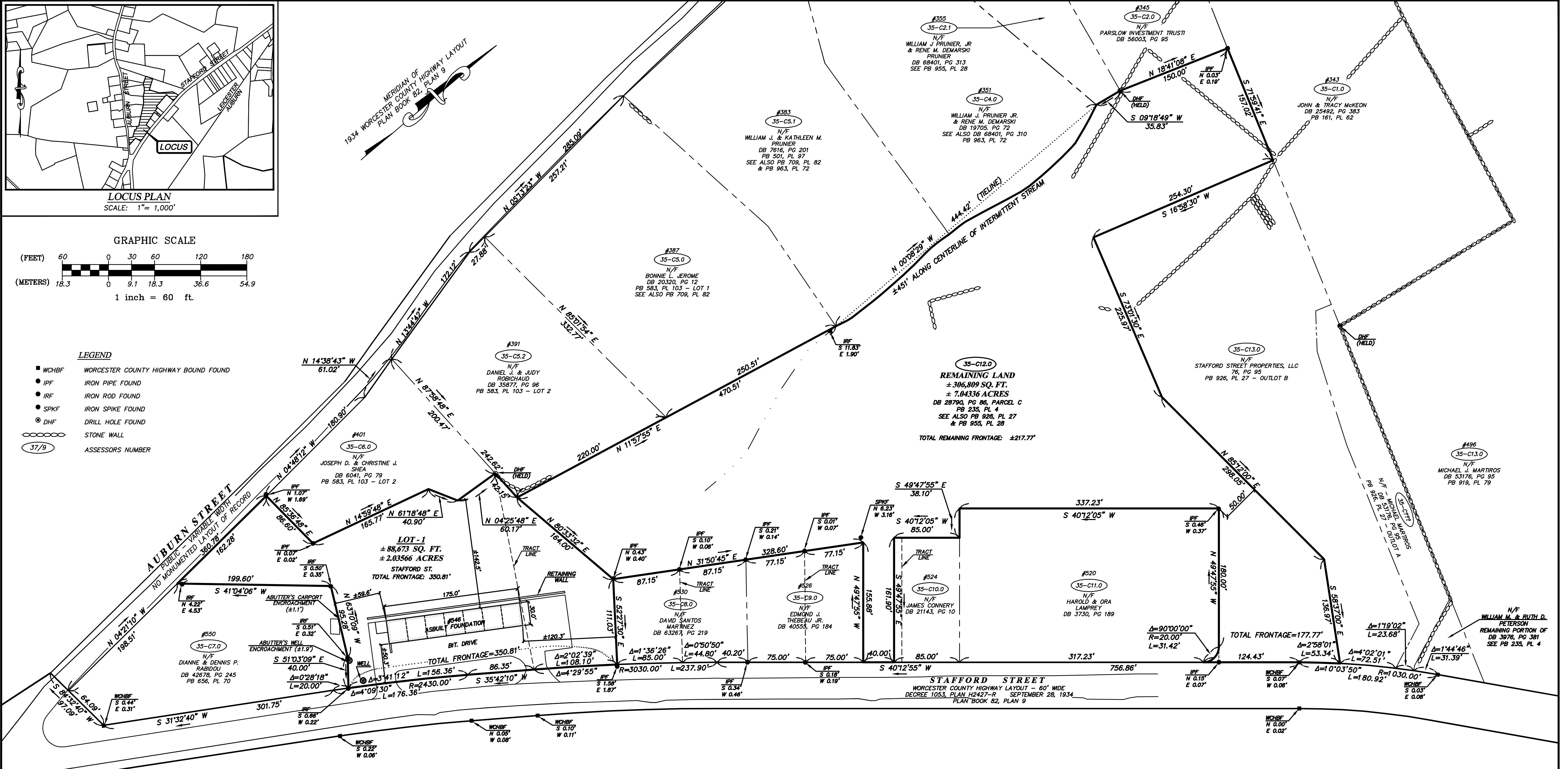


- LEGEND**
- WCHBF WORCESTER COUNTY HIGHWAY BOUND FOUND
 - IPF IRON PIPE FOUND
 - IRF IRON ROD FOUND
 - SPKF IRON SPIKE FOUND
 - DHF DRILL HOLE FOUND
 - STONE WALL
 - 37/9 ASSESSORS NUMBER



NOTES:

- 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.
- THIS PLAN WAS PREPARED FROM THE DEEDS AND PLANS OF RECORD CITED HEREON AND ACTUAL ON THE GROUND FIELD SURVEYS PERFORMED WITH ROBOTIC INSTRUMENT AND NETWORK RTK-GNSS METHODS BY GRAZ ENGINEERING, LLC IN 2012-2024.
- THE HORIZONTAL DATUM IS NAD 83, MASSACHUSETTS MAINLAND GRID BASED ON NGS OPUS POST PROCESSED STATIC GPS OBSERVATIONS TAKEN AT THE SITE.

