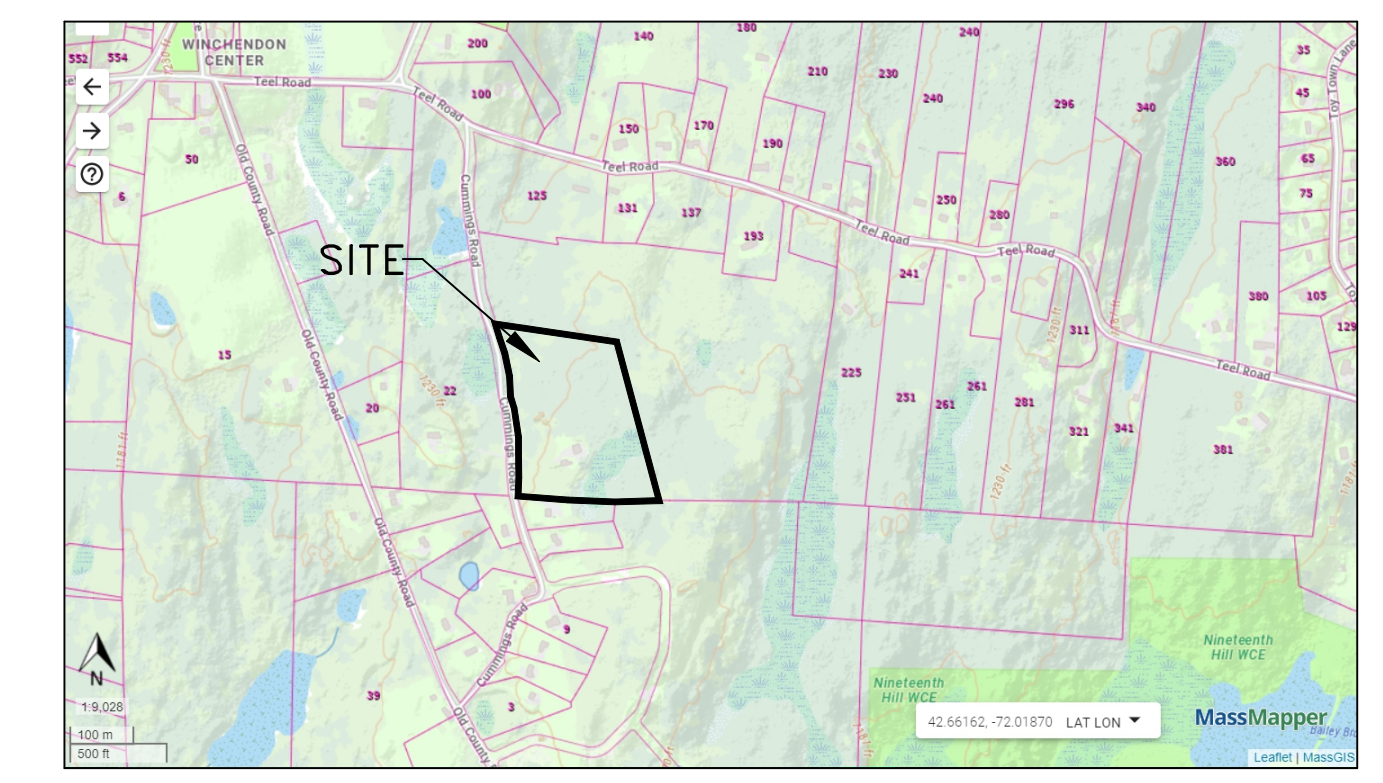


LEGEND

- N/F NOW OR FORMER OWNER
- WETLANDS
- WETLAND BOUNDARY
- DHF DRILL HOLE FOUND
- IPTBS IRON PIN TO BE SET (NOTE 3)
- DHTBS DRILL HOLE TO BE SET
- STONE WALL



LOCUS 1"=1000'

