

SURVEYOR'S CERTIFICATE
 To BOTANY BAY CONSTRUCTION CO., INC. AND ITS SUCCESSORS AND ASSIGNS

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 8, 11(a), 11(b), 18, and 19, of Table A thereof. The field work was completed on _____
 Date of Plat or Map: _____

By: RONALD P. THUNBERG, P.L.S.
 Professional Land Surveyor
 Date: _____

LEGEND

- ECB EXISTING CATCH BASIN
- EMH EXISTING ELECTRIC CO. MANHOLE
- ECMH EXISTING COMBINED SEWER MANHOLE
- EDMH EXISTING DRAIN MANHOLE
- ESMH EXISTING SEWER MANHOLE
- OHW — EXISTING OVERHEAD WIRES
- ED — EXISTING DRAINAGE LINE
- ES — EXISTING SEWER LINE
- EW — EXISTING WATER LINE
- G — EXISTING GAS LINE
- E — EXISTING UNDERGROUND ELECTRIC LINE
- CATV & TEL- EXISTING UNDERGROUND CABLE & VERIZON LINE
- GG EXISTING GAS GATE VALVE
- WG EXISTING WATER GATE VALVE
- ⊙ UP #1 EXISTING UTILITY POLE

Certification is hereby made that the structure shown on this plan is not located within a Special Flood Hazard Area as delineated on the map of
 Community Panel No: 25027C0614E
 Effective/Revised Date: 07-04-2011
 By the U.S. Department of Housing and Urban Development, Federal Insurance Administration.

ZONING INFORMATION:
 ZONING DISTRICT - RG-5 (MULTI-FAMILY DWELLING, LOW RISE) REQUIRED

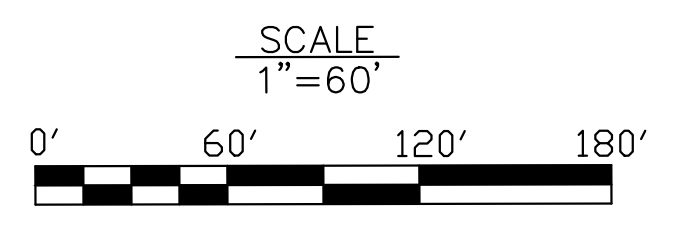
- MIN. LOT AREA 5,000 S.F. + 1,000 S.F. PER D.U.
- MIN. FRONTAGE 50' + 5' PER DU
- MIN. FRONT YARD 15'
- MIN. SIDE YARD 10'
- MIN. REAR YARD 15'
- MAX. BUILDING HEIGHT 50'
- MAX. IN STORIES 3+
- MAX. FLOOR TO AREA RATIO N/A

ZONING INFORMATION:
 ZONING DISTRICT - RS-7 (SINGLE FAMILY DETACHED)

- MIN. LOT AREA 7,000 S.F.
- MIN. FRONTAGE 65'
- MIN. FRONT YARD 20'
- MIN. SIDE YARD 8'
- MIN. REAR YARD 20'
- MAX. BUILDING HEIGHT 50'
- MAX. IN STORIES 2+
- MAX. FLOOR TO AREA RATIO N/A

