

GARDNER ROAD / ROUTE 140
(PUBLIC - 120' WIDE)
(1975 TOWN LAYOUT)

COMMERCIAL DRIVE (PARCEL 12-0-105)
PARCEL 2A
TOWN OF WINCHENDON REDEVELOPMENT AUTHORITY
Tax Map 12, Parcel 0-105
Deed Book 47238, Page 87
(PLAN BOOK 887, PLAN 111)
0.56 AC.±

N/F
"PARCEL AA-1"
R & T HOCKEY, LLC
37 COMMERCIAL DRIVE
Tax Map 12, Parcel 0-100
Deed Book 47079, Page 291

N/F
OLYMPIC INDUSTRIAL REALTY, LLC
63 COMMERCIAL DRIVE
Tax Map 12, Parcel 0-99
Deed Book 45403, Page 58

N/F
OLYMPIC INDUSTRIAL REALTY, LLC
BEMIS ROAD
Tax Map 12, Parcel 0-16
Deed Book 45403, Page 58

PROPOSED LOT 1

PROPOSED LOT 4

BEMIS ROAD (PARCEL 12-0-23)
TOWN OF WINCHENDON REDEVELOPMENT AUTHORITY
Tax Map 12, Parcel 0-23
Deed Book 43641, Page 48
2,969,676 S.F.±
58.17 AC.±

N/F ROY MCNIFF
CYNTHIA M. MCNIFF
BEMIS ROAD
Tax Map 12, Parcel 0-22
Deed Book 59556, Page 308

N/F
TOWN OF WINCHENDON OFF GARDNER ROAD
TAX MAP 12, PARCEL 0-104

N/F
WINCHENDON FOREST LLC
TEEL ROAD
Tax Map 12, Parcel 0-57
Deed Book 48771, Page 346

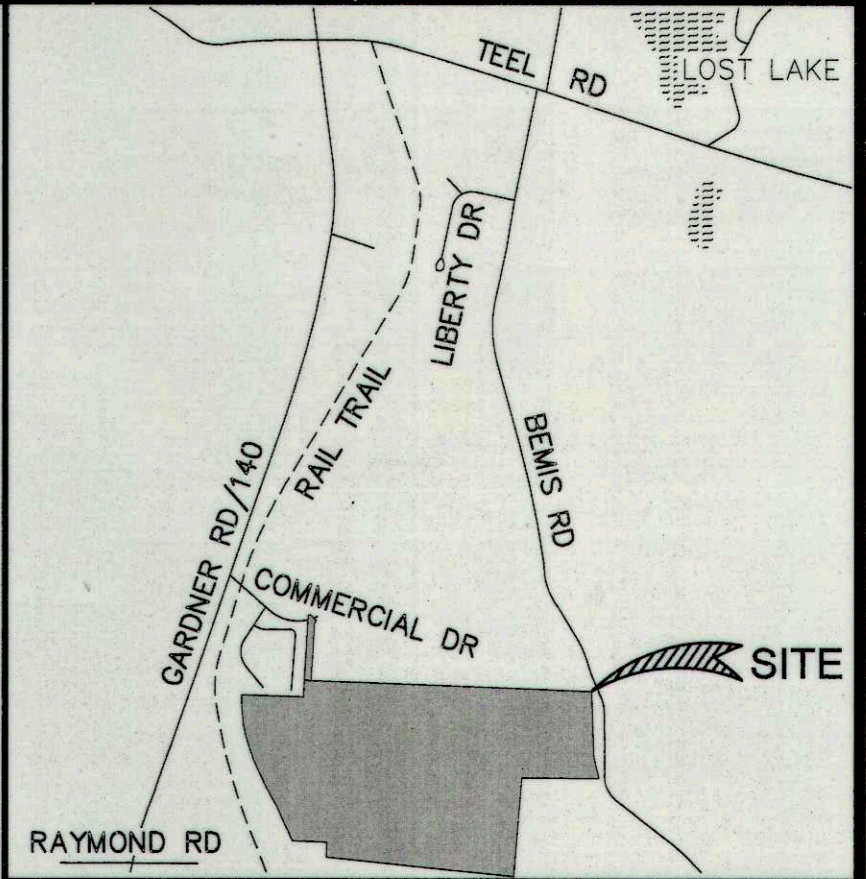
TOWN OF WINCHENDON PLANNING BOARD APPROVAL

DATE _____
RESERVED FOR REGISTRY USE

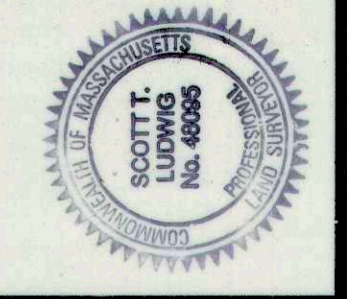
LEGEND

---	LOT LINE
- - - -	EDGE OF WETLAND
▨	WETLAND SYMBOL
---	PROPOSED DRAINAGE & MAINTENANCE EASEMENT
○	EXISTING IRON PIPE
□	EXISTING GRANITE BOUND
●	EXISTING DRILL HOLE
■	PROPOSED GRANITE BOUND

