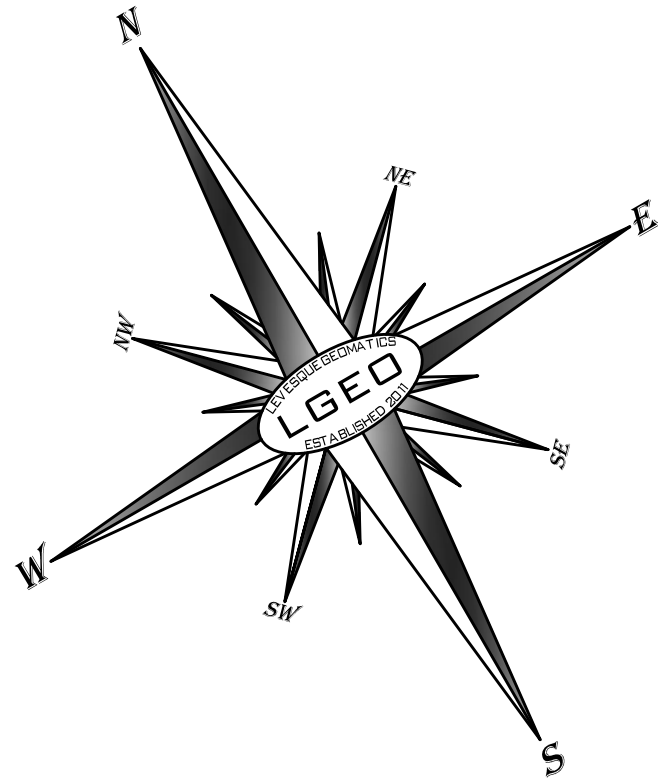
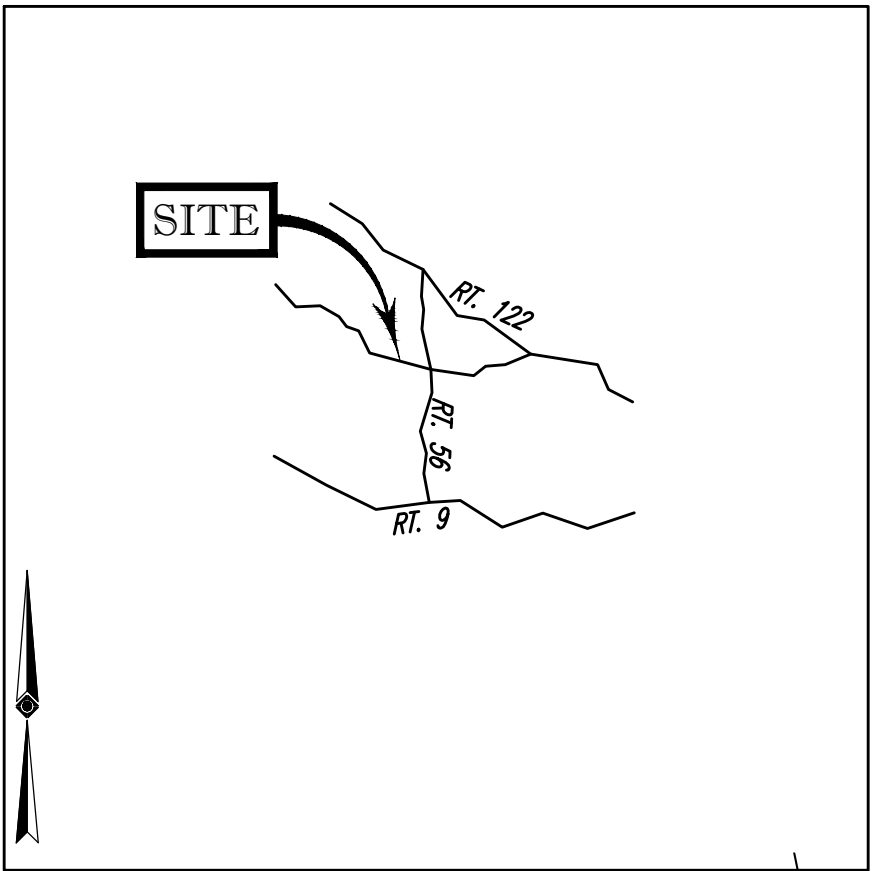


NOTES:

- PROPERTY KNOWN AS MAP 3, LOTS 1 AS SHOWN ON THE TAX MAPS OF THE TOWN OF LEICESTER, WORCESTER COUNTY, COMMONWEALTH OF MASSACHUSETTS.
- THE BEARING BASIS OF THIS SURVEY IS BASED ON REFERENCE #1.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY LEVESQUE GEOMATICS INC AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
- THE PURPOSE OF THIS PLAN IS TO SHOW A PORTION OF LAND, SPECIFICALLY 44,423 SF OWNED BY HABERMAN TO BE CONVEYED TO PERRY AND COMBINED WITH EXISTING LOT 16 TO FORM A NEW LOT "A" CONTAINING AN OVERALL AREA OF 55,147 SQUARE FEET.

REFERENCES:

- MAP ENTITLED "MAP OF MORNINGSIDE HEIGHTS SITUATED IN LEICESTER, MASS. OWNED AND DEVELOPED BY ALBERT M. POWELL." DATED SEPTEMBER 1925 AND FILED IN THE WORCESTER DISTRICT REGISTRY OF DEEDS, PLAN BOOK 51, PLAN 14.
- MAP ENTITLED "PLAN OF PROPERTY OWNED BY C. HARRY WINCHESTER, MARSHALL STREET, LEICESTER, MASSACHUSETTS" DATED APRIL 28, 1976 AND FILED IN THE WORCESTER DISTRICT REGISTRY OF DEEDS, PLAN BOOK 424, PLAN 109.



