

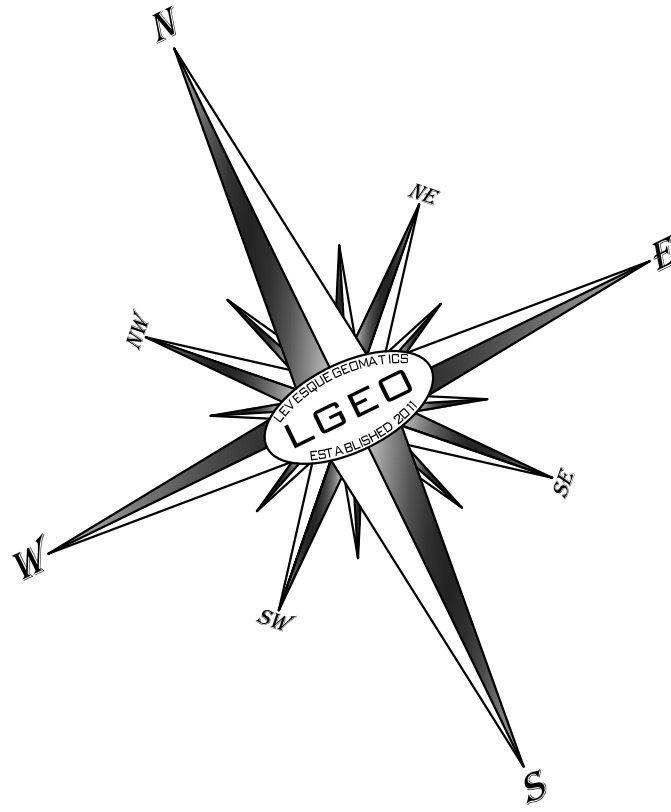
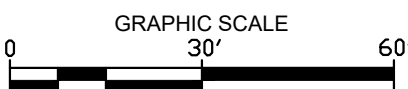
- NOTES:
1. PROPERTY KNOWN AS MAP 27B, LOT A21.0 AS SHOWN ON THE GIS MAPS OF THE TOWN OF LEICESTER, WORCESTER COUNTY, COMMONWEALTH OF MASSACHUSETTS.
 2. AREA = 107,644 S.F. OR 2.471 ACRES.
 3. THE BEARING BASIS OF THIS SURVEY IS BASED ON REFERENCE #1.
 4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY LEVESQUE GEOMATICS INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
 5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
 6. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

- REFERENCES:
1. MAP ENTITLED "LAND IN LEICESTER MASSACHUSETTS OWNED BY THEODORE P. ANTANAVICA," DATED FEBRUARY 5, 1986 AND FILED IN THE WORCESTER DISTRICT REGISTRY OF DEEDS AS PLAN BOOK 556, PLAN 65.

