

FOR REGISTRY USE ONLY



- LEGEND:
- IRON PIN
 - WIRE HOLE
 - ANGLE POINT
 - FLASSED WETLANDS
 - F./S. FOUND OR SET

PLANNING BOARD ID BLOCK

TOWN OF WINCHENDON
PLANNING BOARD
APPROVAL OF PLAN UNDER
THE SUBDIVISION CONTROL
LAW IS NOT REQUIRED.

DATE: _____
BY: _____

BEING A MAJORITY OR AGENT

ZONING DISTRICT: R80

AREA: 80,000 S.F.
FRONT SET BACK: 20 FEET
SIDE SET BACK: 25 FEET
REAR SET BACK: 50 FEET

THE OUTLOT BEING CREATED IS NOT
BEING REGISTERED AS A SEPARATE
BUILDING PURPOSES NOR DOES CONVEY
AND ENCUMBRANCE DOES NOT CONSTITUTE
COMPLIANCE WITH ZONING FOR LAND USE
OR BUILDING PURPOSES NOR DOES CONVEY
THE RIGHT TO DEVELOP THE PROPERTY.

RECORD OWNERS:

GC REALTY TRUST
P.O. BOX 38, WINCHENDON
(BOOK 15632, PAGE 315)
MD REALTY TRUST
P.O. BOX 38, WINCHENDON
(BOOK 15632, PAGE 319)
TRI-STATE REALTY TRUST
P.O. BOX 38, WINCHENDON
(BOOK 15632, PAGE 323)
MAP 13, LOTS 146-153 & LOT 156

PERMANENT MONUMENTS WERE FOUND
OR SET AT NEW PROPERTY CORNERS.

NOTE:
THIS PLAN DIVIDES LOT "E", LOT "F", &
A PORTION OF THE REMAINING LAND AS
SHOWN ON PLAN BOOK 845, PLAN 33.

I CERTIFY THAT THIS PLAN
CONFORMS TO THE RULES AND
REGULATIONS OF THE REGISTERS
OF DEEDS AND THE COMMONWEALTH
OF MASSACHUSETTS.



REMAINING LAND
10 ACRES +-
(475.10' OF FRONTAGE)

OTTER

RIVER

ROAD

DAVID J. SMITH &
CAROL E. SMITH LIVING TRUST
(BOOK 57989, PAGE 101, LOTS "C", "D", &
"E" ON PLAN BOOK 845, PLAN 33)

OUTLOT
3.517 AC.
(153,190 S.F.)
TO BE SMITH
(NOT A SEPARATE
BUILDING LOT)

LOT "1"
8.674 AC.
(377,853 S.F.)
UPLAND AREA
=250,300 S.F. +-

JOSEPH R. MAHAN
(BOOK 68560, PAGE 322)

TRUE
PLAN BOOK 845, PLAN 33

LOCUS PLAN 1"=1000'



DEPOT POND VILLAGE, INC.
(BOOK 52956, PAGE 4)

