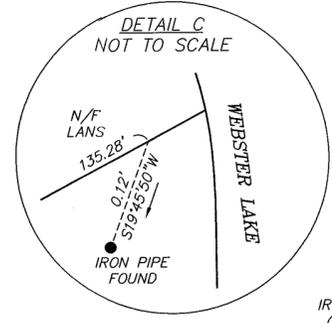


LOCUS MAP
NOT TO SCALE



22 PATTISON ROAD
MARTIN E. LANS
BOOK 32493 PAGE 104
ASSESSOR'S MAP 39B LOT 2-2

APPROVAL UNDER THE SUBDIVISION CONTROL LAW
NOT REQUIRED

WEBSTER PLANNING BOARD

FOR REGISTRY USE ONLY

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

NOTES:

OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN OF WEBSTER ASSESSORS' RECORDS, AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN.

THE BOUNDARY SURVEY SHOWN HEREON WAS OBTAINED FROM AN ACTUAL FIELD SURVEY CONDUCTED BETWEEN JANUARY 31, 2020 AND FEBRUARY 8, 2020 BY G.C. WILSON COMPANY.

THE SUBJECT PROPERTY LIES WITHIN A ZONE X AREA OF MINIMAL FLOOD HAZARD AND ZONE AE (EL 480 FEET) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR WEBSTER, MA MAP NUMBER 25027C0989E, EFFECTIVE DATE JULY 4, 2011.

REFERENCES:

- PLAN BOOK 893 PL 92
- PLAN BOOK 803 PL 54
- PLAN BOOK 392 PL 59
- WORCESTER REGISTRY OF DEEDS

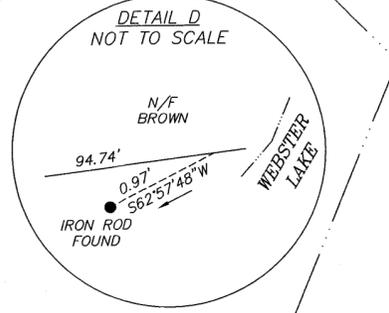
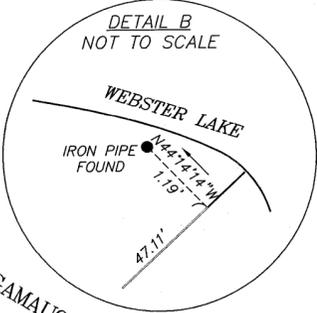
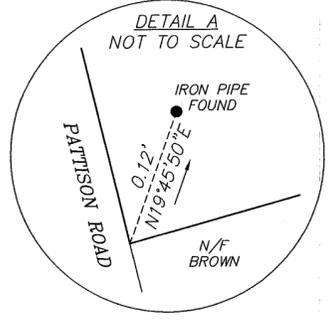
LOCUS & RECORD OWNER:

JJW BUILDING TECHNOLOGY LLC, BK. 61745 PG. 155
16 PATTISON ROAD, MAP 39-B, LOT 4-5-6

ZONE L-R	
ZONE LWP (LAKE WATERSHED PROTECTION)	REQUIRED
MIN. LOT AREA	5,000 S.F.
MIN. LOT FRONTAGE	50'
MIN. FRONT YARD	20'
MIN. SIDE YARD	10'
MIN. REAR YARD	10'
RATIO (F.A.R. TO LAND)	1 TO 2
MAX. BUILDING HEIGHT	35'

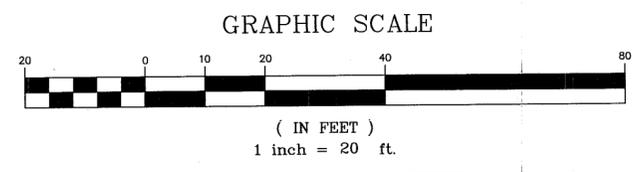
PATTISON ROAD
(PUBLIC)

16 PATTISON ROAD
ROBERT E. & MELISSA A. BROWN
BOOK 51473 PAGE 334
ASSESSOR'S MAP 39B LOT 6

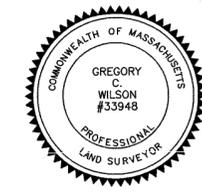


I CERTIFY, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.



Gregory C. Wilson July 11, 2020
LAND SURVEYOR PLS # 33948 DATE



"APPROVAL UNDER SUBDIVISION CONTROL NOT REQUIRED" PLAN OF LAND LOCATED IN WEBSTER, MASSACHUSETTS (WORCESTER COUNTY)

PREPARED FOR
CAROLINE & RAY FRITZ
SCALE: 1" = 20' DATE: JUNE, 2020

G. C. WILSON COMPANY

PROFESSIONAL LAND SURVEYORS
176 CHURCH STREET, CLINTON, MA 01510
Phone/Fax (978) 365-3372

SHEET No. 1 OF 1 PLAN No. 108M