REFERENCE PLANS & DEEDS

1. SUBJECT LOT ASSESSOR'S MAP-8 PARCEL-44 & 48
WORD DEED BOOK-6641 PAGE-197
2. ASSESSOR MAP-8 PARCEL-178
WORD PLAN BOOK-810 PLAN-107
3. ASSESSOR MAP-8 PARCELS-49, 225 & 226
PLAN BOOK-895 PAGE-64

NOTES

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE MAP-8 PARCEL-144 INTO FOUR SEPARATE BUILDING LOTS,
2. THE SUBJECT PROPERTY IS LOCATED IN THE R80 ZONING DISTRICT
DIMENSIONAL REQUIREMENTS:
FRONTAGE=200'
AREA= 80,000 S.F. MIN.
MINIMUM FRONT SETBACK=40'
MINIMUM SIDE SETBACK=25'
MINIMUM REAR SETBACK=50'
MAXIMUM IMPERVIOUS AREA AS % OF LOT=10%
*MINIMUM LOT AREA TO BE EXCLUSIVE OF WETLANDS AND SLOPES OVER 1:4.
3. IPTBS SIGNIFIES A 5/8" STEEL REINFORCING BAR WITH A PINK CAP LABELLED 'GRAZ ENG. PLS 47393' TO BE SET.
4. WETLANDS SHOWN HEREON WERE FLAGGED/DELINEATED BY GRAZ ENGINEERING, LLC. ON 10/31/2022, AND LOCATED WITH GPS & TOTAL STATION, EXCEPT THE WETLAND BEHIND HOUSE #23, WHICH IS BASED ON GIS.
5. THE REAR BOUNDARY (FROM (A) TO (B)) COULD NOT BE LOCATED BY ANY MONUMENTATION OR DEED DISTANCES. WHEREAS KLOCKARS & LAPOINTE OWN BOTH SIDES OF SAID LINE, IT IS HEREBY ESTABLISHED BY THIS PLAN.

PROPOSED DIMENSIONS:

MAP-8 PARCEL-44
AREA=218,168 S.F.
UPLAND AREA=174,410 S.F. > REQ'D 80,000 S.F.
FRONTAGE=227.30' > REQ'D 200'

PROPOSED PARCEL 44-1
AREA=92,331 S.F.
UPLAND AREA=90,901 S.F. > REQ'D 80,000 S.F.
FRONTAGE=200.16' > REQ'D 200'

PROPOSED PARCEL 44-2
AREA=100,512 S.F.
UPLAND AREA=97,865 S.F. > REQ'D 80,000 S.F.
FRONTAGE=207.13' > REQ'D 200'

PROPOSED PARCEL 44-3
AREA=103,031 S.F.
UPLAND AREA=93,827 S.F. > REQ'D 80,000 S.F.
FRONTAGE=233.29' > REQ'D 200'

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS:

PAUL F. GRASEWICZ P.L.S.
MASS. PLS #47393

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
PLANNING BOARD OF WINCHENDON, MA

DATE: _____

A-N-R (MGL CH. 41, 81P) PLAN
MAP-8 PARCEL-44
CUMMINGS ROAD; WINCHENDON, MASSACHUSETTS

OWNER:
JUNE E. KLOCKARS & KIMBERLY A. LAPOINTE;
23 CUMMINGS ROAD; WINCHENDON, MA 01475

PREPARED FOR:
JUNE E. KLOCKARS;
23 CUMMINGS ROAD; WINCHENDON, MA 01475

DECEMBER 13, 2022

GRAZ Engineering, LLC

323 WEST LAKE ROAD; FITZWILLIAM, NH 03447; (603) 585-6959

JOB NO. 22180

SHEET 1 OF 1

ANR ENDORSEMENT DOES NOT SIGNIFY COMPLIANCE WITH ZONING FOR LAND USE OR BUILDING PURPOSES NOR DOES IT CONVEY THE RIGHT TO DEVELOP THE PROPERTY.