

Leicester Planning Board

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
CH 41 S 81L.

DATE OF APPROVAL:

DATE OF ENDORSEMENT:

NO DETERMINATION AS TO THE COMPLIANCE WITH ZONING REQUIREMENTS HAS BEEN MADE OR IS INTENDED BY THIS ENDORSEMENT.

OWNER:
INHABITANTS OF THE TOWN OF LEICESTER
#3 WASHBURN SQUARE
LEICESTER, MA 01524
DEED BOOK 3523 PG. 349
DEED BOOK 3579 PG. 301

n/f
J B SALMINEN TRUST
DEED BOOK 62306 PAGE 134
ASSESSORS ID: 39-A6

n/f
CHRISTOPHER
& ANNMARIE MONTIVERDI
DEED BOOK 41034
PAGE 274
ASSESSORS ID: 39-A11
#20

n/f
HILLCREST
WATER DISTRICT
DEED BOOK 4092
PAGE 522
ASSESSORS ID: 39-A9
#13

n/f
HILLCREST WATER DISTRICT
DEED BOOK 61937 PAGE 8
ASSESSORS ID: 39-A7.1
#10

INHABITANTS OF THE TOWN OF LEICESTER
"MEMORIAL SCHOOL"
DEED BOOK 3523 PAGE 349
ASSESSORS ID: 39-A7
#11

INHABITANTS OF THE TOWN OF LEICESTER
DEED BOOK 3759 PAGE 301
ASSESSORS ID: 39-A6.3

n/f
ROBERT &
GLORIA PAHAGIAN
DEED BOOK 50978
PAGE 48
ASSESSORS ID: 39-A6.2
#8

IRON ROD FOUND
CONCRETE BOUND
w/LEAD PLUG FOUND
IRON ROD FOUND
CONCRETE BOUND
w/LEAD PLUG FOUND

CONCRETE BOUND
w/LEAD PLUG FOUND
n/f
KEENAN
IRREVOCABLE TRUST
