

WORCESTER DISTRICT REGISTRY
OF DEEDS-WORCESTER, MA
PLAN BOOK 967 PLAN 28
Received 10/26/22
3 h 48 m 19 M
Sheet 1 of 1
Fee \$105.
ATTEST: *Kathryn A. Somney*
Registrar

N/F
BLKB CORP.
BOOK 46215 PAGE 141
5 MORRISON DRIVE

N/F
TSTONE, LLC
BOOK 61647 PAGE 191
3 MORRISON DRIVE

N/F
ROBERT W. KIMBALL,
TRUSTEE
BOOK 7028 PAGE 204
51 PROVIDENCE STREET

N/F
ROBERT W. KIMBALL,
TRUSTEE

MORRISON DRIVE (VARIABLE WIDTH)

PROVIDENCE STREET

N/F
THE HAYWOOD HOUSE LLC
BOOK 61175 PAGE 14

N/F
DA'BAKER REALTY, LLC
BOOK 61337 PAGE 238
61 PROVIDENCE STREET

N/F
7 MORRISON DRIVE LLC
BOOK 62855 PAGE 360

N/F
JEFFREY N. GILBAR
BOOK 57611 PAGE 154
65 PROVIDENCE STREET

N/F
JESSICA L. SULLIVAN
BOOK 57399 PAGE 139
69 PROVIDENCE STREET

N/F
DA'BAKER REALTY, LLC
BOOK 61337 PAGE 238
61 PROVIDENCE STREET

PARCEL ID: 17-186-8
N/F
TOWN OF MENDON
BOOK 40933 PAGE 88
AREA=434,876 SF
(9.98 ACRES)

N/F
"APPLEWOOD"
OPEN SPACE PARCEL C
AREA=24.5 ACRES
SEE PLAN BOOK 944 PLAN 26

ACCESS EASEMENT TO PARCEL C
AREA=152,855 SF
(3.51 ACRES)

BLDG.
(BUILT 2010)

FIRE DEPARTMENT
HOUSE
BLDG. 8
(BUILT 2001)

