

PLAN REFERENCES:

PLAN	BOOK	955	PLAN	28
PLAN	BOOK	763	PLAN	21
PLAN	BOOK	709	PLAN	82
PLAN	BOOK	583	PLAN	103
PLAN	BOOK	501	PLAN	97
PLAN	BOOK	235	PLAN	4

N/F
WILLIAM & KATHLEEN
PRUNIER
BK. 65203 PG. 263
LOT 1
PL. BK. 955 PL. 28

REMAINING LAND OF
WILLIAM J. & RENEE M.
PRUNIER

83,900 sq. ft.±
2.0 acres±

N/F
SOUTHWEST HOLDINGS, LTD.
BK. 28790 PG. 86

LAND OF
WILLIAM J. & KATHLEEN M.
PRUNIER
NEW LOT AREA=2.0 Ac.±

BK. 7616 PG. 201
PL. BK. 501 PL. 97

BK. 23403 PG. 48
PARCEL A
PL. BK. 763 PL. 21

SHED



BK. 18367 PG. 118
PARCEL A
PL. BK. 709 PL. 82

N/F
 BONNIE L. JEROME
 BK. 20320 PG. 12
 LOT 1-A
 PL. BK. 709 PL. 82

ZONE: BR-1

REQUIRED (SINGLE FAMILY):

MIN. FRONTAGE: 200'
MIN. AREA: 50,000 S.F.
FRONT SETBACK: 40'
SIDE SETBACK: 40'
REAR SETBACK: 40'

NOTES:

THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT
AND IS SUBJECT TO ANY FINDINGS SUCH A REPORT MIGHT DISCLOSE.

PARCEL 'B' IS NOT A SEPARATE BUILDABLE LOT AND IS TO BE COMBINED WITH LAND OF WILLIAM & KATHLEEN PRUNIER TO FORM A SINGLE UNDIVIDED LOT (2.0 Ac.±)

REFERENCES:

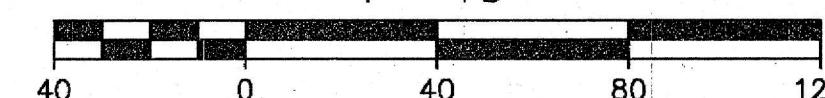
DEED BOOK 19705 PAGE 372
ASSESSORS REFERENCE: MAP 35 PARCELS C3 & C4

ZONING:

BR-1

ALL ABOVE DEEDS AND PLANS ARE RECORDED WITH THE WORCESTER DISTRICT REGISTRY OF DEEDS.

GRAPHIC SCALE

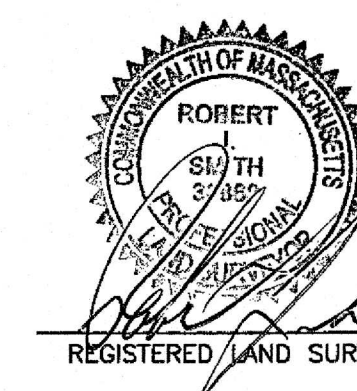
$$1'' = 40'$$


APPROVAL NOT REQUIRED UNDER THE SUBDIVISION CONTROL LAW,
LEICESTER PLANNING BOARD.

DATE: _____

THE ABOVE ENDORSEMENT IS NOT A DETERMINATION BY THE PLANNING BOARD AS TO CONFORMANCE WITH ZONING REQUIREMENTS.

"I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS."



March 7, 2022
DATE

B&R SURVEY, INC.

100 GROVE STREET
WORCESTER, MA 01605
TEL 508-756-8579
FAX 508-421-4797

PLAN OF LAND

OWNED BY:

WILLIAM J. PRUNIER, JR.
& RENEE M. PRUNIER

355 AUBURN STREET
LEICESTER, MASSACHUSETTS

SCALE: 1"=40'

DATE: MARCH 7, 2022

FIELD: RJS

CALC: RPB

CHECK: RJS

SHEET 1 OF 1

JOB #21-306