

Worcester District Registry of Deeds - 20/20 Perfect Vision i2 Document Detail Report

Current datetime: 1/20/2020 11:43:50 PM

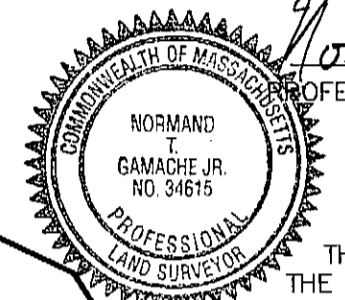
Doc#	Document Type	Town	Book/Page	File Date	Consideration
15313	PLANS		00917/73	12/29/2015	
Property-Street Address and/or Description					
STATION ST, DOGWOOD DR					
Grantors					
CROSSWINDS PROPERTIES LLC					
Grantees					
References-Book/Pg Description Recorded Year					
Registered Land Certificate(s)-Cert# Book/Pg					

LOT# 12A TOTAL SF=38,442 WETLANDS= 0 EASEMENT SF=3,285 20% SLOPES=1,230 AREA IN WETLANDS, SLOPES AND EASEMENTS=4,515 % BUILDABLE AREA=136% FRONTAGE=166.29	LOT# 14A TOTAL SF=42,556 WETLANDS= 0 EASEMENT SF=20,140 20% SLOPES=1,870 AREA IN WETLANDS, SLOPES AND EASEMENTS=22,010 % BUILDABLE AREA=82% FRONTAGE=214.29	LOT# 15A TOTAL SF=29,228 WETLANDS= 0 EASEMENT SF=15,800 20% SLOPES=740 AREA IN WETLANDS, SLOPES AND EASEMENTS=16,540 % BUILDABLE AREA=51% FRONTAGE=164.52
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C1 R=175.00 L=143.11 Tan=75.83 Δ=46°51'20"	C2 R=175.00 L=26.14 Tan=13.09 Δ=8°33'31"	C3 R=60.00 L=12.55 Tan=6.30 Δ=11°59'04"	C4 R=60.00 L=28.71 Tan=14.63 Δ=27°24'41"
C5 R=60.00 L=50.42 Tan=26.81 Δ=48°08'56"	C6 R=60.00 L=163.87 Tan=288.30 Δ=156°29'14"	C7 R=125.00 L=75.09 Tan=38.72 Δ=34°25'05"	C8 R=914.09 L=50.24 Tan=25.13 Δ=3°08'57"
C9 R=914.09 L=50.01 Tan=25.01 Δ=3°08'04"	L1 L=11.62 S66°00'17"E		

CUL-DE-SAC EASEMENT LINE DATA

"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."



Norman T. Danahy 10-23-15
 PROFESSIONAL LAND SURVEYOR DATE

THIS IS TO CERTIFY THAT NOTICE FROM THE PLANNING BOARD OF APPROVAL OF THE WITHIN PLAN WAS RECORDED BY ME ON Sept 22 2015 AT Upton MA AND NO NOTICE OF APPEAL FROM SUCH APPROVAL WAS RECEIVED BY ME DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SUCH APPROVAL
 Holly M. Hinchey 10/15
 TOWN CLERK DATE

DATE: _____ DATE: _____

APPROVAL UNDER THE SUBDIVISION CONTROL LAW - REQUIRED
 UPTON PLANNING BOARD

[Signatures]

DATE: 11-21-15
 BEING A MAJORITY

- NOTES:
- THIS PLAN REFERS TO THE TOWN OF UPTON TAX MAP 202.
 - SEE DEEDS RECORDED AT THE WORCESTER DISTRICT REGISTRY OF DEEDS, BOOK 53240 PAGE 64, BOOK 4998 PAGE 46, BOOK 5231 PAGE 343, BOOK 5721 PAGE 31 AND BOOK 26869 PAGE 72.
 - SEE DEFINITIVE PLAN ENTITLED "CROSS WINDS" RECORDED ON JUNE 14, 2006 IN PLAN BOOK 843 PLAN 113.
 - SUBJECT PARCEL IS LOCATED IN ZONE SINGLE RESIDENTIAL B (SRB)- MINIMUM LOT AREA-25,000 SF FRONT(LINEAR)-150' FRONT SETBACK (LINEAR)-40' SIDE SETBACK (LINEAR)-20' REAR SETBACK (LINEAR)-30'
 - THE APPLICANT SEEKS A WAIVER FROM SUBDIVISION REGULATION SECTION IV A.5 REQUIRING A CUL-DE-SAC NOT BE LONGER THAN 750' AND THAT IT NOT PROVIDE ACCESS FOR MORE THAT SIX LOTS. DOGWOOD DRIVE DEPICTED HEREON HAS A LENGTH OF 1373' AND WILL PROVIDE ACCESS TO TWELVE RESIDENTIAL LOTS.
 - THE NUMBER OF RESIDENTIAL BUILDING LOTS SHALL NOT EXCEED THE AMOUNT AS SET FORTH IN THE ORIGINAL APPROVED SUBDIVISION SIGNED BY THE UPTON TOWN CLERK ON OCTOBER 11, 2005 AS RECORDED ON JUNE 14, 2006 IN PLAN BOOK 843 PLAN 113.
 - THE PURPOSE OF THIS MODIFICATION IS TO ELIMINATE THE RAILROAD CROSSING SOUTHERLY FROM STATION STREET TO DOGWOOD DRIVE.

