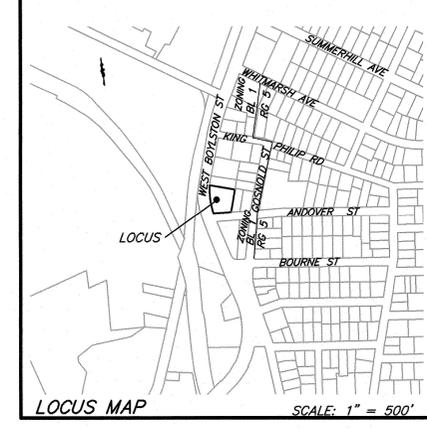




Civil Engineers
Land Surveyors
Wetland Specialists

206 WORCESTER RD
PO BOX 97, PRINCETON, MA 01541
PH (978)464-5890, FAX (978)464-5383
DWANDRYSICK@HANCOCKASSOCIATES.COM
WWW.HANCOCKASSOCIATES.COM



OWNER OF RECORD:
342 WEST BOYLSTON LLC
40 JACKSON STREET SUITE 100
WORCESTER, MA
MAP 12 007 00009

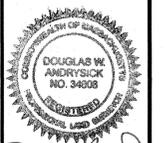
DEED REFERENCE:
DEED BK 69909 PG 65

PLAN REFERENCE:
PLAN BK 12 PLAN 33
PLAN BK 26 PLAN 72
PLAN BK 28 PLAN 67
PLAN BK 298 PLAN 42
PLAN BK 922 PLAN 67
PLAN 924 PLAN 68
WORCESTER COUNTY HIGHWAY LAYOUT WEST
BOYLSTON STREET PLAN BK 92 PLAN 37
CITY ENGINEER 1907 LAYOUT SHEET GOSNOLD AVE
2745-H-5

ZONING REFERENCE:
BL 1 LIMITED BUSINESS USE
NON RESIDENTIAL
AREA = N/A
FRONTAGE = N/A

SETBACKS:
FRONT = 10 FT
SIDE = 10 FT
REAR = 20 FT

NOTES:
1) THE HORIZONTAL DATUM FOR THIS SURVEY IS THE MASSACHUSETTS COORDINATE SYSTEM, NAD 1983, MAINLAND ZONE. THE VERTICAL DATUM FOR THIS SURVEY IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). SAID DATUMS WERE ESTABLISHED VIA GPS OBSERVATIONS UTILIZING NAD83 (NA2011) EPOCH 2010.00 (MYCS2) AND GEOID 18.
2) SITE IS NOT LOCATED IN A FEMA FLOOD PLAIN ZONE PER FEMA MAP 25027C0616E DATED JULY 4, 2011.
3) UTILITY INFORMATION PROVIDED BY CITY OF WORCESTER ENGINEERING DEPARTMENT AND UTILITY COMPANIES



