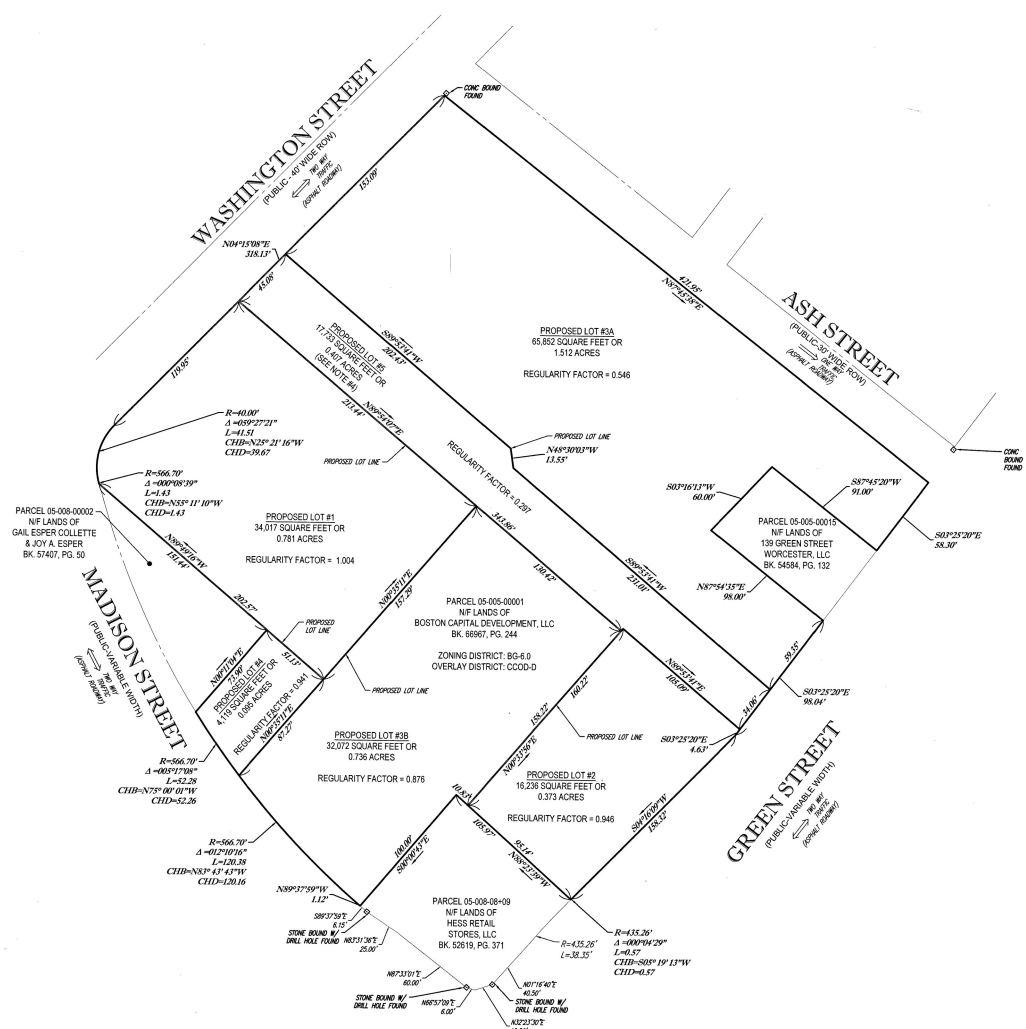
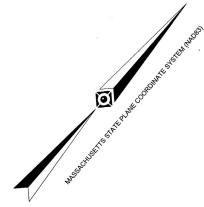
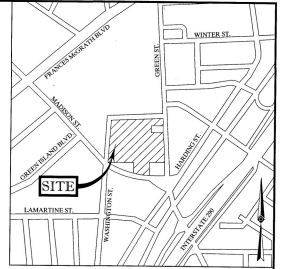


WORCESTER DISTRICT REGISTRY  
OF DEEDS, WORCESTER, MA  
PLAN BOOK 643 PLAN 91  
Received 4/27/22  
9 h 35 m 11 s  
Fee \$ 105.  
ATTEST: *Kathryn A. James*  
Register

