

RESERVED FOR REGISTRY USE ONLY

Record Owner

FORMER PARCEL A & PARCEL B
ROBERT A SIGEL & DEBORAH SLOAN, TRUSTEES
94-102 HUNTOON HIGHWAY
LEICESTER, MASS.
ASSESSOR PARCEL 44 A7 0
BOOK 53685 PAGE 102

Plan References

PLAN BK. 189 PLAN 47
PLAN BK. 190 PLAN 65
PLAN BK. 195 PLAN 132
PLAN BK. 202 PLAN 18
PLAN BK. 275 PLAN 106
PLAN BK. 307 PLAN 80
PLAN BK. 318 PLAN 98
PLAN BK. 341 PLAN 14
PLAN BK. 352 PLAN 100
PLAN BK. 383 PLAN 73
PLAN BK. 411 PLAN 43
PLAN BK. 415 PLAN 40
PLAN BK. 445 PLAN 45
PLAN BK. 446 PLAN 50
PLAN BK. 471 PLAN 47
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PLAN BK. 501 PLAN 118
PLAN BK. 509 PLAN 53
PLAN BK. 613 PLAN 125
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PLAN BK. 631 PLAN 28
PLAN BK. 655 PLAN 111
PLAN BK. 676 PLAN 81 & 82
PLAN BK. 727 PLAN 70
PLAN BK. 736 PLAN 94
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PLAN BK. 822 PLAN 20
PLAN BK. 895 PLAN 12
PLAN BK. 897 PLAN 103
PLAN BK. 906 PLAN 63

General Notes

- 1) THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY VHB, INC. IN JULY, 2019 AND FROM DEEDS AND PLANS OF RECORD.
- 2) HORIZONTAL DATUM IS BASED ON MASS. GRID SYSTEM, NAD 1983.
- 3) THE PARCELS LIE WITHIN THE HIGHWAY BUSINESS-INDUSTRIAL 2 DISTRICT (HB-2) AS SHOWN ON THE "TOWN OF LEICESTER ZONING AND OVERLAY DISTRICT MAP 2016", DATED MAY, 2016, WITH A MARIJUANA ZONING OVERLAY.
- 4) THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE PARCEL A INTO PARCELS A-1 & A-2. PARCEL A-2 IS A NON-BUILDABLE LOT AND WILL BE CONVEYED TO HUNTOON HIGHWAY LLC AND COMBINED WITH LOT 3-A.
- 5) THE PURPOSE OF THIS PLAN IS ALSO TO CONVEY EXISTING PARCEL B TO HUNTOON HIGHWAY LLC, WHICH ALSO WILL BE COMBINED WITH LOT 3-A.

Certification

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

Sept. 17, 2020
DATE
Russell J. Russett
PROFESSIONAL LAND SURVEYOR

N/F
RDJ REALTY LLC
88 HUNTOON HIGHWAY
LEICESTER, MASS.
ASSESSOR PARCEL 44 A4 0
BOOK 6902 PAGE 254

N/F
VIVIAN B. SIGEL
90 HUNTOON HIGHWAY
LEICESTER, MASS.
ASSESSOR PARCEL 44 A4.1 0
BOOK 6730 PAGE 2

N/F
ASR REALTY COMPANY, LLC
92 HUNTOON HIGHWAY
LEICESTER, MASS.
ASSESSOR PARCEL 44 A6 0
BOOK 54687 PAGE 170

LOT A-1
AREA = 1,248,472 SQ. FT.
(28.661 ACRES)

PARCEL A-2 (NON-BUILDABLE)
AREA = 42,658 SQ. FT.
(0.979 ACRES)

PARCEL B
AREA = 1,090 SQ. FT.
(0.025 ACRES)

STAFFORD STREET
(PUBLIC - 50' WIDE)

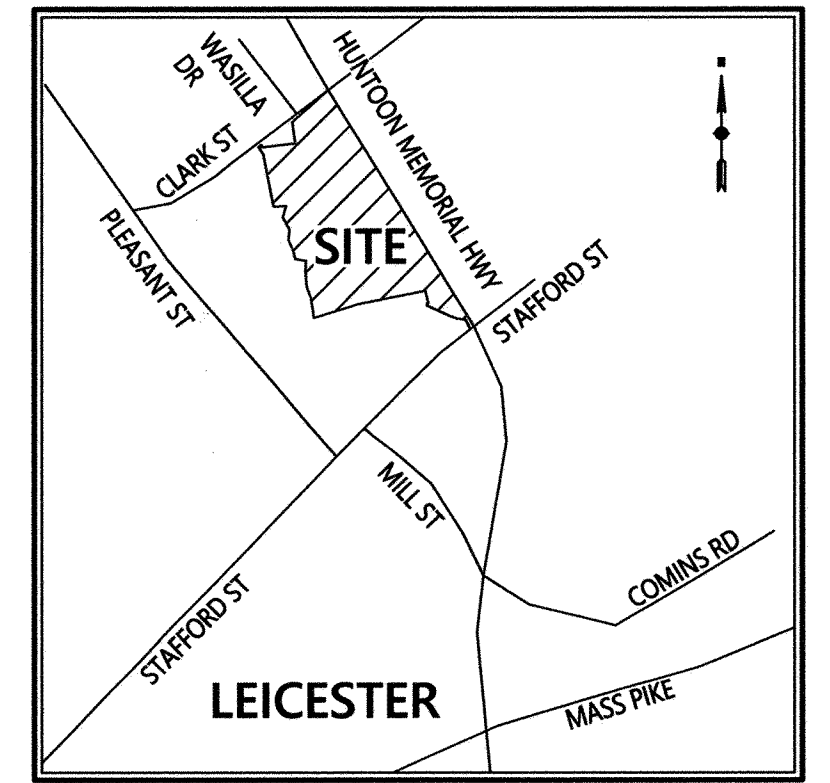
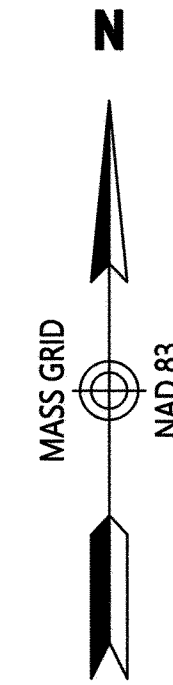
HUNTOON MEMORIAL HIGHWAY
(PUBLIC - 120' WIDE) (ROUTE 59)

HIGHWAY BUSINESS-INDUSTRIAL 2 ZONE
SUBURBAN-AGRICULTURAL ZONE

GRINDSTONE BROOK
BY THE BROOK 1824±

ROACHDALE POND

140 0 140 280
SCALE IN FEET



Locus Map
(NOT TO SCALE)

APPROVAL NOT REQUIRED UNDER
THE SUBDIVISION CONTROL LAW
LEICESTER PLANNING BOARD

DATE: _____

SUBDIVISION PLAN OF LAND
IN
LEICESTER
MASSACHUSETTS

PREPARED FOR: HUNTOON HIGHWAY LLC

PREPARED BY: VHB, Inc.
Engineers | Scientists | Planners | Designers
101 Walnut Street, P.O. Box 9151
Watertown, MA 02471-9151
(617) 924-1770

SCALE: 1 INCH = 140 FEET DATE: AUGUST 20, 2020