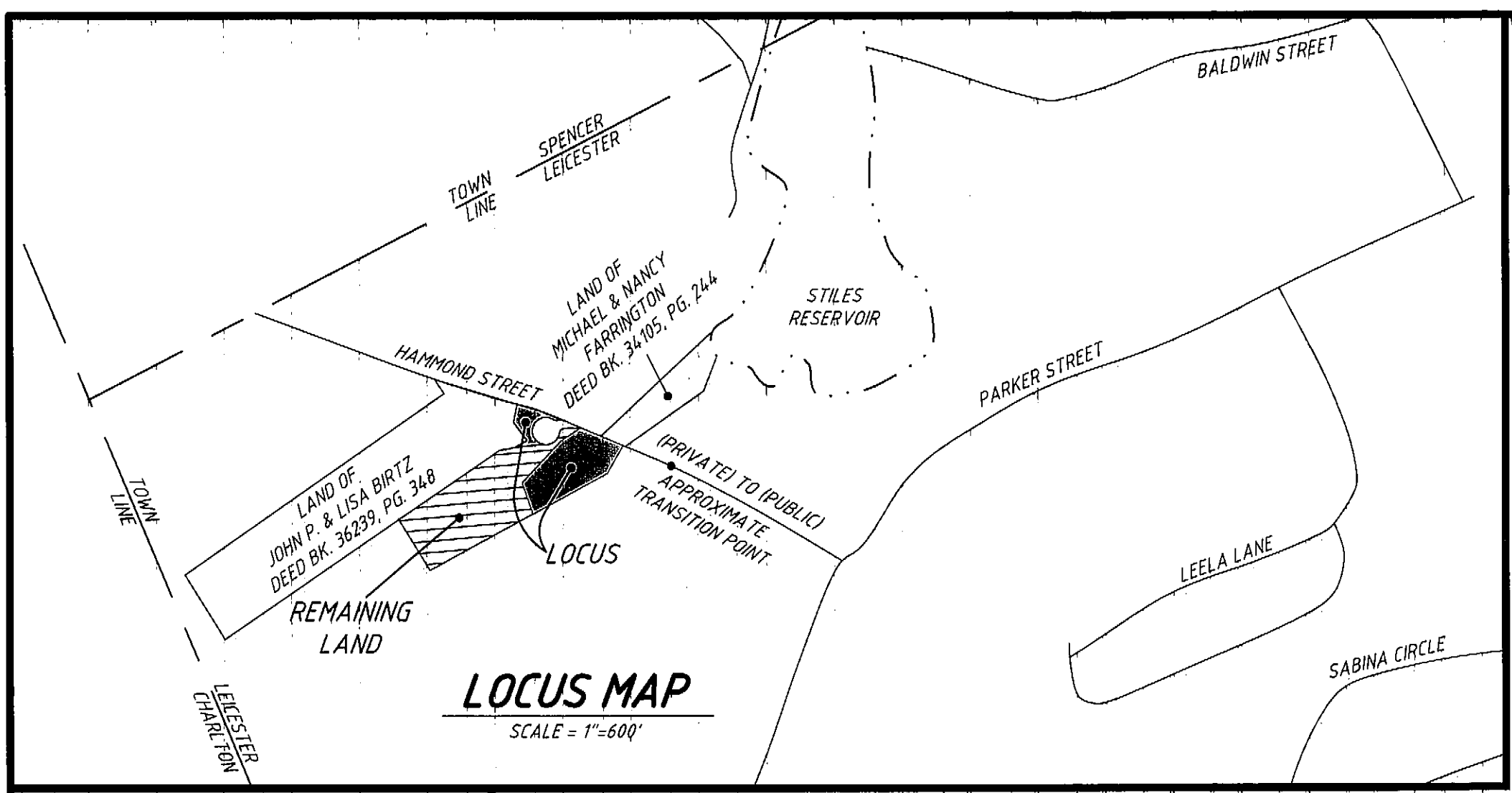


DEFINITIVE SUBDIVISION PLAN EXTENSION OF "HAMMOND STREET"