PURPOSE STATEMENT:

- THE PURPOSE OF THIS PLAN IS TO DEPICT THE COMPLETE METES & BOUNDS OF THE REMAINING LANDS LOCATED ON THE NORTHWESTERLY SIDE OF STAFFORD STREET AND THE EASTERLY SIDE AUBURN STREET AS CURRENTLY OWNED BY SOUTHWEST HOLDINGS, LTD. AND BEING DESCRIBED IN WORCESTER DISTRICT REGISTRY OF DEEDS BOOK 28790, PAGE 86 AS PARCELS C & D AS WELL AS BEING DEPICTED ON LEICESTER ASSESSORS MAP 35 AS PARCELS C7.1 & 12.0.
- IN ADDITION, THIS PLAN CREATES TWO (2) FRONTAGE LOTS (LOT 1 & REMAINING LAND) FROM THE ALL OF THE REMAINING LANDS NOTED ABOVE.
- LOT 1 SHALL BE CREATED FROM ALL OF THE LANDS DEPICTED AS MAP 35, PARCEL C7.1 (DEED BOOK PARCEL D) AS WELL AS A PORTION OF THE LANDS DEPICTED AS MAP 35, PARCEL C12.0 (DEED BOOK PARCEL C).
- LOT 1 HAS LEGAL FRONTAGE AND ACCESS ON STAFFORD STREET WITH ADDITIONAL FRONTAGE ON AUBURN STREET.
- THE REMAINING LAND OF MAP 35, PARCEL C12.0 (DEED BOOK PARCEL C) HAS TWO (2) SEPARATE POINTS OF FRONTAGE ON STAFFORD STREET, NAMELY THE 177.77' AND 40.00' RESPECTIVELY, THUS PROVIDING ADEQUATE FRONTAGE TO CREATE CONFORMING LOT FOR THE BUSINESS RESIDENTIAL (BR-1, STRUCTURE) ZONING DISTRICT.

PROPERTY INFORMATION

OWNER OF RECORD: SOUTHWEST HOLDINGS, LTD.
LOT ADDRESSES: STAFFORD STREET & AUBURN STREET
ASSESSORS NOS.: MAP 35, PARCELS C7.1 & C12.0
LOCUS DEED: BOOK 28790, PAGE 86 - PARCELS C & D
LOCUS PLAN: PLAN BOOK 235, PLAN 4

ZONING DISTRICT:

BUSINESS RESIDENTIAL (BR-1, STRUCTURE)		
DIMENSIONAL DATA:		
	REQUIRED	PROVIDED (LOT 1)
LOT AREA:	20,000 SQ. FT.	88,673 SQ. FT.
FRONTAGE:	150'	350.81' (STAFFORD ST) 162.28' (AUBURN ST)
FRONT YARD:	50'	50.3'
SIDE YARD:	40'	59.6'
REAR YARD:	40'	142.5'
MAX. BUILDING COVERAGE:	30%	5.9%

CERTIFICATIONS

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET THE REGISTRY OF DEEDS REQUIREMENTS AND ARE NOT A CERTIFICATION OF THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO THE CURRENT TOWN ASSESSOR'S RECORD OF 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. MACWEN
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 HAS BEEN MADE OR INTENDED BY THE PLANNING BOARD'S ENDORSEMENT"

REV.	DATE	DESCRIPTION	BY
JOB NUMBER:		SURVEY DATE: DEC 2012 - JAN 2024	FIELD BOOK NO. PAGES
COMPUTED: BCM		CHECKED: PPG & BCM	DRAFTED: BCM
SCALE: 1" = 60'		PLAN DATE: JANUARY 30, 2024	SHEET 1 OF 1

**PLAN OF LAND ON
STAFFORD STREET & AUBURN STREET
LEICESTER, MASSACHUSETTS**

PROPERTY OWNER
SOUTHWEST HOLDINGS, LTD.

PREPARED FOR
SOUTHWEST HOLDINGS, LTD.
6017 PINE RIDGE ROAD, SUITE 255, NAPLES, FL 34119

GRAZ Engineering, L.L.C.

323 West Lake Road, Fitzwilliam, NH 03447 (603) 585-6959