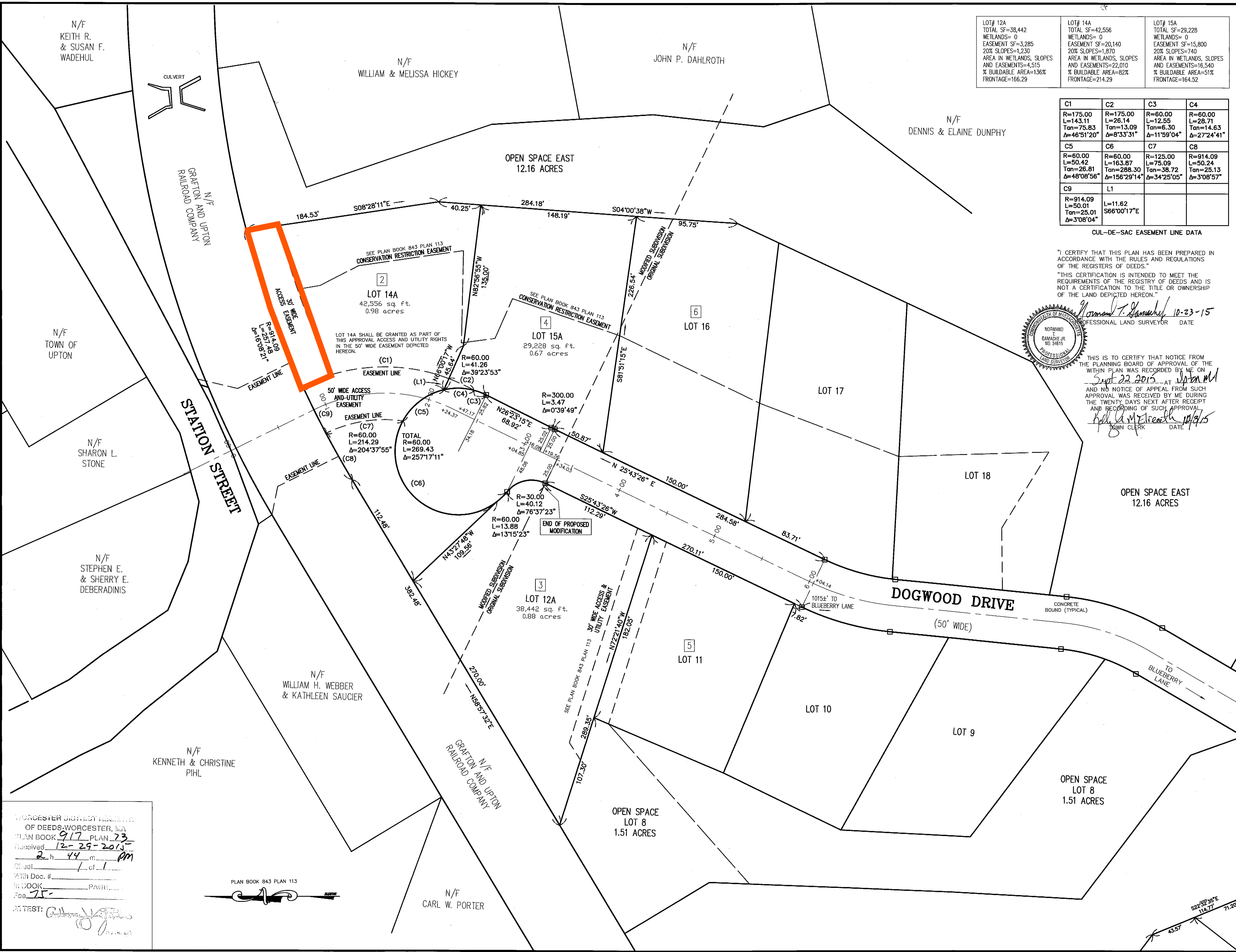
OWNER:
 CROSSWINDS PROPERTIES, LLC
 217 WEST CENTRAL STREET
 NATICK, MA 01760

CROSS WINDS

MODIFICATION TO A DEFINITIVE SUBDIVISION
 STATION 0+00 TO 3+34.03
PLAN OF LAND
 IN
UPTON, MASS.
 DOGWOOD DRIVE
 SCALE: 1"=40'
 DATE: JANUARY 12, 2015

REVISIONS
 APRIL 27, 2015-LOT LINES

Guerriere & Halnon, Inc.
 Engineering & Land Surveying
 333 WEST STREET, MILFORD, MASS. 01757
 (508) 473-6630 FAX: (508) 473-8243
 www.guerriereandhalnon.com



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WORCESTER DISTRICT REGISTRY OF DEEDS, WORCESTER, MA
 PLAN BOOK 917 PLAN 23
 Received 12-29-2015
2 h 44 m PM
 Sheet 1 of 1
 With Doc. # _____
 In Book _____ PAGE _____
 Fee 75
 ATTEST: *[Signature]*