DEED BOOK 46780
PAGE 48
ASSESSORS ID: 39A-C4
#9

n/f
HERBERT KIMBALL
DEED BOOK 40847
PAGE 260
ASSESSORS ID: 39A-C5
#7

n/f
SEVEN HILLS
COMMUNITY SERVICES INC.
DEED BOOK 52049 PAGE 126
ASSESSORS ID: 39A-C2
#382

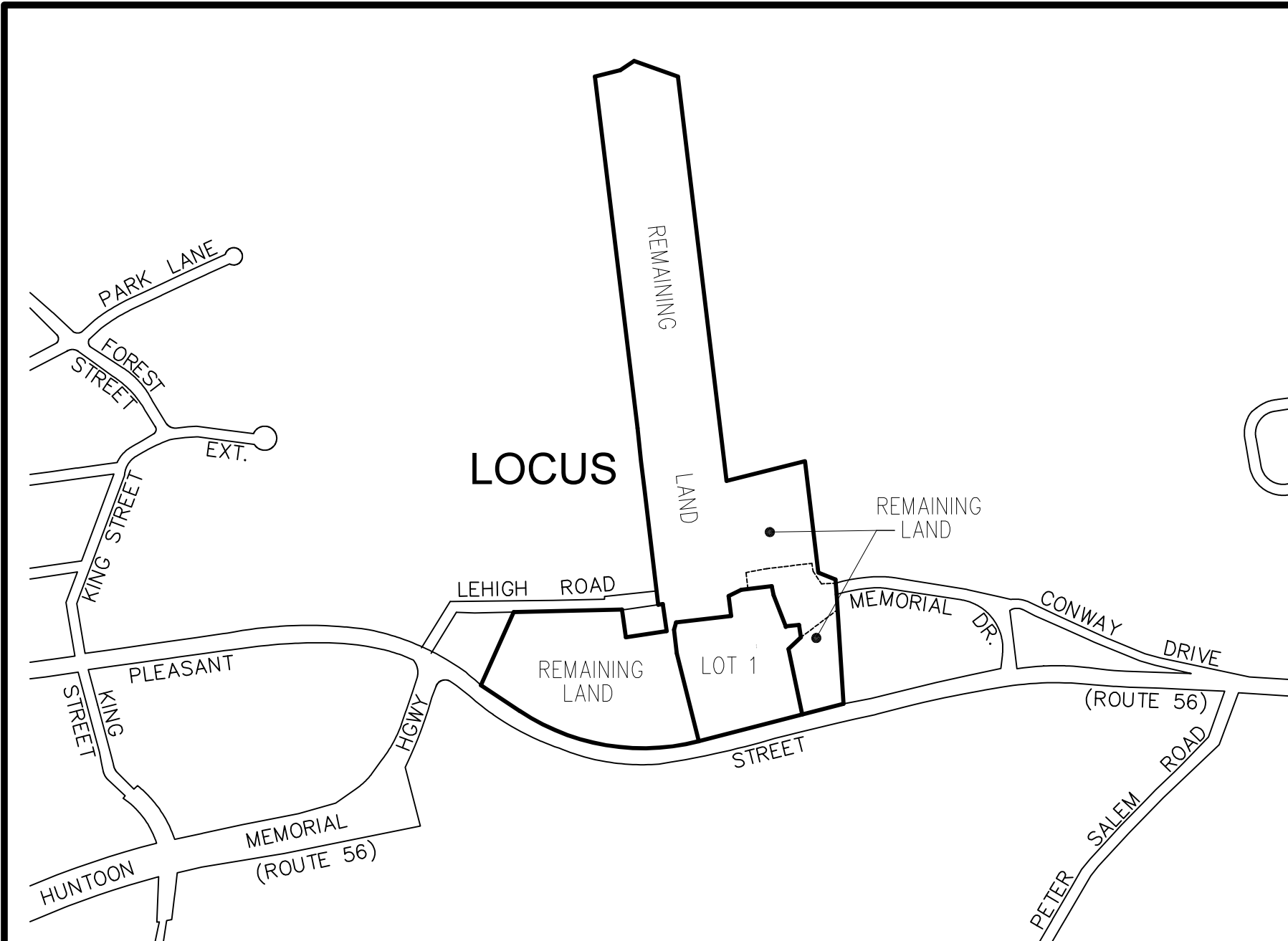
PATRICK & JOAN NEVUE
DEED BOOK 8632 PAGE 357
ASSESSORS ID: 39A-C3
#386

WCH BOUND
w/DRILL HOLE
FOUND

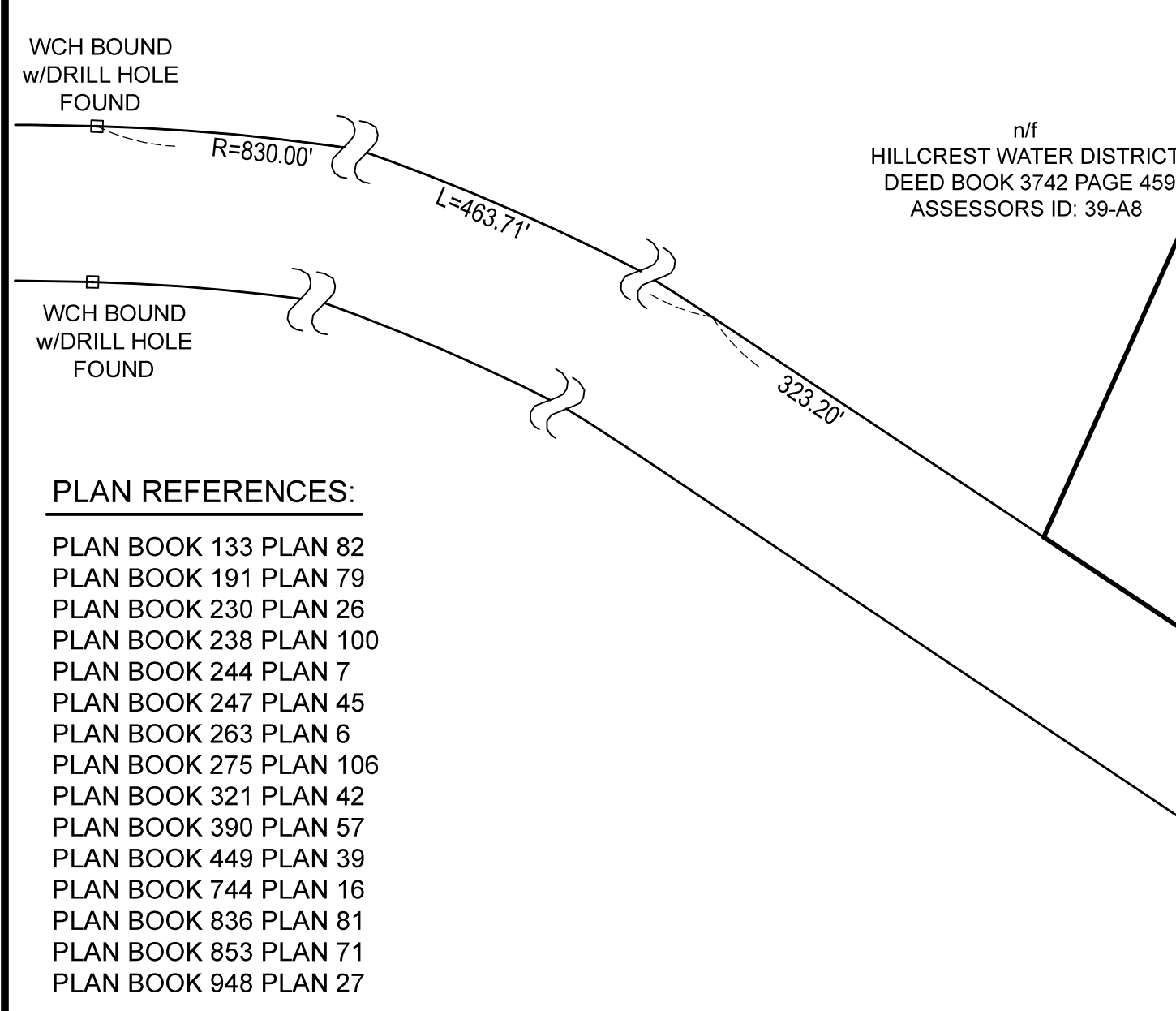
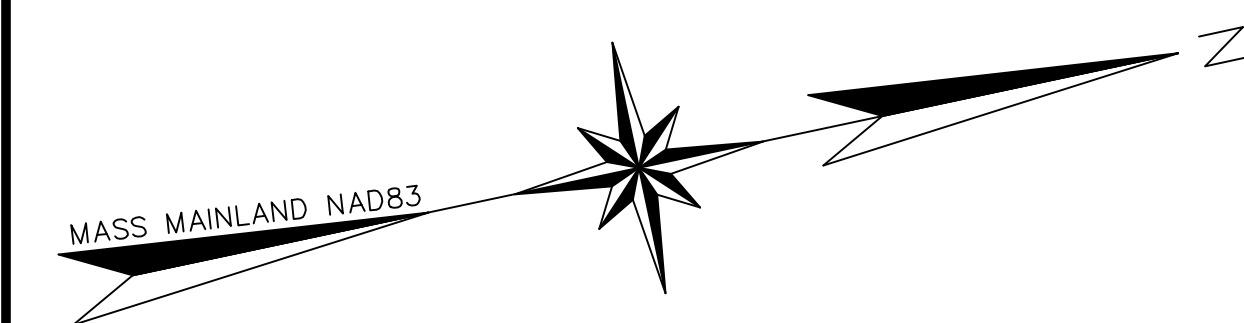
WCH BOUND
w/DRILL HOLE
FOUND

WCH BOUND
w/DRILL HOLE
FOUND

WCH BOUND
w/DRILL HOLE
FOUND



LOCUS MAP
SCALE: 1"=500'



