

RESERVED FOR USE BY THE REGISTRY OF DEEDS

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN.

I HEREBY CERTIFY THAT THIS IS A TRUE PLAN BASED ON FIELD SURVEYS AND THE LATEST DEEDS AND PLANS OF RECORD AND THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.

**JEREMY S. CROTEAU**  
 P.L.S. #48722  
 DATE: 10-17-17

W=N  
 REFERENCE MERIDIAN  
 MASSFC'S NAD83 (US FT)  
 S

**NOTES:**

1. THE PURPOSE OF THIS PLAN IS TO CREATE LOT #2 & LOT #3 OUT OF LAND OWNED BY STOLER AS RECORDED IN DEED BOOK 55794 PAGE 389.
2. BOUNDARIES SHOWN ARE THE RESULTS OF AN ACTUAL FIELD SURVEY BASED ON AVAILABLE MAPS, DEEDS OF RECORD AND PHYSICAL EVIDENCE, BUT ARE SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS, AGREEMENTS, AND RIGHTS AND ENCUMBRANCES OF RECORD THAT AN ACCURATE AND THOROUGH TITLE SEARCH MAY DISCLOSE.
3. HORIZONTAL DATUM BASED ON NAD 83 VIA GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS). THE GEOGRAPHIC AND STATE PLANE COORDINATES CONTAINED HEREON WERE THE RESULTS OF A SURVEY USING R.T.K. DUAL FREQUENCY G.P.S./G.N.S.S. RECEIVERS AND HAVING A POSITIONAL TOLERANCE LESS THAN 2 CM AT THE 95% CONFIDENCE LEVEL. REFERENCE MONUMENTS PROVIDED BY MULTIPLE LEICA SMARTNET VIRTUAL BASE STATIONS OBSERVED IN OCTOBER, 2017.
4. BY GEOGRAPHICAL PLOTTING ONLY THE SITE IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE AS PER THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. # 25027C0590E WITH AN EFFECTIVE DATE OF JULY 4, 2011.
5. ABUTTERS NAMES ARE IN RESPECT TO THE LATEST ASSESSORS RECORDS AVAILABLE.
6. THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY AND ALL RIGHTS AND ENCUMBRANCES THAT SUCH A REPORT MAY DISCLOSE.
7. THE LOTS DEPICTED HEREON HAVE OVER 15,000 SQ. FT. OF CONTIGUOUS UPLAND AREA.



n/i Bradford Roberts Stoler & Cindy Daniels Stoler  
 Db 55794 Pg 366  
 Pb 892 Pl 39  
 Ap: R35-35