- SURVEY NOTES**
- TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AN ON-THE-GROUND SURVEY PERFORMED BY LANDTECH CONSULTANTS IN JANUARY THROUGH APRIL OF 2022.
 - HORIZONTAL INFORMATION SHOWN ON THIS PLAN ARE IN U.S. SURVEY FEET IN THE MA. STATE PLANE COORDINATE SYSTEM REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), CORS ADJUSTMENT (NA2011/GEIOD 12A) AS DETERMINED BY GPS OBSERVATIONS PERFORMED IN JANUARY THROUGH APRIL OF 2022 UTILIZING THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION MACORS GPS NETWORK.
 - THE VERTICAL DATUM FOR THIS PROJECT IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), CORS ADJUSTMENT (NA2011/GEIOD 12A) AS DETERMINED BY REDUNDANT GPS OBSERVATIONS PERFORMED IN JANUARY THROUGH APRIL OF 2022 UTILIZING THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION MACORS GPS NETWORK.
 - WETLAND AND STREAM RESOURCE FLAGGED AREAS WERE SET BY OTHERS IN DECEMBER OF 2021 AND IN APRIL OF 2022.
 - SUBJECT PARCEL LOCATED IN AN HIGHWAY COMMERCIAL (C1) ZONING DISTRICT AND A GATEWAY OVERLAY DISTRICT:
 MINIMUM LOT AREA: 75,000 S.F.
 MINIMUM LOT FRONTAGE: 250 FEET
 MINIMUM BUILDING SETBACKS:
 FRONT 75 FEET
 SIDE 25 FEET (50 WHEN ABUTTING RESIDENTIAL USE)
 REAR 25 FEET (50 WHEN ABUTTING RESIDENTIAL USE)



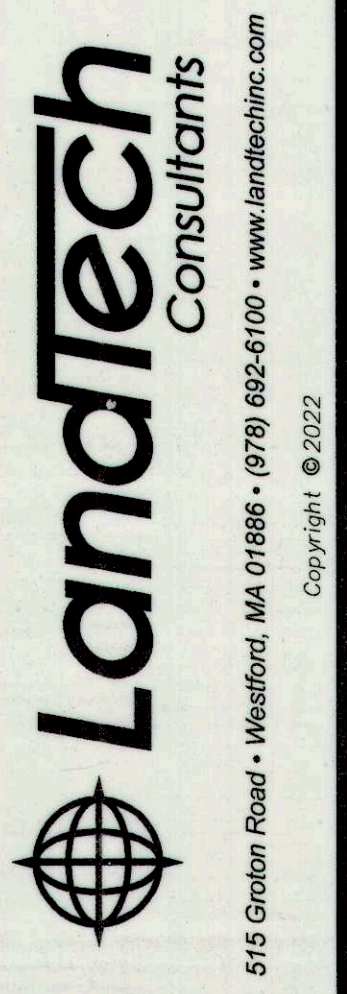
NO.	DATE	REVISION	BY



PREPARED FOR:
DAVID CLARK
METHUEN CONSTRUCTION
14 MAIN STREET, PO BOX 980
PLASTON, NH 03665

PLAN OF LAND
BEMIS ROAD
PARCEL 12-0-23
TOWN OF WINCHENDON,
MASSACHUSETTS

SCALE: 1" = 100'
DECEMBER 14, 2022



JOB NO. 21-265
DWG. NO. 11124
SHEET 1 of 5

RECORD OWNER
TOWN OF WINCHENDON
REDEVELOPMENT AUTHORITY
109 FRONT STREET
WINCHENDON, MA 01475

ASSESSOR'S REFERENCE
PARCEL ID: 12-0-23
PARCEL ID: 12-0-105

DEED REFERENCE
THE FOLLOWING DEEDS ARE ON FILE AT THE WORCESTER (NORTHERN) DISTRICT REGISTRY OF DEEDS:
DEED BOOK 43641, PAGE 48
DEED BOOK 47238, PAGE 87

PLAN REFERENCES
THE FOLLOWING PLANS ARE ON FILE AT THE WORCESTER (NORTHERN) DISTRICT REGISTRY OF DEEDS:
PLAN BOOK 757, PLAN 1
PLAN BOOK 888, PLAN 43
PLAN BOOK 887, PLAN 111
PLAN BOOK 890, PLAN 101

CERTIFICATION
THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS. HOWEVER IT IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN, OR AS TO THE EXISTENCE OF UNRECORDED EASEMENTS.

MASSACHUSETTS REGISTERED LAND SURVEYOR
REGISTRATION No. 48095
(FOR LANDTECH CONSULTANTS, INC.)

12/17/22
DATE

