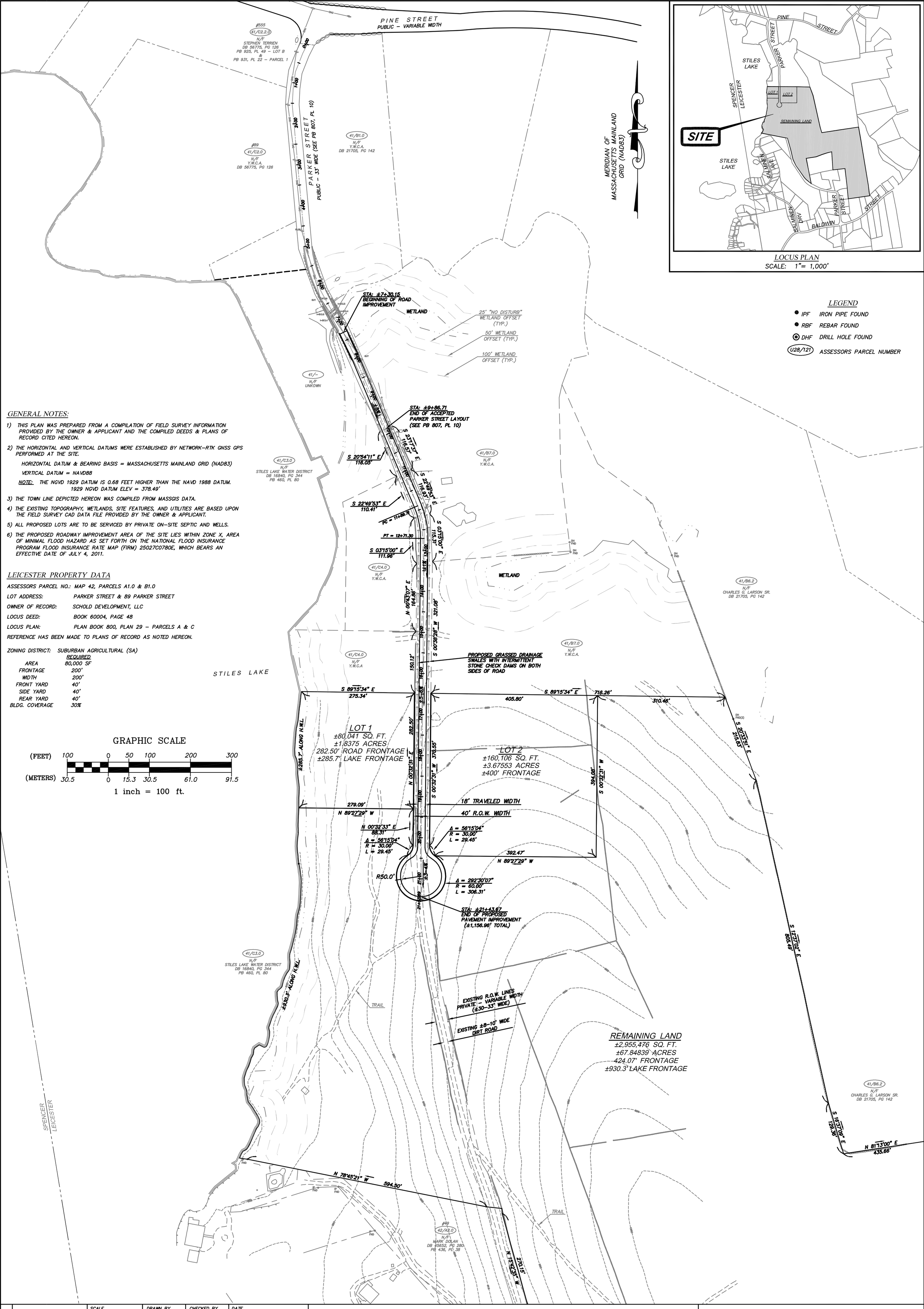

LOCUS PLAN
SCALE: 1"= 1,000'