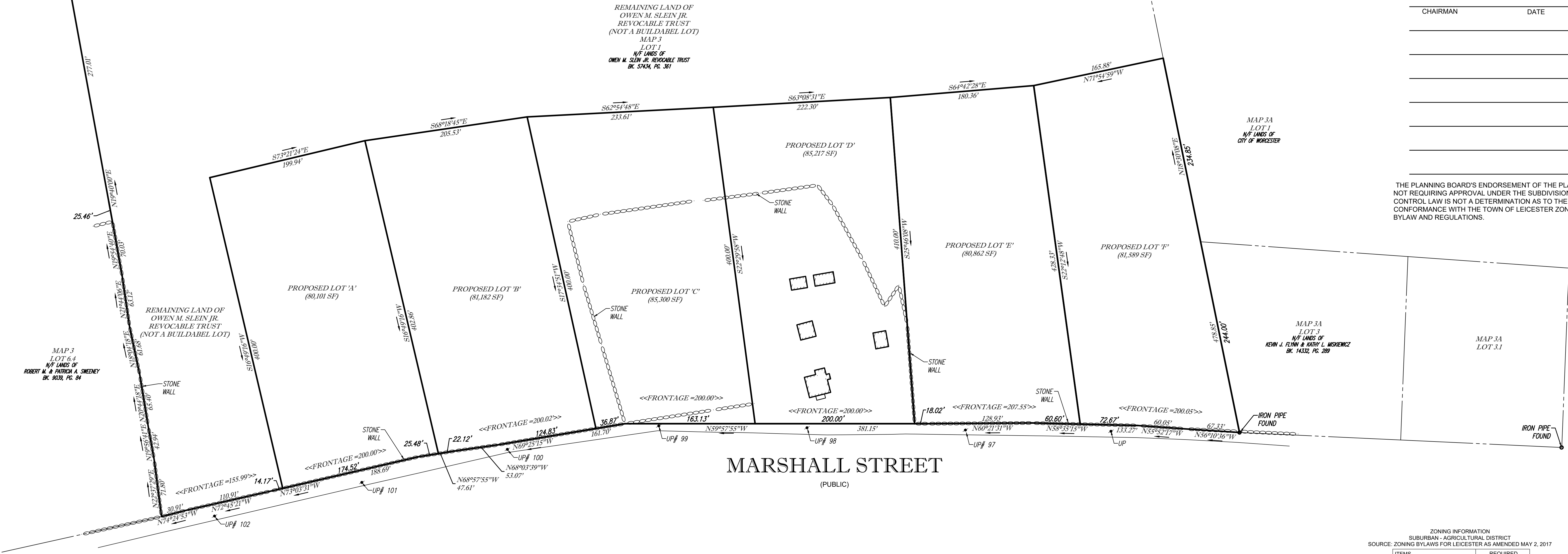
FOR REGISTRY USE ONLY

APPROVAL UNDER SUBDIVISION CONTROL
LAW NOT REQUIRED

TOWN OF LEICESTER PLANNING BOARD

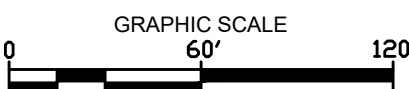
CHAIRMAN DATE

THE PLANNING BOARD'S ENDORSEMENT OF THE PLAN AS NOT REQUIRING APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS NOT A DETERMINATION AS TO THE CONFORMANCE WITH THE TOWN OF LEICESTER ZONING BYLAW AND REGULATIONS.



ZONING INFORMATION
SUBURBAN - AGRICULTURAL DISTRICT
SOURCE: ZONING BYLAWS FOR LEICESTER AS AMENDED MAY 2, 2017

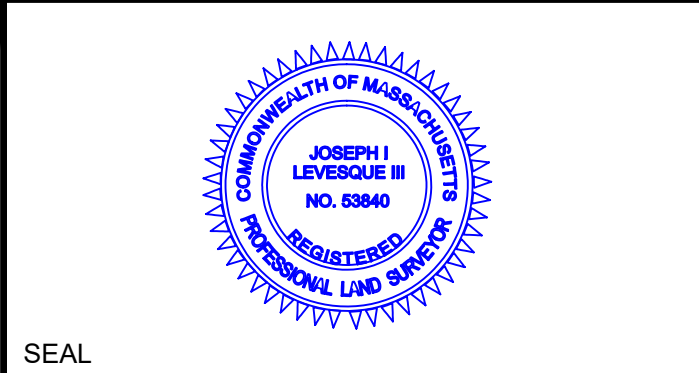
ITEMS	REQUIRED
MIN LOT AREA	80,000 SF
MIN FRONTAGE	200'
MIN FRONT YARD	40'
MIN SIDE YARD	40'
MIN REAR YARD	40'
MAX BUILDING COVERAGE	30%
MAX BUILDING HEIGHT	2 1/2 STORIES / 35'



REVISIONS		
NO.	DATE	DESCRIPTION

PLAN OF LAND
OF
MAP 3, LOT 1
PREPARED FOR THOMAS NICCI
400 MARSHALL STREET
TOWN OF LEICESTER
WORCESTER COUNTY
COMMONWEALTH OF MASSACHUSETTS

LEVESQUE GEOMATICS INC
43 GLENDALE ROAD
STURBRIDGE, MA 01518
PHONE: (508) 868-0041



THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

7/22/2019
DATE
JOSEPH I. LEVESQUE III
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #53840

DATE
JULY 22, 2019
SCALE
1" = 60'
DRAWN
JMB
CHKD.
JIL

JOB NO.
TN02-001
SHEET NO.
1 of 1