

RESERVED FOR REGISTRY USE

ENDORSEMENT

APPROVAL UNDER CHAP. 41, SECT. 81P OF THE
SUBDIVISION CONTROL LAW IS NOT REQUIRED.
TOWN OF LEICESTER

DATE: _____
ENDORSEMENT BY THE PLANNING BOARD DOES NOT
CONSTITUTE A DETERMINATION AS TO CONFORMANCE
WITH ZONING.

NOTE:
EDGE OF ROAD APPEARS
TO CROSS LOCUS PROPERTY
BY 18.5'.

CHARLTON STREET
(PUBLIC - 49.5' WIDE)

LOT 1A
AREA = 517 SF +/-
(NOT A BUILDING LOT)

LOT 1B
AREA = 714 SF +/-
(NOT A BUILDING LOT)

BC FALLS INSIDE
WESTERLY SIDE
OF 12" MAPLE TREE

LOT 1C
AREA = 14,936 SF +/-

LOT 2A
AREA = 1,231 SF +/-
(NOT A BUILDING LOT)

LOT 2B
AREA = 18,882 SF +/-

EXISTING LOT 3
AREA = 19,049 SF +/-

LOT 4A
AREA = 3,555 SF +/-
(NOT A BUILDING LOT)

LOT 4B
AREA = 20,363 SF +/-

CHARLTON STREET
(PUBLIC - 49.5' WIDE)

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF
THE REGISTERS OF DEEDS AND REPRESENTS A BOUNDARY SURVEY CONDUCTED BY ME
IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE
OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

MARCH 19, 2023
REVISED MAY 31, 2023
C.A. BUDNICK, PLS
MASS. REG. # 33178



REVISED MAY 31, 2023

Project: BOUNDARY SURVEY REPORT #9, #11, #13-15, #17-19 CHARLTON STREET LEICESTER, MA		
Prepared For: STEVEN & SUSAN LEBOEUF, WILLIAM & SANDRA LEBOEUF, GERALD & CATHERINE LEBOEUF, ADAM PERRY & MELISSA LEBOEUF (OWNERS)		
CABCO CONSULT LAND AND ENVIRONMENTAL CONSULTING SERVICES P.O. BOX 14 CLINTON, MA 01510 TEL. 800-675-1591 FAX. 978-365-7419		
Scale: 1" = 20'	Date: 3/19/2023	By: MM
P.D. No.: 10052382JX	File No.: WOR151.30	Sheet 1 of 1

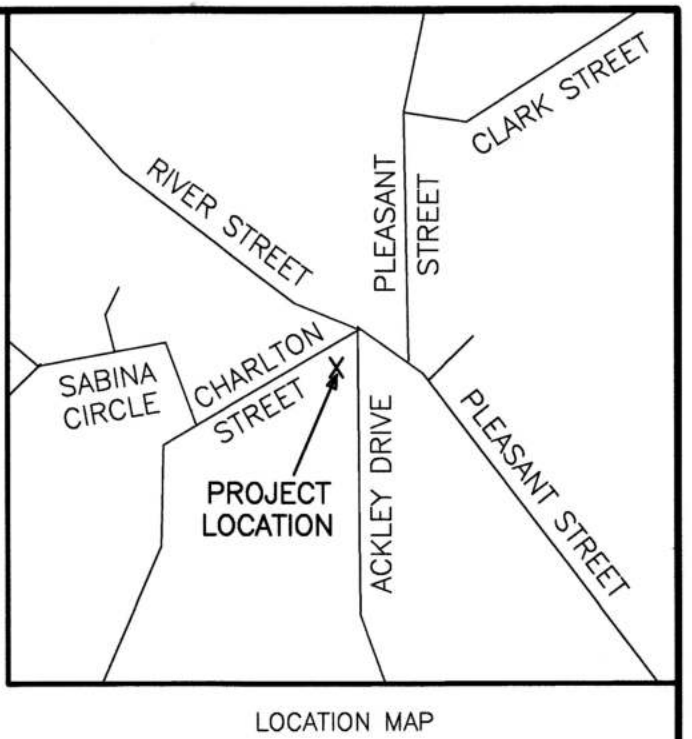
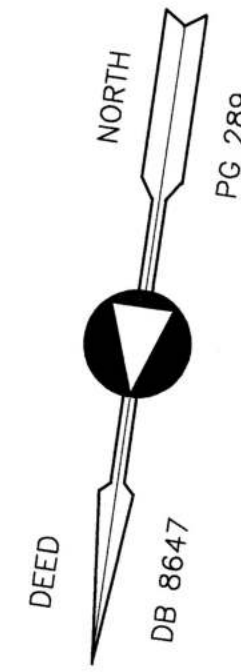
LEGEND

