

WORCESTER DISTRICT REGISTRY
OF DEEDS WORCESTER, MA
PLAN BOOK 965 PLAN 106
Recorded 8-15-22
9 37 AM
Sheet 1 of 1
Fee \$105
ATTEST: *Katherine A. Somney*
Register

N/F
MENDON-UPTON REGIONAL SCHOOL
DISTRICT
BOOK 4024 PAGE 211
MISCOE HILL ELEMENTARY SCHOOL
148 NORTH AVENUE

N/F
WILLIAM A. ANNESI, JR.
AND
DONNAJEAN ANNESI
BOOK 8340 PAGE 292
136 NORTH AVENUE

N/F
RTE. 85 REALTY CORP.
BOOK 59102 PAGE 193
134 NORTH AVENUE
AREA TO BECOME = 172,596 SF
(3.96 ACRES)

N/F
PETER J. BAVOSI
AND
DEBORAH J. RIESS
BOOK 46156 PAGE 230
7 MISCOE ROAD
AREA TO BECOME = 110,115 SF
(2.53 ACRES)

N/F
KENNETH E. THOMAS
AND
VINCENT F. LIOCE
BOOK 53503 PAGE 379
11 MISCOE ROAD

PARCEL A
NOT A BUILDING LOT
AREA=10,565 SF
(0.24 ACRES)

HOUSE 7

HOUSE 134

BUILDING

DRILL HOLE

STONE POST

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.

Jeffrey J. Stefank
JEFFREY J. STEFANK, PLS DATE



NOTES

- SEE THE FOLLOWING PLANS RECORDED AT
THE WORCESTER DISTRICT REGISTRY OF DEEDS-
PLAN BOOK 902 PLAN 119 SEPTEMBER 2013
PLAN BOOK 517 PLAN 75 MARCH 1984
PLAN BOOK 394 PLAN 56 MARCH 1974
PLAN BOOK 304 PLAN 76 NOVEMBER 1966
PLAN BOOK 239 PLAN 31 MAY 1959
PLAN BOOK 116 PLAN 2 JANUARY 1941
- ZONING DISTRICT- RESIDENTIAL
MIN. LOT SIZE- 60,000 SF
MIN. LOT FRONTAGE- 200'
SETBACKS- FRONT 50' SIDE AND REAR 20'
MIN. LOT DEPTH- 200'
MIN. LOT WIDTH AT LEACHING AREA- 125'
MIN. LOT WIDTH- 200'
MAX. STRUCTURE HEIGHT- 2.5 STORIES OR 35'

PLANNING BOARD ENDORSEMENT DOES NOT
NECESSARILY MEAN THAT THIS PLAN CONFORMS
TO THE CURRENT ZONING REGULATIONS

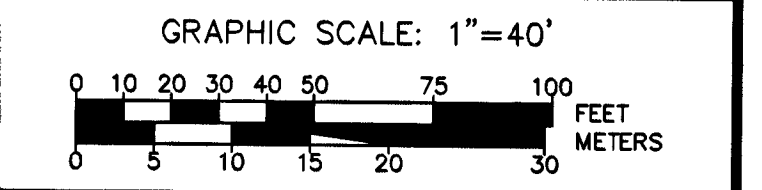
APPROVAL UNDER THE SUBDIVISION
CONTROL LAW NOT REQUIRED

Helen M. Ambrose
Bruce J. Adams
John V. Anderson
[Signature]

DATE: JUN 13 2022

OWNERS:
PARCEL ID: 3-189-134-0
RTE. 85 REALTY CORP.
8 UXBRIDGE ROAD
MENDON MA 01756
PARCEL ID: 5-179-7-0
PETER J. BAVOSI
AND
DEBORAH J. RIESS
7 MISCOE ROAD
MENDON MA 01756

PLAN OF LAND
134 NORTH AVENUE
AND
7 MISCOE ROAD
MENDON, MASS.
SCALE: 1"=40'
DATE: JUNE 13, 2022



Guerriere & Halnon, Inc.
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MILFORD, MA 01757 FX. (508) 473-8243
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