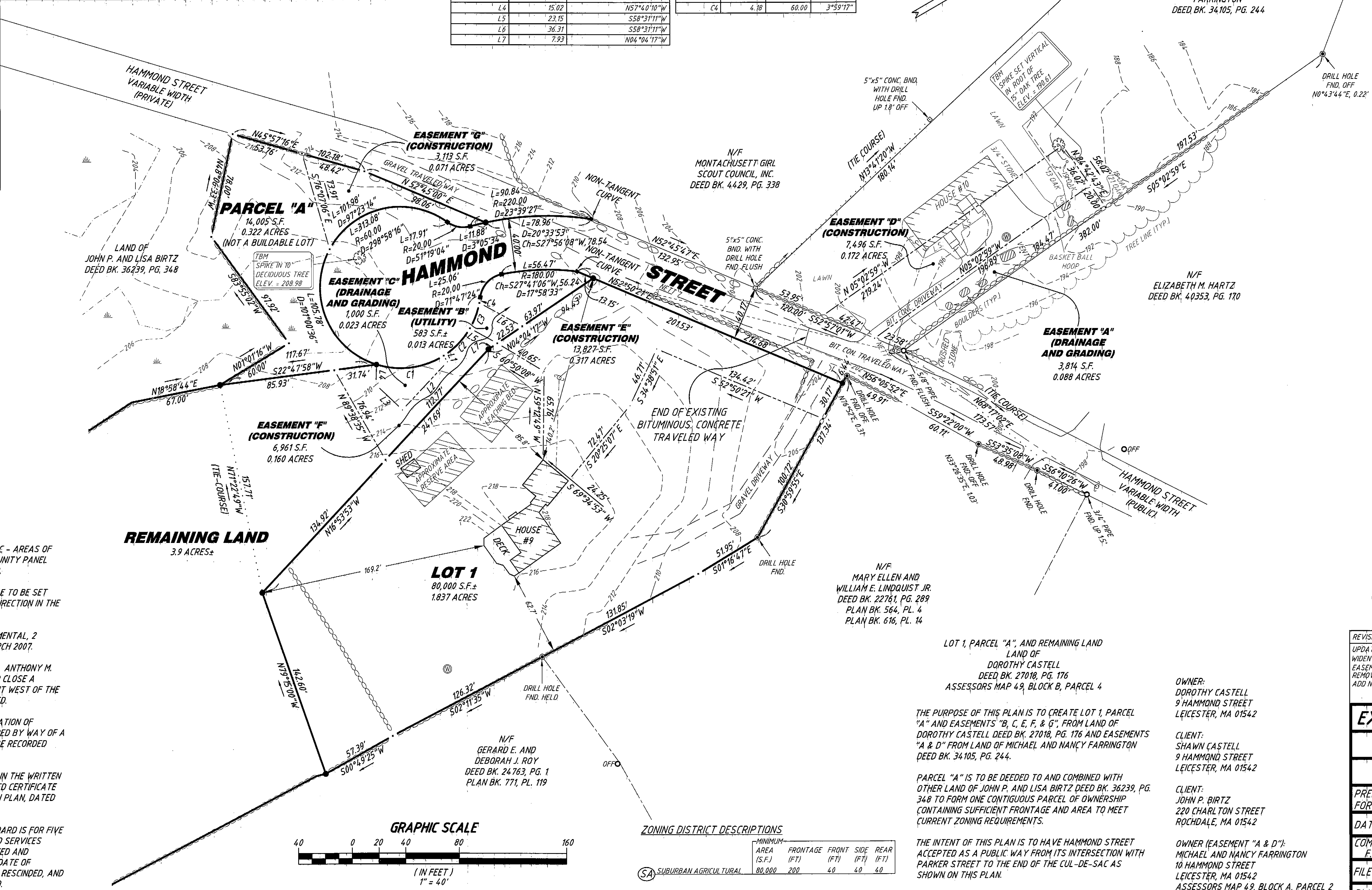


OF RECORDS-WORCESTER, MA
PLAN BOOK 865 PLAN 80
Received 2-26-08
Sheet 10 of 12 A.M.
With Doc. # _____
in BOOK _____ PAGE _____
Fee 45.00
ATTEST: _____

DISTANCE TABLE		
LINE	LENGTH	BEARING
L1	5.24	N89°23'29"E
L2	49.11	S16°53'53"E
L3	27.39	S73°06'07"W
L4	15.02	N57°40'10"W
L5	23.15	S58°31'11"W
L6	36.31	S58°31'11"W
L7	7.93	N04°04'17"W

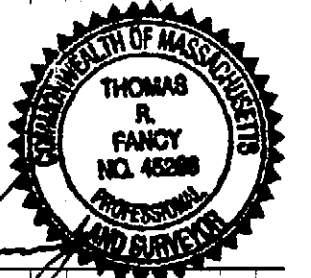
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	52.36	60.00	49°59'58"
C2	28.49	60.00	27°12'38"
C3	20.29	60.00	19°22'32"
C4	4.18	60.00	3°59'11"

**STILES
RESERVOIR**



- LEGEND**
- = RE-ROD OR PIPE FOUND
 - = DRILL HOLE FOUND
 - = MONUMENT TO BE SET
 - = CONCRETE BOUND TO BE SET
 - = EXISTING WELL
 - = UTILITY POLE
 - = GUY WIRE
 - = OVERHEAD WIRES
 - = STONE WALL (TYP.)
 - = WETLANDS
 - = WETLAND LINE
 - = EDGE OF WATER
 - = LANDSCAPING
 - = EASEMENT LINE

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASS.



SIGNED: _____
THOMAS R. FANCY, P.L.S.
REGISTRATION NO. 45266

APPROVED BY THE LEICESTER PLANNING BOARD.

DATE: 2/12/08

Debra J. Flaxman
Christina J. Jones
Anna J. Smith

THIS IS TO CERTIFY THAT NOTICE FROM THE PLANNING BOARD OF APPROVAL OF THE WITHIN PLAN WAS RECEIVED BY ME ON JAN. 16, 2008 AND THAT NO NOTICE OF APPEAL OF SUCH APPROVAL WAS RECEIVED BY ME DURING THE TWENTY (20) DAYS NEXT AFTER RECEIPT AND RECORDING OF SUCH NOTICE OF APPROVAL.

