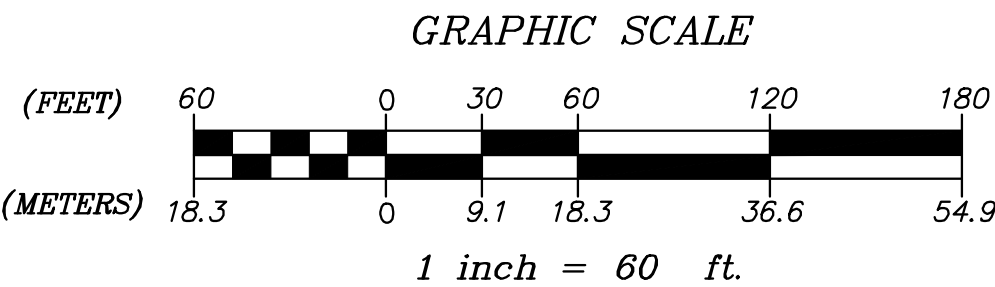


PROPERTY DATA

ASSESSORS NO.: MAP 30A, PARCEL A19.1
LOT ADDRESSES: MAYFLOWER CIRCLE & STERLING STREET
OWNER OF RECORD: RONALD JR. & CHRISTINE DAVIS
LOCUS DEED: W.D.R.D. BOOK 61793, PAGE 315
LOCUS PLANS: PLAN BOOK 947, PLAN 86 - OUTLOT "B"
SEE ALSO: PLAN BOOK 48, PLAN 13
PLAN BOOK 51, PLAN 11
ZONING DISTRICTS: SUBURBAN/AGRICULTURAL (SA)
RESIDENTIAL, (R1)

LEGEND

■ WCHBF WORCESTER COUNTY HIGHWAY BOUND FOUND
● RBF REBAR FOUND
● IPF IRON PIPE FOUND
○ DHF DRILL HOLE FOUND
○ PTBS POINT TO BE SET
○ 201/65 ASSESSORS PARCEL NUMBER



GENERAL NOTES:

- 1) THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A FULL TITLE REPORT AND IS SUBJECT TO ANY AND ALL RIGHTS AND ENCUMBRANCES THAT SUCH A REPORT MAY DISCLOSE.
- 2) THIS PLAN WAS PREPARED FROM THE DEEDS AND PLANS OF RECORD CITED HEREON AND AN ACTUAL ON THE GROUND SURVEY PERFORMED BY GRAZ ENGINEERING, LLC IN NOVEMBER-DECEMBER 2019 AND MAY 2021.
- 3) THE BEARING BASIS OF THIS SURVEY IS MASSACHUSETTS MAINLAND GRID (NAD83) AS ESTABLISHED BY RTK-GNSS GPS SURVEY PERFORMED AT THE SITE.
- 4) THE WETLAND LINES DEPICTED HEREON ARE BASED ON THE DELINEATION & FIELD SURVEY PERFORMED BY ALLEN ENGINEERING ASSOCIATES AND A COMPILATION OF THE WETLANDS AS DEPICTED ON A PLAN PREPARED BY GUERRIERE & HALNON, INC., DATED JUNE 17, 2004.
- 5) THE SITE LIES WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD, AS SET FORTH ON THE NATIONAL FLOOD INSURANCE RATE MAP (FIRM) 25027C0781E, WHICH BEARS AN EFFECTIVE DATE OF JULY 4, 2011.

TOTAL FINAL COMBINED LOT AREAS:

OUTLOT "1" & 30A/A20.2 (#41 MAYFLOWER CIRCLE*) = ±77,638 SQ.FT., ±1.78232 ACRES
OUTLOT "2" & 30A/A20.1 (#39 MAYFLOWER CIRCLE*) = ±78,340 SQ.FT., ±1.79844 ACRES
OUTLOT "3" & 30A/A18.0 (STERLING STREET) = ±261,799 SQ.FT., ±6.01008 ACRES
* EXISTING NON-CONFORMING LOTS

PURPOSE STATEMENT:

- 1) THIS PLAN CREATES THREE (3) OUTLOTS, "1", "2", & "3" THAT ARE NOT TO BE DEEMED SEPARATE BUILDING LOTS.
- 2) OUTLOT "1" SHALL BE ANNEXED & MERGED WITH THE ADJOINING LAND OF RONALD JR. & CHRISTINE DAVIS LOCATED AT 41 MAYFLOWER CIRCLE AND BEING DEPICTED AS ASSESSOR'S MAP 30A, PARCEL A20.2 TO FORM ONE UNDIVIDED BUILDING LOT.
- 3) OUTLOT "2" SHALL BE TRANSFERRED, ANNEXED, & MERGED WITH THE ADJOINING LAND OF LASSEY LOCATED AT 39 MAYFLOWER CIRCLE AND BEING DEPICTED AS ASSESSOR'S MAP 30A, PARCEL A20.1 TO FORM ONE UNDIVIDED BUILDING LOT.
- 4) OUTLOT "3" SHALL BE ANNEXED & MERGED WITH THE ADJOINING LAND OF RONALD JR. & CHRISTINE DAVIS LOCATED ON STERLING STREET AND BEING DEPICTED AS ASSESSOR'S MAP 30A, PARCEL A18.0 TO FORM A SINGLE UNDIVIDED NON-BUILDABLE LOT. THIS LOT ADJOINS THE PORTION OF STERLING STREET THAT HAS NOT BEEN CONSTRUCTED OR ACCEPTED AS A PUBLIC WAY AND THEREBY THIS LOT SHALL NOT BE DEEMED A BUILDABLE LOT WITHOUT FURTHER APPROVAL OF THE LEICESTER PLANNING BOARD PURSUANT TO THE SUBDIVISION CONTROL LAWS.

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET THE REGISTRY OF DEEDS REQUIREMENTS AND ARE NOT CERTIFICATIONS TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO THE CURRENT ASSESSOR'S RECORDS OR CURRENT RECORDED DEEDS.

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

BRIAN C. MACEWEN
P.L.S. NO.: 37736

FOR REGISTRY USE ONLY

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
PLANNING BOARD OF LEICESTER, MA
DATE: _____

"NO DETERMINATION OF COMPLIANCE WITH ZONING OR LAND USE REGULATIONS IS HEREBY MADE OR INTENDED"

| REV. | DATE | DESCRIPTION | BY |
|---|--------------------------|----------------------|----|
| JOB NUMBER: | SURVEY DATE: MAY 1, 2021 | FIELD BOOK NO. PAGES | |
| COMPUTED: BCM | CHECKED: PFG & BCM | DRAFTED: BCM | |
| SCALE: 1" = 60' | PLAN DATE: MAY 17, 2021 | SHEET 1 OF 1 | |
| PLAN OF LAND OFF MAYFLOWER CIRCLE & STERLING STREET LEICESTER, MASSACHUSETTS | | | |
| PROPERTY OWNER RONALD JR. & CHRISTINE DAVIS | | | |
| PREPARED FOR RONALD JR. & CHRISTINE DAVIS 41 MAYFLOWER CIRCLE LEICESTER, MA 01524 | | | |
| GRAZ Engineering, L.L.C. 323 West Lake Road, Fitzwilliam, NH 03447 (603)585-6959 | | | |