- PLAN REFERENCES:**
- PLAN BOOK 133 PLAN 82
 - PLAN BOOK 191 PLAN 79
 - PLAN BOOK 230 PLAN 26
 - PLAN BOOK 238 PLAN 100
 - PLAN BOOK 244 PLAN 7
 - PLAN BOOK 247 PLAN 45
 - PLAN BOOK 263 PLAN 6
 - PLAN BOOK 275 PLAN 106
 - PLAN BOOK 321 PLAN 42
 - PLAN BOOK 390 PLAN 57
 - PLAN BOOK 449 PLAN 39
 - PLAN BOOK 744 PLAN 16
 - PLAN BOOK 836 PLAN 81
 - PLAN BOOK 853 PLAN 71
 - PLAN BOOK 948 PLAN 27

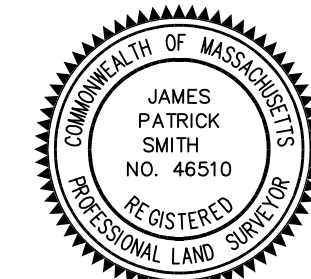
ZONING DISTRICT:	RESIDENTIAL 1 (R1)	
MINIMUM AREA:	w/o SEWER & WATER 50,000 SF	w/SEWER & WATER 40,000 SF
MINIMUM FRONTAGE:	150'	
MINIMUM SET BACK:		
FRONT:	25'	
SIDE:	15'	
REAR:	25'	
MAXIMUM HEIGHT:	35'	

- LEGEND**
- BOUND FOUND
 - IRON PIPE OR PIN FOUND
 - DRILL HOLE FOUND
- MONUMENTS SHOWN ARE FOUND UNLESS OTHERWISE NOTED

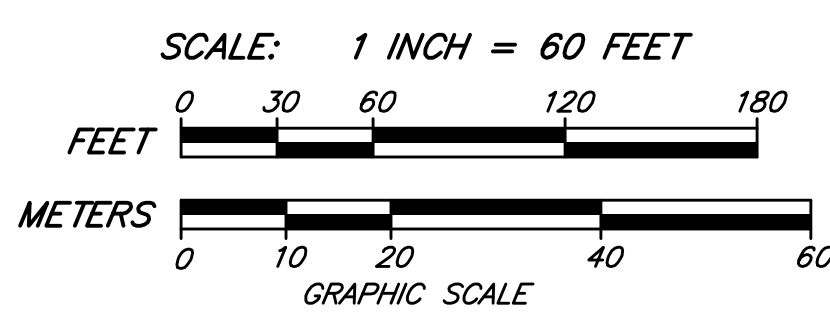
SURV: M.T.	CALC: J.E.G.	DRAFTED: J.E.G.	CKD: J.P.S.
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- PLAN NOTES:**
- THIS PLAN IS PREPARED FOR THE DIVISION OF THE PROPERTY DESCRIBED IN DEED BOOKS 3523 PAGE 349 & BOOK 3579 PAGE 301 RECORDED AT THE WORCESTER SOUTH DISTRICT REGISTRY OF DEEDS.
 - LOCUS PROPERTY IS SUBJECT TO EASEMENTS OF RECORD REFERRED TO AS "SLOPE EASEMENT S-6" & "DRAINAGE EASEMENT D-7" SHOWN ON PLAN 45 IN PLAN BOOK 247.
 - HORIZONTAL DATUM IS MASSACHUSETTS STATE PLANE NAD83.
 - THE LOCUS PROPERTY IS LOCATED IN A ZONE X AREA OF MINIMAL FLOODING. SEE FLOOD FIRM MAP 25027 C 0976 E, PANEL 976 OF 1075, DATED JULY 4, 2011.

I CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.



JAMES P. SMITH P.L.S. #46510 DATE 11/3/2022



PLAN OF LAND AT
#11 Memorial Drive
Leicester, MA
PREPARED FOR OWNER:
Inhabitants of the
Town of Leicester
SCALE: 1" = 60' DATE: NOVEMBER 3, 2022
PREPARED BY

TAUPER LAND SURVEY INC.
710 MAIN STREET, OXFORD, MA 01537
TEL. 508-987-2266
DWG: 22-291_Town-of-Leicester_Memorial-School.dwg
JOB NO. 22-291