Patricia Hartnett 2/14/08
TOWN CLERK DATE

NOTES:

THESE PARCELS ARE DESIGNATED AS ZONE C - AREAS OF MINIMAL FLOODING, BASED ON F.I.R.M. COMMUNITY PANEL NUMBER 250313 0007 C, DATED JULY 5, 1982.

(6) 6x6- CONCRETE BOUNDS WITH DRILL HOLE TO BE SET UPON FINAL GRADING AT ALL CHANGES IN DIRECTION IN THE PROPOSED ROADWAY.

WETLANDS DELINEATED BY: E.B.T. ENVIRONMENTAL, 2 WELLINGTON ROAD, OXFORD, MA 01540, MARCH 2007.

SEE TOWN MEETING NOTES 1976 ARTICLE 19. ANTHONY M. MAZZONE MOVED THAT THE TOWN VOTE TO CLOSE A SECTION OF HAMMOND STREET FROM A POINT WEST OF THE LAST BUILDING TO THE SPENCER LINE, VOTED.

THE CONSTRUCTION OF WAYS AND INSTALLATION OF SERVICES SHOWN ON THIS PLAN ARE SECURED BY WAY OF A COVENANT, DATED 2/5/2008, TO BE RECORDED HEREWITH.

CONDITIONS OF APPROVAL ARE CONTAINED IN THE WRITTEN DECISION OF THE PLANNING BOARD, ENTITLED CERTIFICATE OF APPROVAL OF A DEFINITIVE SUBDIVISION PLAN, DATED JAN. 15, 2008.

APPROVAL OF THE LEICESTER PLANNING BOARD IS FOR FIVE YEARS ONLY. IN THE EVENT THE WAYS AND SERVICES SHOWN ON THIS PLAN ARE NOT CONSTRUCTED AND INSTALLED WITHIN FIVE YEARS FROM THE DATE OF ENDORSEMENT, THE BOARD'S APPROVAL IS RESCINDED, AND THIS PLAN IS AND SHALL BE NULL AND VOID.

ZONING DISTRICT DESCRIPTIONS

MINIMUM AREA (S.F.)	FRONTAGE (FT)	FRONT (FT)	SIDE (FT)	REAR (FT)
80,000	200	40	40	40

THE PURPOSE OF THIS PLAN IS TO CREATE LOT 1, PARCEL "A" AND EASEMENTS "B, C, E, F, & G", FROM LAND OF DOROTHY CASTELL DEED BK. 27018, PG. 176 AND EASEMENTS "A & D" FROM LAND OF MICHAEL AND NANCY FARRINGTON DEED BK. 34105, PG. 244.

PARCEL "A" IS TO BE DEEDED TO AND COMBINED WITH OTHER LAND OF JOHN P. AND LISA BIRTZ DEED BK. 36239, PG. 348 TO FORM ONE CONTIGUOUS PARCEL OF OWNERSHIP CONTAINING SUFFICIENT FRONTAGE AND AREA TO MEET CURRENT ZONING REQUIREMENTS.

THE INTENT OF THIS PLAN IS TO HAVE HAMMOND STREET ACCEPTED AS A PUBLIC WAY FROM ITS INTERSECTION WITH PARKER STREET TO THE END OF THE CUL-DE-SAC AS SHOWN ON THIS PLAN.

LOT 1, PARCEL "A", AND REMAINING LAND
LAND OF
DOROTHY CASTELL
DEED BK. 27018, PG. 176
ASSESSORS MAP 49, BLOCK B, PARCEL 4

OWNER:
DOROTHY CASTELL
9 HAMMOND STREET
LEICESTER, MA 01542

CLIENT:
SHAWN CASTELL
9 HAMMOND STREET
LEICESTER, MA 01542

CLIENT:
JOHN P. BIRTZ
220 CHARLTON STREET
ROCHDALE, MA 01542

OWNER (EASEMENT "A & D"):
MICHAEL AND NANCY FARRINGTON
10 HAMMOND STREET
LEICESTER, MA 01542
ASSESSORS MAP 49, BLOCK A, PARCEL 2

REVISION:	DATE:
UPDATE WAIVER LIST	9-14-2007
WIDEN HAMMOND STREET TO 40' AT LOCUS, ADD CONSTRUCTION	10-10-2007
EASEMENTS	
REMOVE WAIVERS	1-03-2008
ADD NOTES	1-18-2008

EXTENSION OF "HAMMOND STREET"
DEFINITIVE SUBDIVISION PLAN
LEICESTER, MA

PREPARED BY: **JOHN BIRTZ & SHAWN CASTELL**

DATE: JUNE 19, 2007

COMP. BY: F.L.S. DRN. BY: F.L.S.

FILE NO. 1181-2G-D

DWG. NO. 1181-2-1

FANCY LAND SURVEYING
3 HASTINGS RD., SPENCER, MA, 01562
(508)-885-6445