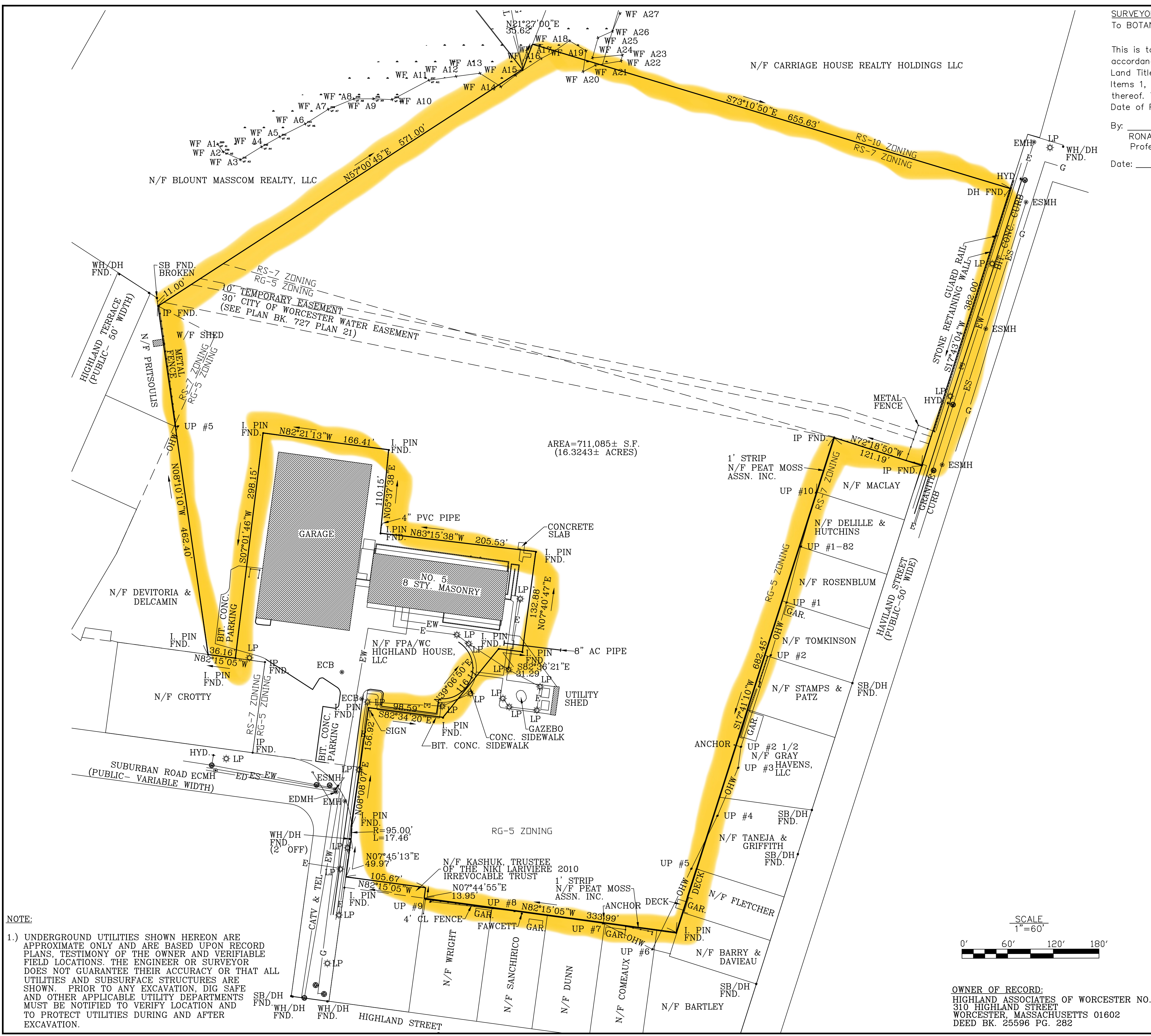
NOTES:

- 1.) DEED REFERENCE: DEED BK. 25596 PG. 282
- 2.) ASSESSOR'S REFERENCE: 43-011-0001B
- 3.) ZONING CLASSIFICATION: RG-5 & RS-7
- 4.) PLAN REFERENCE: PLAN BK. 266 PLAN 78
 PLAN BK. 743 PLAN 34
 PLAN BK. 615 PLAN 34
 PLAN BK. 944 PLAN 40
 PLAN BK. 211 PLAN 120
 PLAN BK. 317 PLAN 45
 PLAN BK. 381 PLAN 89
 PLAN BK. 692 PLAN 26
 PLAN BK. 727 PLAN 21
 PLAN BK. 133 PLAN 33
- 5.) ABUTTERS INFORMATION TAKEN FROM ASSESSORS RECORDS.
- 6.) THE LIMIT OF THE BORDERING VEGETATED WETLAND WAS DELINEATED BY ECOTEC INC.
- 7.) GROSS LAND AREA=711,085± S.F.



OWNER OF RECORD:
 HIGHLAND ASSOCIATES OF WORCESTER NO. 2
 310 HIGHLAND STREET
 WORCESTER, MASSACHUSETTS 01602
 DEED BK. 25596 PG. 282

DATE	ISSUE	REVISION	DESCRIPTION	APP.
ALTA/NSPS LAND TITLE SURVEY LOCATED IN WORCESTER, MASSACHUSETTS				
INC.				
FINLAY ENGINEERING SERVICES			DES.: JEF/DWN, JEF/CHK, RPT	
626 CHANDLER STREET WORCESTER, MASSACHUSETTS (508) 757-1595			SCALE: 1"=60' DATE: 06/30/23	
PLAN NUMBER 230010				SHEET 1 OF 1



NOTE:

- 1.) UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY AND ARE BASED UPON RECORD PLANS, TESTIMONY OF THE OWNER AND VERIFIABLE FIELD LOCATIONS. THE ENGINEER OR SURVEYOR DOES NOT GUARANTEE THEIR ACCURACY OR THAT ALL UTILITIES AND SUBSURFACE STRUCTURES ARE SHOWN. PRIOR TO ANY EXCAVATION, DIG SAFE AND OTHER APPLICABLE UTILITY DEPARTMENTS MUST BE NOTIFIED TO VERIFY LOCATION AND TO PROTECT UTILITIES DURING AND AFTER EXCAVATION.