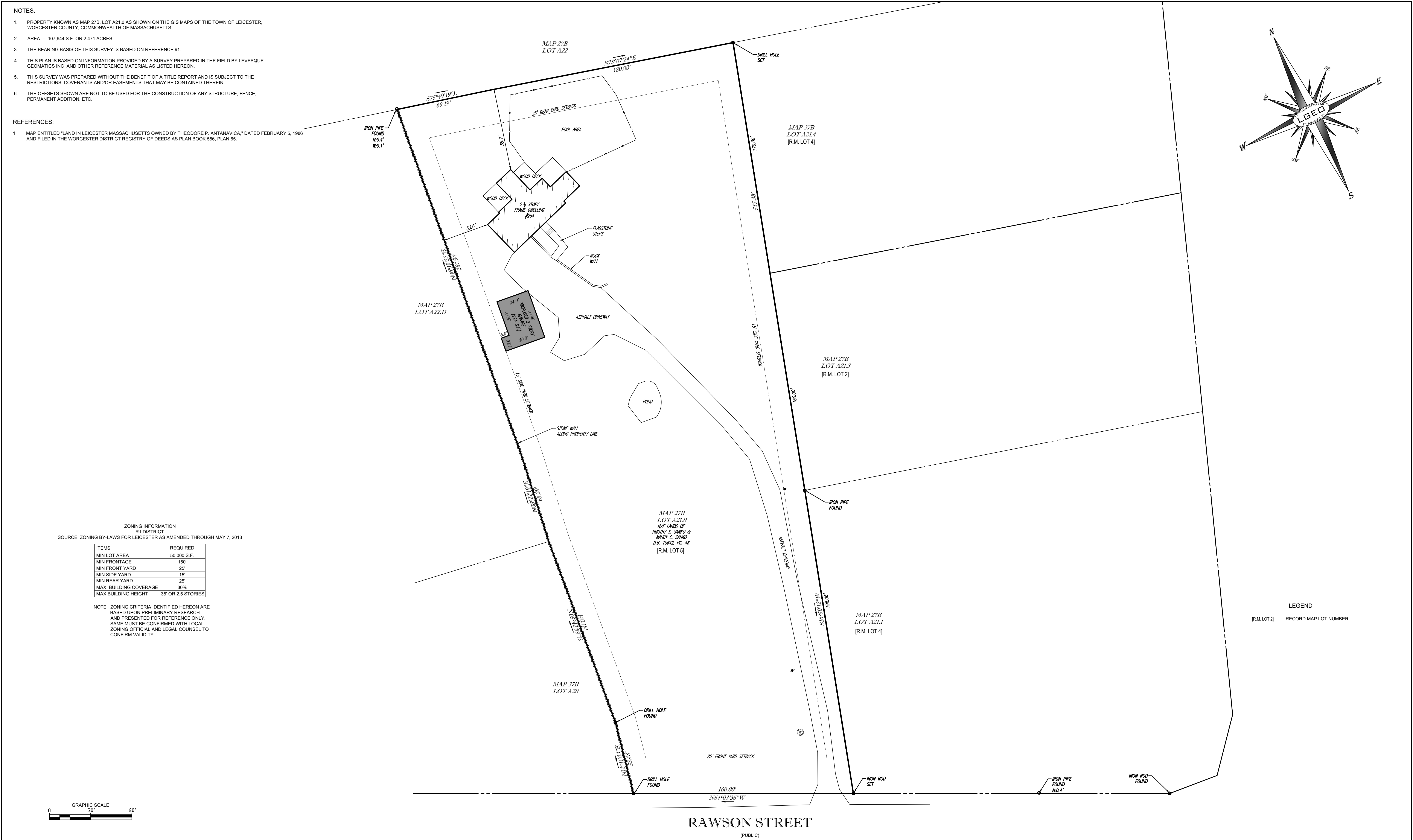
ZONING INFORMATION
R1 DISTRICT
SOURCE: ZONING BY-LAWS FOR LEICESTER AS AMENDED THROUGH MAY 7, 2013

ITEMS	REQUIRED
MIN LOT AREA	50,000 S.F.
MIN FRONTAGE	150'
MIN FRONT YARD	25'
MIN SIDE YARD	15'
MIN REAR YARD	25'
MAX. BUILDING COVERAGE	30%
MAX BUILDING HEIGHT	35' OR 2.5 STORIES

NOTE: ZONING CRITERIA IDENTIFIED HEREON ARE BASED UPON PRELIMINARY RESEARCH AND PRESENTED FOR REFERENCE ONLY. SAME MUST BE CONFIRMED WITH LOCAL ZONING OFFICIAL AND LEGAL COUNSEL TO CONFIRM VALIDITY.



LEGEND
[R.M. LOT 2] RECORD MAP LOT NUMBER



REVISIONS		
NO.	DATE	DESCRIPTION

PLOT PLAN
OF
MAP 27B, LOT A21.0
PROPERTY OF TIMOTHY S. SANKO &
NANCY C. SANKO
TOWN OF LEICESTER
WORCESTER COUNTY
COMMONWEALTH OF MASSACHUSETTS

LEVESQUE GEOMATICS INC
43 GLENDALE ROAD
STURBRIDGE, MA 01518
PHONE: (908) 698-1504

SEAL

THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR BLUE INK SEAL.

JOSEPH I. LEVESQUE III
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #53840

DATE

DATE	APRIL 24, 2018
SCALE	1" = 30'
DRAWN	JIL
CHKD.	JIL

JOB NO.	TS01-001
SHEET NO.	1 of 1