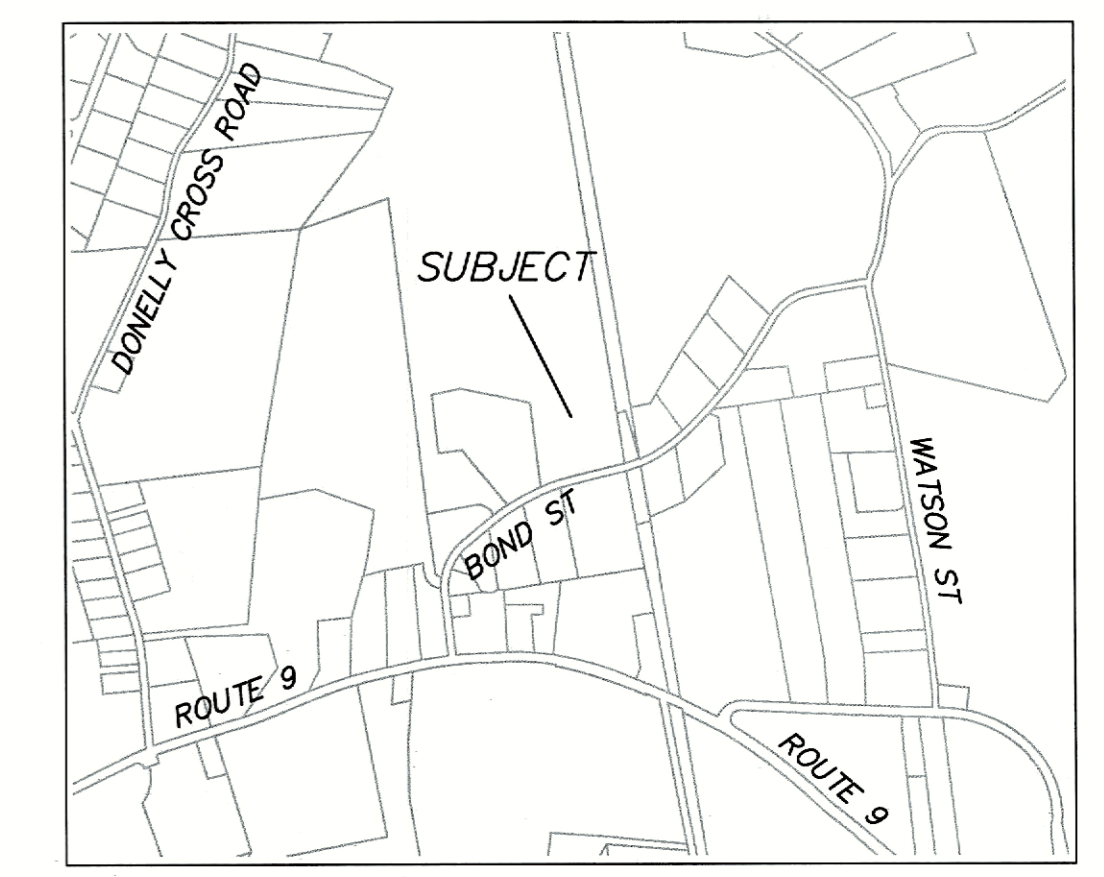
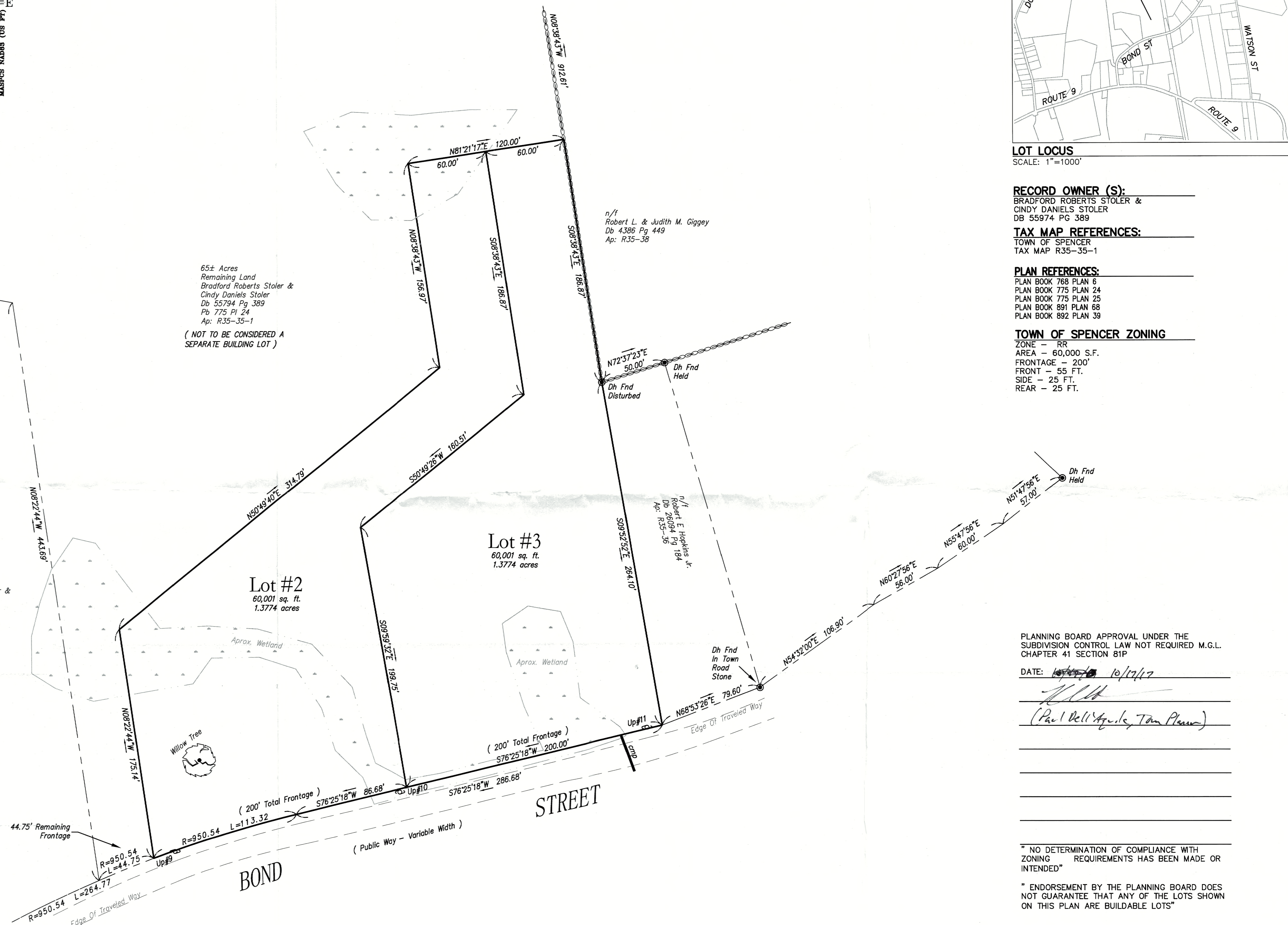
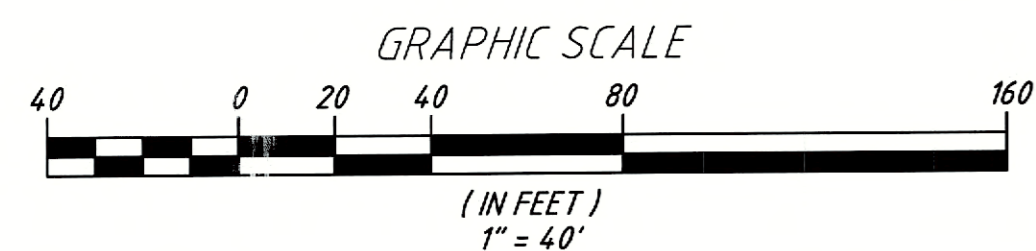
65± Acres  
 Remaining Land  
 Bradford Roberts Stoler & Cindy Daniels Stoler  
 Db 55794 Pg 389  
 Pb 775 Pl 24  
 Ap: R35-35-1  
 (NOT TO BE CONSIDERED A SEPARATE BUILDING LOT)

