

WEBSTER PLANNING BOARD

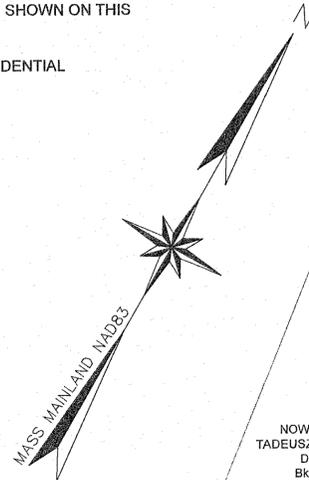
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED.
Chapter 41 S 81P.

DATE OF APPROVAL:

DATE OF ENDORSEMENT:

BEING A MAJORITY OF THE BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED.
ENDORSEMENT BY THE PLANNING BOARD DOES NOT GUARANTEE THAT ANY OF THE LOTS SHOWN ON THIS PLAN ARE BUILDABLE LOTS.
ZONED: A.S.F.R.
AGRICULTURAL SINGLE FAMILY RESIDENTIAL



NOW OR FORMERLY
DAWN A. DAIGNEAULT
Bk. 46039 Pg. 158
ASSESSORS ID:7_E_4_1

NOW OR FORMERLY
TADEUSZ & MALGORZATA D.
DZIECHCIARZ
Bk. 22702 Pg. 84
ASSESSORS ID:7_E_4_2

NOW OR FORMERLY
MICHAEL J. PERNO, JR. & LINDA
L. PERNO
Bk. 18236 Pg. 384
ASSESSORS ID:7_E_4_3

NOW OR FORMERLY
ARIEL L. ROLDAN
Bk. 58744 Pg. 382
ASSESSORS ID:7_E_7_0

NOW OR FORMERLY
MICHAEL P. & ELAINE I.
HENRY
Bk. 48295 Pg. 255
ASSESSORS ID:7_E_8_0

NOW OR FORMERLY
FREDERICK J. & VICKIE B.
ROBINSON
Bk. 57719 Pg. 100
ASSESSORS ID:7_E_9_0

NOW OR FORMERLY
CHRISTOPHER M. & KRISTINA M.
ITSE
Bk. 58335 Pg. 1
ASSESSORS ID:7_E_8_1

NOW OR FORMERLY
CARL W. DOJAN, TRUSTEE
Bk. 48977 Pg. 224
ASSESSORS ID:7_E_4_4

NOW OR FORMERLY
M & M REAL ESTATE
Bk. 45006 Pg. 201
ASSESSORS ID:7_E_6_1

LOT 1R-A
45,654 Sq. Ft.±
1.048 Acres±
IRREGULARITY
FACTOR = .78

LOT 2R-A
57,981 Sq. Ft.±
1.33 Acres±
IRREGULARITY
FACTOR = .20

PLAN REFERENCE:
PLAN BOOK 888 PLAN 47
PLAN BOOK 839 PLAN 106
PLAN BOOK 276 PLAN 96
PLAN BOOK 122 PLAN 44

ZONING DISTRICT:

ZONE: A.S.F.R.
AGRICULTURAL SINGLE FAMILY RESIDENTIAL
AREA: 43,580 Sq. Ft.
MINIMUM FRONTAGE: 100'
MINIMUM WIDTH: 100'

SETBACK REQUIREMENTS
FRONT: 30'
SIDE: 15'
REAR: 15'

PLAN NOTES:

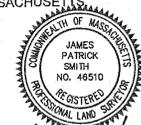
- 1.) THE PURPOSE OF THIS PLAN IS TO RE-SUBDIVIDE LOTS 1R AND 2R SHOWN ON PLAN BOOK 888 PLAN 47.
- 2.) LOT 1R-A HAS A PROPOSED COEFFICIENT OF IRREGULARITY OF .78
LOT 2R-A HAS A PROPOSED COEFFICIENT OF IRREGULARITY OF .20
- 3.) THE PREPARATION OF THIS PLAN IS NOT INTENDED TO BE A CONFIRMATION TO THE TITLE OR OWNERSHIP OF THE PROPERTIES SHOWN.
- 4.) PROPERTIES SHOWN MAY BE SUBJECT TO EASEMENTS, RIGHT OF WAYS, RESTRICTIONS, RESERVATIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

WEBSTER, MASSACHUSETTS
WORCESTER COUNTY SOUTH

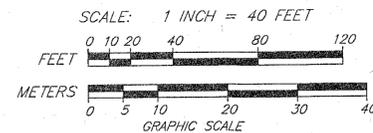
OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN OF WEBSTER ASSESSORS RECORDS.

ASSESSORS PARCELS: 7_E_5_0 & 7_E_6_0

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.



NAME: *James Patrick Smith* DATE: OCTOBER 22, 2019



RECEIVED
OCT 30 2019
Town of Webster
Planning Department

PLAN OF LAND
1188 SCHOOL STREET &
7 PERRYVILLE ROAD
WEBSTER, MASSACHUSETTS
PREPARED FOR
RECORD OWNERS
M & M REALTY TRUST
MICHAEL J. MCPHEE
Bk. 18932 Pg. 51
Bk. 54461 Pg. 187
SCALE: 1" = 40' DATE: OCTOBER 22, 2019

PREPARED BY

TAUPER LAND SURVEY INC.
710 MAIN STREET, OXFORD, MA 01537
TEL. 508-987-2266
DWG: 19-180 SCHOOL ST PERRYVILLE RD WEBSTER ANR