LEGEND

- IPF IRON PIPE FOUND
- RBF REBAR FOUND
- DHF DRILL HOLE FOUND
- U28/121 ASSESSORS PARCEL NUMBER

GENERAL NOTES:

1) THIS PLAN WAS PREPARED FROM A COMPILATION OF FIELD SURVEY INFORMATION PROVIDED BY THE OWNER & APPLICANT AND THE COMPILED DEEDS & PLANS OF RECORD CITED HEREON.
2) THE HORIZONTAL AND VERTICAL DATUMS WERE ESTABLISHED BY NETWORK–RTK GNSS GPS PERFORMED AT THE SITE.
   HORIZONTAL DATUM & BEARING BASIS = MASSACHUSETTS MAINLAND GRID (NAD83)
   VERTICAL DATUM = NAVD88
   NOTE: THE NGVD 1929 DATUM IS 0.68 FEET HIGHER THAN THE NAVD 1988 DATUM.
   1929 NGVD DATUM ELEV = 378.49'
3) THE TOWN LINE DEPICTED HEREON WAS COMPILED FROM MASSGIS DATA.
4) THE EXISTING TOPOGRAPHY, WETLANDS, SITE FEATURES, AND UTILITIES ARE BASED UPON THE FIELD SURVEY CAD DATA FILE PROVIDED BY THE OWNER & APPLICANT.
5) ALL PROPOSED LOTS ARE TO BE SERVICED BY PRIVATE ON–SITE SEPTIC AND WELLS.
6) THE PROPOSED ROADWAY IMPROVEMENT AREA OF THE SITE LIES WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD AS SET FORTH ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP (FIRM) 25027C0780E, WHICH BEARS AN EFFECTIVE DATE OF JULY 4, 2011.

LEICESTER PROPERTY DATA

ASSESSORS PARCEL NO.: MAP 42, PARCELS A1.0 & B1.0
LOT ADDRESS: PARKER STREET & 89 PARKER STREET
OWNER OF RECORD: SCHOLD DEVELOPMENT, LLC
LOCUS DEED: BOOK 60004, PAGE 48
LOCUS PLAN: PLAN BOOK 800, PLAN 29 – PARCELS A & C
REFERENCE HAS BEEN MADE TO PLANS OF RECORD AS NOTED HEREON.

ZONING DISTRICT: SUBURBAN AGRICULTURAL (SA)

	REQUIRED
AREA	80,000 SF
FRONTAGE	200'
WIDTH	200'
FRONT YARD	40'
SIDE YARD	40'
REAR YARD	40'
BLDG. COVERAGE	30%

GRAPHIC SCALE
(FEET) 100 0 50 100 200 300
(METERS) 30.5 0 15.3 30.5 61.0 91.5
1 inch = 100 ft.

SHEET 1 OF 2

SCALE	DRAWN BY	CHECKED BY	DATE
1" = 40'	BCM	PFG	JUNE 30 2020

REV.	DATE	DESCRIPTION	BY

PARKKER STREET – NORTH
LEICESTER, MASSACHUSETTS

PRELIMINARY SUBDIVISION PLAN
PREPARED FOR: SCHOLD DEVELOPMENT, LLC (OWNER/APPLICANT)
77 CHICKERING ROAD, SPENCER, MA 01562

GRAZ Engineering, L.L.C.
323 West Lake Road, Fitzwilliam, NH 03447
Phone: (603) 585-6959 Fax: (603) 585- 6960

Δ = 56°15'04"
R = 30.00'
L = 29.45'

392.47'
N 89°27'29" W

Δ = 292°30'07"
R = 60.00'
L = 306.31'

STA: ±21+43.67
END OF PROPOSED
PAVEMENT IMPROVEMENT
(±1,156.96' TOTAL)

EXISTING R.O.W. LINES
PRIVATE – VARIABLE WIDTH
(±30–33' WIDE)

EXISTING ±8–10' WIDE
DIRT ROAD

MERIDIAN OF
MASSACHUSETTS MAINLAND
GRID (NAD83)

