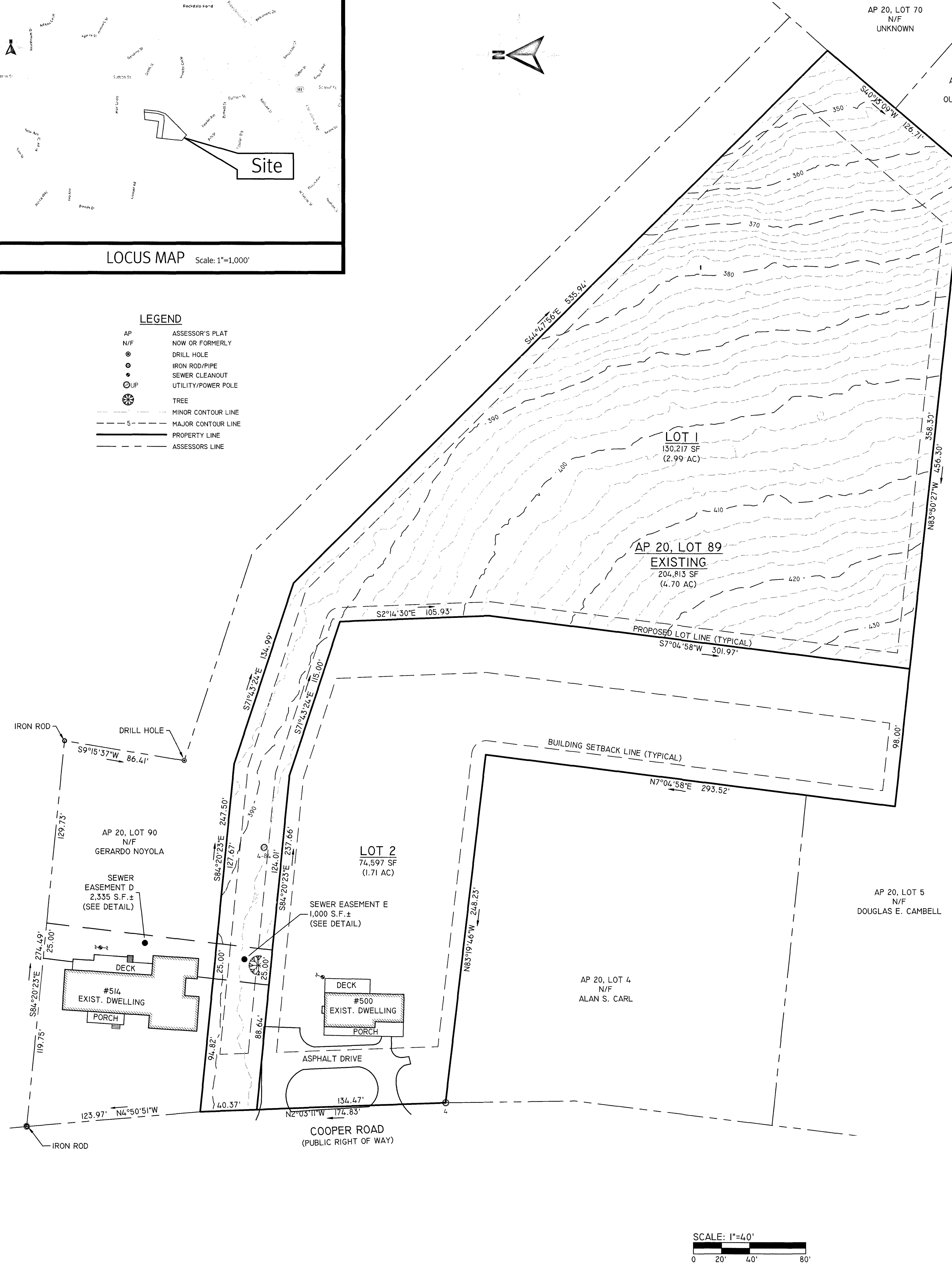


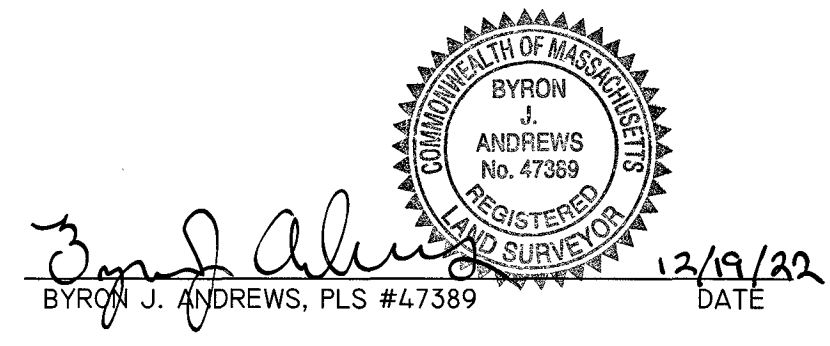
- LEGEND**
- AP ASSESSOR'S PLAT
  - N/F NOW OR FORMERLY
  - DRILL HOLE
  - IRON ROD/PIPE
  - SEWER CLEANOUT
  - UTILITY/POWER POLE
  - TREE
  - MINOR CONTOUR LINE
  - - - MAJOR CONTOUR LINE
  - == PROPERTY LINE
  - - - ASSESSORS LINE



**CERTIFICATION**

I CERTIFY THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND IN ACCORDANCE WITH THE RULES AND REGULATIONS AS STATED IN CMR 250 SECTION 6.00.