AM DENOTES: ASSESSOR MAP
BC DENOTES: BOUNDARY CORNER
CBAS DENOTES: CENTER BASE
CSC DENOTES: CABCO SURVEY CAP
CSTW DENOTES: CENTER OF STONE WALL
CSW DENOTES: CABCO SURVEY WASHER
DB DENOTES: DEED BOOK
DHF DENOTES: DRILL HOLE FOUND
DHS DENOTES: DRILL HOLE SET
(D1) DENOTES: DEED BOOK 33835 PAGE 7
(D2) DENOTES: DEED BOOK 35589 PAGE 377
(D3) DENOTES: DEED BOOK 8647 PAGE 289
IPF DENOTES: IRON PIPE FOUND
LTC DENOTES: LOT CORNER
IRF DENOTES: IRON ROD FOUND
MGNS DENOTES: A MAGNETIC NAIL SET THIS SURVEY
(M) DENOTES: A MEASURED BEARING OR DISTANCE
PB DENOTES: PLAN BOOK
PG DENOTES: PAGE
PL DENOTES: PLAN
POBL DENOTES: POINT ON BOUNDARY LINE
(P1) DENOTES: PLAN BOOK 643 PLAN 28
RBS DENOTES: A REBAR SET THIS SURVEY
RWL DENOTES: RIGHT OF WAY LINE
SF DENOTES: SQUARE FEET
STY DENOTES: STORY
STWC DENOTES: STONE WALL CORNER
TSS DENOTES: A TIMBER SPIKE SET THIS SURVEY

NOTES

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THE EXISTING
THREE PARCELS, FILED IN THE WORCESTER SOUTH REGISTRY OF
DEED, UNDER DB 14010 PG 49, DB 33835 PG 7, & DB 8647
PG 289, AND KNOW HERE AS EXISTING LOT 1, EXISTING LOT 2 &
EXISTING LOT 3, INTO SEVEN DIFFERENT PARCELS KNOWN AS LOT 1A,
LOT 1B, LOT 1C, LOT 2A, LOT 2B, LOT 4A & LOT 4B.
2. EXISTING LOT 3 IS TO REMAIN THE SAME AND DESCRIBED IN THE
WORCESTER SOUTH REGISTRY OF DEEDS UNDER DB 35589 PG 377.
3. LOT 2A & LOT 1C ARE TO BE COMBINED INTO ONE UNDIVIDED LOT
FOR A TOTAL OF 16,167 SF +/-.
4. LOT 1A, LOT 1B, & LOT 2B ARE TO BE COMBINED INTO ONE
UNDIVIDED LOT FOR A TOTAL OF 20,113 SF +/-.
5. EXISTING LOT 3 & LOT 4A ARE TO BE COMBINED INTO ONE
UNDIVIDED LOT FOR A TOTAL OF 22,604 SF +/-.
6. ABUTTER NAMES AND DEED REFERENCES HAVE BEEN TAKEN
FROM CURRENT TAX ASSESSOR RECORDS.
7. ZONING = NB
MINIMUM LOT AREA = 20,000 SF
FRONT YARD = 25' OR AVERAGE PER NOTE 4 OF TOWN ZONING TABLE
SIDE YARD = 15'
REAR YARD = 25'
8. ZONING = SA
MINIMUM LOT AREA = 80,000 SF
FRONT YARD = 40'
SIDE YARD = 40'
REAR YARD = 40'

SCALE: 1" = 20'



ACKLEY DRIVE
(PRIVATE - 20' WIDE)

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