STEEL AND CANVAS
BLDG. 4

BLDG. 7

ELECTRIC
BOXES

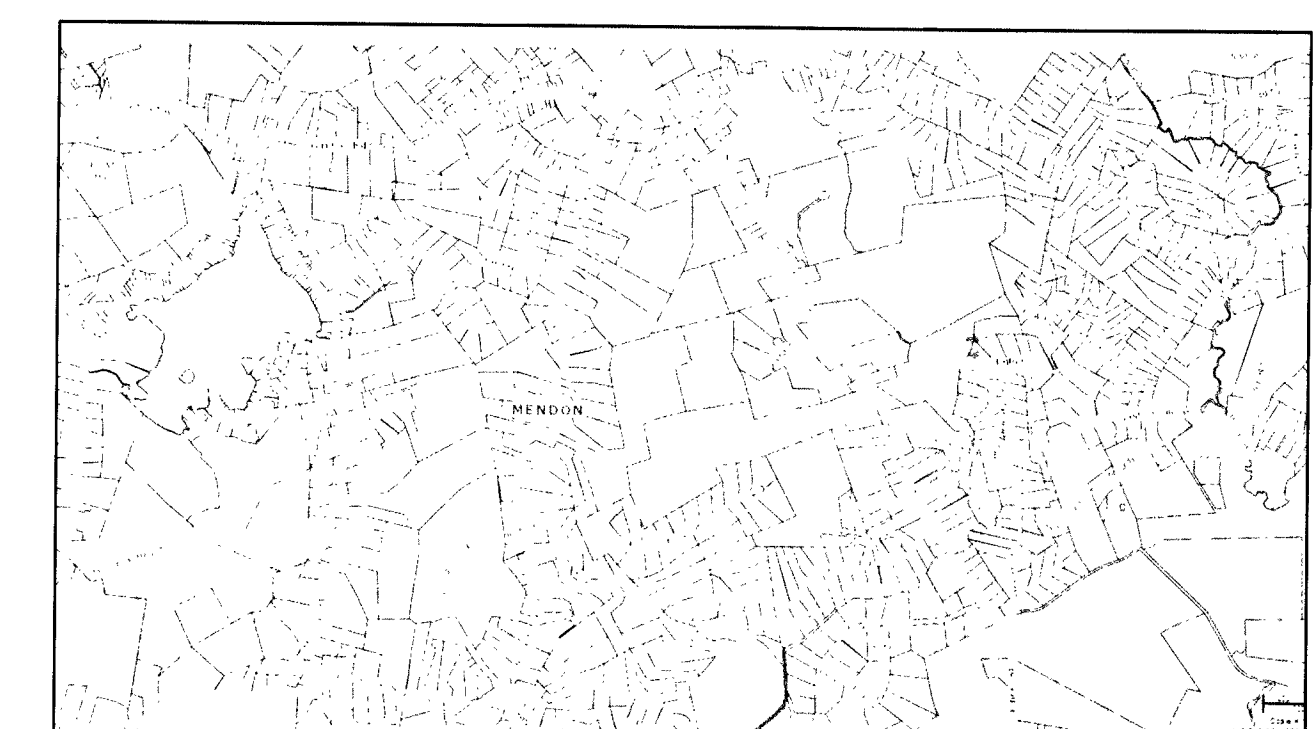
SEPTIC
SYSTEM

WELL

EDGE OF PAVEMENT

CURVE TABLE		
C1	R=62.50'	L=138.68' D=127°07'57"
C2	R=62.50'	L=14.00' D=12°50'00"
C3	R=62.50'	L=160.25' D=146°54'12"
C4	R=30.00'	L=26.28' D=50°11'24"

N/F
ARTHUR F. PADDOCK, JR.
AND
LAURITA A. PADDOCK
BOOK 42191 PAGE 268
75 PROVIDENCE STREET



I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.
THIS CERTIFICATION IS INTENDED TO MEET THE REQUIREMENTS OF THE REGISTRY OF DEEDS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE LAND DEPICTED HEREON.
I HEREBY CERTIFY THAT THE PROPERTY LINES DEPICTED ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

Jeffrey J. Stefaniak
JEFFREY J. STEFANIAK PLS DATE



NOTES
1) SEE THE FOLLOWING PLANS RECORDED AT THE WORCESTER DISTRICT REGISTRY OF DEEDS-

- PLAN BOOK 954 PLAN 82 JANUARY 2021
- PLAN BOOK 944 PLAN 84 AUGUST 2019
- PLAN BOOK 944 PLAN 26 AUGUST 2019
- PLAN BOOK 926 PLAN 11 MARCH 2017
- PLAN BOOK 853 PLAN 29 JANUARY 2007
- PLAN BOOK 773 PLAN 82 OCTOBER 2001
- PLAN BOOK 765 PLAN 26 FEBRUARY 2001
- PLAN BOOK 765 PLAN 25 FEBRUARY 2001
- PLAN BOOK 692 PLAN 10 APRIL 1995
- PLAN BOOK 413 PLAN 91 JULY 1975
- PLAN BOOK 373 PLAN 122 NOVEMBER 1972
- PLAN BOOK 200 PLAN 7 SEPTEMBER 1954
- PLAN BOOK 183 PLAN 15 JULY 1952
- PLAN BOOK 116 PLAN 2 JANUARY 1941

2) ZONING CLASSIFICATION: GB- GENERAL BUSINESS
MIN. LOT SIZE- 40,000 SF
MIN. FRONTAGE- 200'
SETBACKS- FRONT 50' SIDE 20' REAR 20'
MIN. LOT DEPTH- 200'
MIN. LOT WIDTH AT LEACHING AREA- 125'
MIN. LOT WIDTH- 200'
MAX. BUILDING COVERAGE- 30%
MAX. BUILDING HEIGHT- 2.5 STORIES OR 35'

3) SEE MENDON TAX MAP 12 AND 17.

OWNER:
TOWN OF MENDON

EASEMENT
PLAN OF LAND
8 MORRISON DRIVE
MENDON, MASS.
SCALE: 1"=60'
DATE: JUNE 12, 2022

GRAPHIC SCALE: 1"=60'
0 50 75 100 150 200 FEET
0 5 10 15 20 30 40 50 60 METERS

Guerriere & Halon, Inc.
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www.gandhengineering.com

SHEET
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