I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS



WORCESTER DISTRICT REGISTRY  
OF DEEDS-WORCESTER, MA

PLAN BOOK 968 PLAN 57

Received 12-20-22

2 h 29 m PM

Sheet 1 of 1

Fee \$105

ATTEST: Kashyap A. Torney Registrar

FOR REGISTRY USE

**GENERAL NOTES**

- THE PARCELS ARE FOUND ON ASSESSOR'S PLAT 20, LOTS 89 AND 90 IN THE TOWN OF NORTHBRIDGE, WORCESTER COUNTY, MASSACHUSETTS.
- THE OWNER OF ASSESSOR'S PLAT 20, LOT 89 PER DEED BOOK 6122, PAGE 68 IS DEBRA J. CADARETTE.
- THE OWNER OF ASSESSOR'S PLAT 20, LOT 90 PER DEED BOOK 68044, PAGE 99 IS GERARDO NOYOLA.
- THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 25027C0843E, MAP REVISED JULY 4, 2011. THIS DESIGNATION MAY CHANGE BASED UPON REVIEW BY A FLOOD ZONE SPECIALIST OR BY THE RESULTS OF A COMPREHENSIVE FLOOD STUDY.
- THE PARCEL IS ZONED R-2 BASED ON THE TOWN OF NORTHBRIDGE ONLINE GIS. ANY OVERLAY DISTRICTS, SPECIAL PERMITS OR VARIANCES SPECIFIC TO THIS SITE ARE NOT TAKEN INTO CONSIDERATION. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
- THERE WERE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY.
- FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING ON JUNE 7 AND OCTOBER 21, 2022. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR ANY UNKNOWN OR UNRECORDED EASEMENTS, DEEDS OR CLAIMS THAT A TITLE REPORT WOULD DISCLOSE.
- THE PURPOSE OF THIS PLAN IS TO CREATE A RETREAT LOT PER NORTHBRIDGE ZONING BYLAW CHAPTER 173-18.1.

**PLAN REFERENCES**

- DIVISION OF LAND IN NORTHBRIDGE, MASSACHUSETTS COOPER ROAD OWNED BY DEBRA JOAN CADARETTE SCALE: 1"=40', OCTOBER 20, 2003, REVISED NOVEMBER 26, 2003 BY ANDREWS SURVEY & ENGINEERING, INC. RECORDED IN WORCESTER REGISTRY OF DEEDS IN PLAN BOOK 806, PAGE 26.

**ZONING NOTES**

- THE PARCEL IS ZONED R-2 PER THE ASSESSOR'S ONLINE DATABASE.

	R-2 (SEWER)	R-2 (SEPTIC)
MINIMUM LOT AREA	20,000 SQUARE FEET	40,000 SQUARE FEET
MINIMUM LOT WIDTH	100 FEET	150 FEET
MINIMUM FRONT YARD	40 FEET	40 FEET
MINIMUM SIDE YARD	10 FEET	15 FEET
MINIMUM REAR YARD	40 FEET	40 FEET

THE ABOVE NOTES ARE BASED ON INFORMATION FROM THE TOWN OF NORTHBRIDGE ASSESSOR'S ONLINE DATABASE AND THEIR ZONING ORDINANCE ONLY. ANY SPECIAL PERMITS OR VARIANCES SPECIFIC TO THIS SITE ARE NOT TAKEN INTO CONSIDERATION. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.

- A SPECIAL PERMIT FOR A RETREAT LOT WAS APPROVED BY THE NORTHBRIDGE ZONING BOARD OF APPEALS ON AUGUST 18, 2022 (FILE# 08-SP-22) AND RECORDED AT THE WORCESTER REGISTRY OF DEEDS BOOK 68597, PAGE 319.

PLANNING BOARD APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

12/19/2022

DATE

**OWNER:**

PER DEED BOOK 6122, PAGE 68 IS DEBRA J. CADARETTE

- NOTES:**
- PLANNING BOARD ENDORSEMENT IS NOT A DETERMINATION AS TO CONFORMANCE WITH THE ZONING ORDINANCE
  - NO DETERMINATION OF COMPLIANCE WITH ZONING REQUIREMENT HAS BEEN MADE OR INTENDED BY THIS ENDORSEMENT
  - ENDORSEMENT OF THIS PLAN DOES NOT IMPLY THE PLAN COMPLIES WITH THE ZONING BYLAWS OF THE TOWN OF NORTHBRIDGE.