n/i Robert L. & Judith M. Giggey  
 Db 4386 Pg 449  
 Ap: R35-38

n/i Robert E. Hopkins Jr.  
 Db #26094 Pg 184  
 Ap: R35-38

**SYMBOL KEY**

- STONE WALL
- BOUND
- IRON PIPE
- DRILL HOLE
- UTILITY POLE
- WELL
- TEST PIT
- PERC TEST
- BENCH MARK



**RECORD OWNER (S):**  
 BRADFORD ROBERTS STOLER & CINDY DANIELS STOLER  
 DB 55794 PG 389

**TAX MAP REFERENCES:**  
 TOWN OF SPENCER  
 TAX MAP R35-35-1

**PLAN REFERENCES:**  
 PLAN BOOK 768 PLAN 6  
 PLAN BOOK 775 PLAN 24  
 PLAN BOOK 775 PLAN 25  
 PLAN BOOK 891 PLAN 68  
 PLAN BOOK 892 PLAN 39

**TOWN OF SPENCER ZONING**  
 ZONE - RR  
 AREA - 60,000 S.F.  
 FRONTAGE - 200'  
 FRONT - 55 FT.  
 SIDE - 25 FT.  
 REAR - 25 FT.

PLANNING BOARD APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED M.G.L. CHAPTER 41 SECTION 81P

DATE: 10/17/17

(Paul Dell'Aquila, Tom Plante)

"NO DETERMINATION OF COMPLIANCE WITH ZONING REQUIREMENTS HAS BEEN MADE OR INTENDED"

"ENDORSEMENT BY THE PLANNING BOARD DOES NOT GUARANTEE THAT ANY OF THE LOTS SHOWN ON THIS PLAN ARE BUILDABLE LOTS"

NORTH	W=N E=E S=S	NO. DATE	REVISION	BY	JASON D. DUBOIS, P.E. PROFESSIONAL ENGINEER M.A.L.C. NO.: 48724	JEREMY S. CROTEAU, P.L.S. PROFESSIONAL LAND SURVEYOR L.I.C. NO.: 48722	 82 GRANBERRY MEADOW ROAD CHARLTON, MA 508-769-8659 508-341-2127	<b>ANR PLAN OF LAND</b> SITE ADDRESS: 21 Bond Street Spencer, Ma CLIENT / OWNER Bradford Roberts Stoler & Cindy Daniels Stoler 21 Bond Street Spencer, Ma	DRAWN BY: JSC CK'D BY: JDD DATE: 10-5-17 PROJECT #: ANR	REV #: SCALE: 1"=40' DWG. NO.: 17-209
					DRAWN BY: JSC CK'D BY: JDD DATE: 10-5-17 PROJECT #: ANR	REV #: SCALE: 1"=40' DWG. NO.: 17-209				