Douglas W. Andrysick
3/22/24

BY	APP	DATE	ISSUE/REVISION	DESCRIPTION

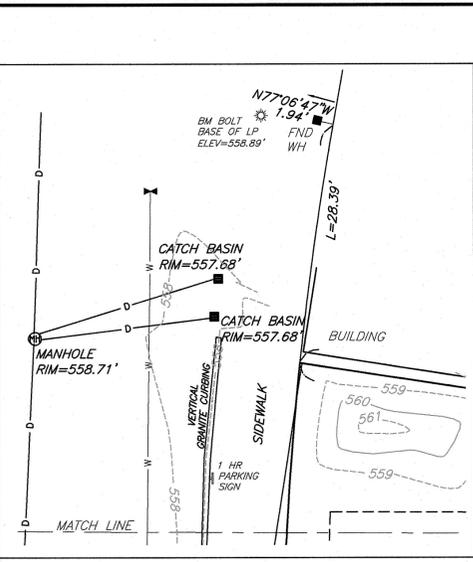
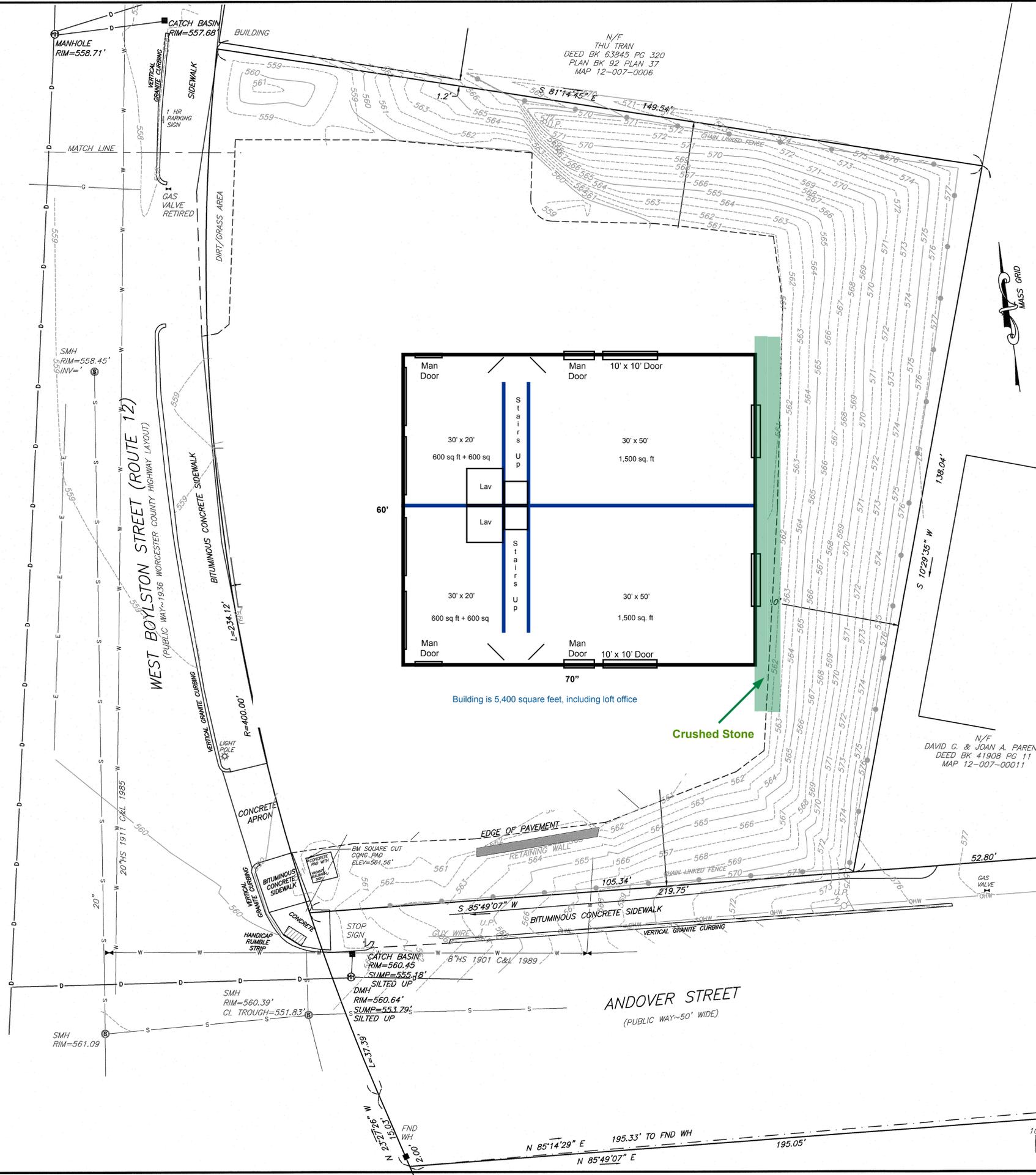
DATE: 03/21/24 DESIGN BY:
SCALE: 1" = 10' DRAWN BY: PMC
APPRVD. BY: DWA CHECK BY: DWA

PLAN OF LAND
IN
WORCESTER, MA

342 WEST BOYLSTON ST
WORCESTER, MA
MAP 177 PARCL 7

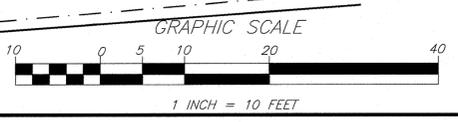
PREPARED FOR:
342 WEST BOYLSTON LLC
40 JACKSON STREET,
SUITE 100
WORCESTER, MA

DWG: 27639-BASE
LAYOUT: EC
SHEET: 1 OF 1
PROJECT NO.: 27639



LEGEND

---	PROPERTY LINE
---	574 1' CONTOUR MINOR
---	575 5' CONTOUR MAJOR
---	OHW OVERHEAD WIRES
---	GRANITE CURBING
S	SEWER LINE
D	DRAINAGE LINE
E	ELECTRIC LINE
G	GAS LINE
W	WATER LINE
---	EDGE OF PAVEMENT
---	CHAIN LINKED FENCE
---	FOUND WORCESTER HIGHWAY BOUND
☀	LIGHT POLE
⊙	UTILITY POLE
⊙	CATCH BASIN
⊙	DRAIN MANHOLE
⊙	SEWER MANHOLE
⊙	GAS/WATER VALVE
⊙	SIGN



N/F
THU TRAN
DEED BK 63845 PG 320
PLAN BK 92 PLAN 37
MAP 12-007-0006

N/F
DAVID C. & JOAN A. PARENT
DEED BK 41908 PG 11
MAP 12-007-00011

Building is 5,400 square feet, including loft office

Crushed Stone

ANDOVER STREET
(PUBLIC WAY-50' WIDE)

WEST BOYLSTON STREET (ROUTE 12)
(PUBLIC WAY-19.36 WORCESTER COUNTY HIGHWAY LAYOUT)