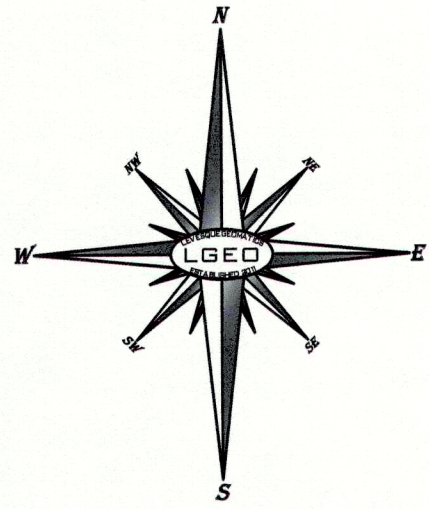


LOCUS MAP



ZONING INFORMATION
(RR) RURAL RESIDENTIAL DISTRICT
SOURCE: TOWN OF WARE ZONING MAP-MAY 13, 2013

ITEMS	REQUIRED
MIN LOT AREA	60,000 SF
MIN FRONTAGE	150'
MIN FRONT YARD	30'
MIN SIDE YARD	30'
MIN REAR YARD	40'

PLAN BOOK	PLAN
43	52
178	175
197	81
243	91

LOCUS INFORMATION:

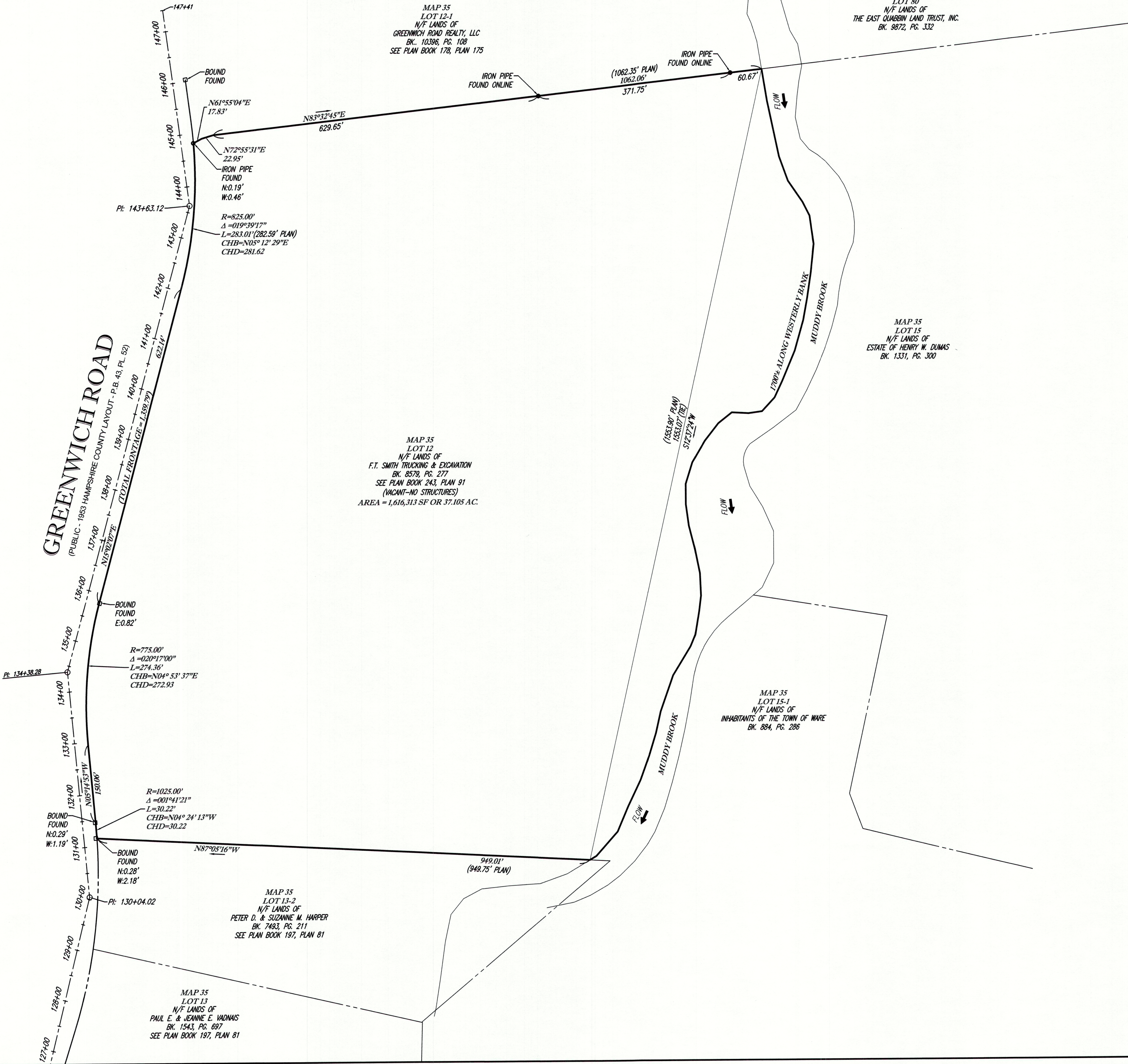
OWNER:
F. T. SMITH TRUCKING & EXCAVATION, INC.
34 FRUITLAND ROAD
SOUTH BARRE, MASS.