S 12°37'02" E
805.49'

S 16°37'09" E
129.35'

N 81°13'00" E
435.66'

WETLAND

WETLAND N 81°29'29" E
470.54'

S 09°53'34" E
275.54'

WETLAND

41/B6.2
N/F
CHARLES G. LARSON SR.
DB 21705, PG 142

TRAIL

#49
42/A2.0
N/F
MARK DOLAN
DB 45652, PG 280
PB 436, PL 38

REMAINING LAND
±2,955,476 SQ. FT.
±67.84839 ACRES
424.07' FRONTAGE
±930.3' LAKE FRONTAGE

N 15°42'38" W
270.15'

N 13°10'41" W
250.45'

N 25°52'52" W
173.10'

N 35°01'19" W
357.96'

N 43°41'38" W
60.75'

N 51°20'57" W
158.62'

EXISTING 20' R.O.W.
FROM SALMINEN AVE. FOR TO
PARKER ST. FOR BENEFIT OF
THE OWNER/APPLICANT
(SEE PB 426, PL 38)

S 10°48'14" E
231.23'

S 11°23'15" E
177.01'

S 11°77'45" E
219.42'

245.50'
S 81°25'12" W

147.31'
S 68°38'10" W

127.89'
S 71°42'04" W

123.40'
S 75°57'03" W

N 03°36'30" W
442.58'

S 83°40'35" W
294.11'

N 06°53'45" W
391.77'

N 05°47'49" W
349.14'

S 82°03'23" W
527.79'

S 10°53'40" E
66.00'

S 07°02'17" E
198.00'

S 09°27'43" E
1155.00'

42/B2.0
N/F
BLANCARD TRUST
DB 54863, PG 374
PB 687, PL 3

#62
42/B3.0
N/F
BLANCARD TRUST
DB 54863, PG 374
PB 687, PL 3 – LOT 2

#64
42/B4.0
N/F
BLANCARD TRUST
DB 54863, PG 374
PB 687, PL 3 – LOT 3

#60
42/B4.2
N/F
BLANCARD TRUST
DB 54863, PG 374
PB 687, PL 3 – LOT 1

42/A3.5.0
N/F
THOMAS GENERELLI JR.
DB 24526, PG 188

END OF PAVEMENT
(±15–16' WIDE)

±282'

#160
42/B6.1.0
N/F
MUTUAL BUILDERS INC.
DB 6256, PG 217
PB 456, PL 13 – LOT 1

#58
42/B4.1.0
N/F
DENA A. KINNEY
DB 33212, PG 399
PB 631, PL 118

#56
42/B5.1.0
N/F
JOSEPH C. USHER
DB 53173, PG 342
PB 542, PL 77 – LOT 8

#190
42/B5.0
N/F
WILLIAM BROWN
DB 12354, PG 316
PB 542, PL 77 – PARCEL A

#164
42/B5.4.0
N/F
STEPHEN GRAHN
DB 22906, PG 89
PB 542, PL 77 – LOT 7

#162
42/B5.5.0
N/F
THOMAS S. PARISSI
DB 10393, PG 89
PB 574, PL 107 – LOT 6R

GRAPHIC SCALE

(FEET) 100 0 50 100 200 300

(METERS) 30.5 0 15.3 30.5 61.0 91.5

1 inch = 100 ft.

PARKER STREET (NO MONUMENTED LAYOUT OF RECORD)

PUBLIC – VARIABLE WIDTH

BALDWIN STREET (NO MONUMENTED LAYOUT OF RECORD)

PUBLIC – VARIABLE WIDTH

SALMINEN DRIVE

SHEET 2 OF 2

COMMONWEALTH OF MASSACHUSETTS
BRIAN C. MUSHNICK
PROFESSIONAL LAND SURVEYOR

SCALE	DRAWN BY	CHECKED BY	DATE
1" = 40'	BCM	PFG	JUNE 30 2020

REV.	DATE	DESCRIPTION	BY

PARKKER STREET – NORTH
LEICESTER, MASSACHUSETTS

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