

KARLA V. & DANIEL B. O'WALLEY  
 (BOOK 69279, PAGE 373, LOT #827  
 ON PLAN BOOK 885, PLAN 65)

CHERYL ANN BENSON  
 (BOOK 42044, PAGE 43)

REMAINING LAND OF  
**DONALD E. DUPLEASE, JR.  
 & PAMELA A. DUPLEASE**  
 (BOOK 69810, PAGE 311)  
 MAP 2, LOT 20  
**10.228 AC.**

DONALD E. DUPLEASE, JR. & PAMELA A. DUPLEASE  
 (BOOK 22760, PAGE 217)

**RECORD OWNERS:**  
 DONALD E. DUPLEASE, JR.  
 & PAMELA A. DUPLEASE  
 364 FORRISTALL RD., WINCHENDON  
 (BOOK 69810, PAGE 311)  
 MAP 2, LOT 20

PERMANENT MONUMENTS WERE FOUND OR  
 SET AT THE NEW PROPERTY CORNERS.  
 ABUTTERS SHOWN WERE TAKEN FROM  
 THE MOST RECENT TAX LIST.

**ZONING DISTRICT: RESIDENTIAL (R80)**  
 FRONTAGE: 200 FEET, AREA: 80,000 S.F.  
 FRONT SET BACK: 40 FEET  
 SIDE SET BACK: 25 FEET  
 REAR SET BACK: 50 FEET

THE LOTS BEING CREATED AND THE REMAINING  
 LAND HAVE SUFFICIENT AREA OF BUILDABLE  
 LAND (EXCLUDING WETLANDS, BUFFERS, AND  
 1:4 SLOPES) TO MEET THE REQUIREMENTS OF  
 SECTION 7.2.1 OF THE WINCHENDON ZONING BYLAW.

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

PLANNING BOARD ID BLOCK

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

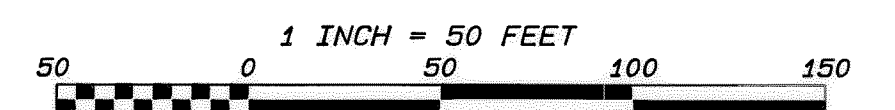
DATE: \_\_\_\_\_

BY: \_\_\_\_\_

BEING A MAJORITY OF AGENT

*Brian M. Szae* 5-14-24

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



- LEGEND:**
- IRON PIN
  - DRILL HOLE
  - + ANGLE POINT
  - UTILITY POLE
  - STONE WALL
  - - - EDGE OF PAVING
  - F./S. FOUND OR SET

FOR REGISTRY USE ONLY

PLAN OF LAND  
 SURVEYED FOR  
**DONALD E. DUPLEASE, JR.  
 & PAMELA A. DUPLEASE**  
 (APPLICANTS & RECORD OWNERS)  
 WINCHENDON, MA  
 MAY 14, 2024 SZOC SURVEYORS  
 66 PARKER ST., SUITE #3, GARDNER, MA  
 978-632-0233 SZOCSURVEYORS@VERIZON.NET