BK. 8579, PG. 277

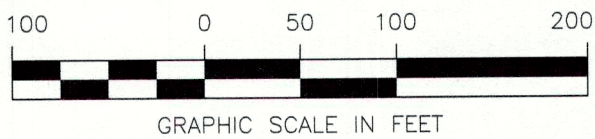
NOTES:

- PROPERTY KNOWN AS MAP 35, LOT 12 AS SHOWN ON THE GIS MAPS OF THE TOWN OF WARE, HAMPSHIRE COUNTY, COMMONWEALTH OF MASSACHUSETTS.
- THE BEARING BASIS OF THIS SURVEY REFERS TO THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (NAD '83) MAINLAND SYSTEM, BASED ON REAL TIME GPS OBSERVATIONS ON THE MacCORS REAL-TIME NETWORK.
- THIS PLAN IS NOT BASED ON FIELD WORK PERFORMED BY THIS SURVEYOR.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
- BY GRAPHIC PLOTTING ONLY THE PROPERTY SHOWN IS LOCATED IN FLOOD HAZARD ZONE A (AREA OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD ZONE FACTORS NOT DETERMINED.) PER FEMA FLOOD INSURANCE RATE MAP TOWN OF WARE, MASSACHUSETTS, PANEL 13 OF 30, COMMUNITY PANEL NUMBER 2501720013B, WITH AN EFFECTIVE DATE OF AUGUST 17, 1981.
- MUDDY BROOK LOCATION IS BASED ON AVAILABLE GIS DATA.

GREENWICH ROAD
(PUBLIC - 1983 HAMPSHIRE COUNTY LAYOUT - P.B. 43, PL. 52)



REVISIONS:		
REV	DATE	COMMENT
1		
2		
3		



PLAN OF LAND (PERIMETER PLAN)
OF
MAP 35, LOT 12
OWNER: F. T. SMITH TRUCKING & EXCAVATION, INC.
174 GREENWICH ROAD
TOWN OF WARE
HAMPSHIRE COUNTY
COMMONWEALTH OF MASSACHUSETTS

PREPARED BY:

LEVESQUE GEOMATICS INC

43 GLENDALE ROAD
STURBRIDGE, MA 01518
PHONE: (508) 868-0041

SEAL:



THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

JOSEPH I. LEVESQUE III
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #53840

SCALE: 1" = 100'

PROJECT # BE01-019

DATE MAY 6, 2022



APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

TOWN OF WARE PLANNING BOARD

CHAIRMAN DATE

THE PLANNING BOARD'S ENDORSEMENT OF THE PLAN AS NOT REQUIRING APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS NOT A DETERMINATION AS TO THE CONFORMANCE WITH THE TOWN OF WARE ZONING BYLAW AND REGULATIONS.