FOR REGISTRY USE ONLY



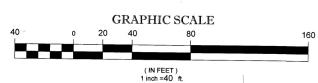
- NOTES:
- PROPERTY KNOWN AS PARCEL 05-005-0001 AS DEPICTED ON THE CITY OF WORCESTER, WORCESTER COUNTY, COMMONWEALTH OF MASSACHUSETTS G.I.S. MAPS.
  - AREA: EXISTING PARCEL 05-005-0001 = 170,029 SQUARE FEET OR 3.94 ACRES  
PROPOSED PARCEL 1 = 34,017 SQUARE FEET OR 0.781 ACRES  
PROPOSED PARCEL 2 = 16,238 SQUARE FEET OR 0.373 ACRES  
PROPOSED PARCEL 3 = 32,072 SQUARE FEET OR 0.736 ACRES  
PROPOSED PARCEL 4 = 65,882 SQUARE FEET OR 1.512 ACRES  
TOTAL = 170,029 SQUARE FEET OR 3.94 ACRES
  - THE PURPOSE OF THIS PLAN IS TO CREATE THE LOTS SHOWN HEREON FROM EXISTING PARCEL 05-005-0001.
  - PROPOSED PARCEL #4 IS A NON-BUILDABLE LOT, AND RESERVED FOR FUTURE ROADWAY PURPOSES.
  - SUBJECT PROPERTY IS LOCATED WHOLLY WITHIN THE COMMERCIAL CORRIDOR OVERLAY DISTRICT (COOD-0).

- REFERENCES:
- THE G.I.S. DATABASE OF THE CITY OF WORCESTER, WORCESTER COUNTY, COMMONWEALTH OF MASSACHUSETTS.
  - MAP ENTITLED "PLAN OF LAND IN WORCESTER" PREPARED BY ROBINSON ENGINEERING, INC., DATED DECEMBER, 1953, RECORDED WITH THE MASSACHUSETTS LAND REGISTRATION OFFICE AS L.L.C. #26484.
  - MAP ENTITLED "PLAN OF EASEMENTS OWNED BY THE CITY OF WORCESTER, WORCESTER, MASSACHUSETTS, WORCESTER COUNTY, SHOWING LOCATION OF EASEMENTS FOR THE PURPOSE OF RECONSTRUCTION MADISON, WASHINGTON, GREEN, HARRISON, HANCOCK, MILLBURY, ENDICOTT, SOSEL, ELLSWORTH, ARNOCK, ARBONNET, DAYVILLE, VERNON, AND OLD MILLBURY STREETS FOR THE CITY OF WORCESTER" PREPARED BY V.H.B. ASSOCIATES, INC., DATED JUNE 5, 2019, PROJECT NO. 6020, RECORDED WITH THE WORCESTER COUNTY REGISTRY OF DEEDS AS PLAN BOOK 643, PLAN 91.
  - MAP ENTITLED "IMPROVEMENTS TO COMBINE SEWERAGE SYSTEM, PLAN OF SEWER EASEMENTS, DRAINAGE CONDUIT, GROUNDWATER SO, TO GREEN AND TEMPLE STREET, ALONG WASHINGTON STREET AND MADISON, PREPARED BY CITY OF WORCESTER DEPARTMENT OF PUBLIC WORKS, DATED MAY, 1978, RECORDED WITH WORCESTER COUNTY REGISTRY OF DEEDS AS PLAN BOOK 476, PLAN 3.
  - WASHINGTON STREET LAYOUT PROVIDED BY CITY OF WORCESTER DEPARTMENT OF PUBLIC WORKS.
  - MADISON STREET LAYOUT PROVIDED BY CITY OF WORCESTER DEPARTMENT OF PUBLIC WORKS.
  - GREEN STREET LAYOUT PROVIDED BY CITY OF WORCESTER DEPARTMENT OF PUBLIC WORKS.
  - ASH STREET LAYOUT PROVIDED BY CITY OF WORCESTER DEPARTMENT OF PUBLIC WORKS.
  - MAP ENTITLED "BOUNDARY & LOCATION SURVEY, TABLE TALK PIES, INC., 153 GREEN STREET, PARCEL 05-005-0001, CITY OF WORCESTER, WORCESTER COUNTY, COMMONWEALTH OF MASSACHUSETTS," PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED SEPTEMBER 22, 2020.

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED  
CITY OF WORCESTER PLANNING BOARD

*[Signature]*  
DATE 4-7-2022

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 CITY OF WORCESTER ZONING BYLAW AND REGULATIONS.



THIS IS TO CONFIRM THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS. NO NEW RIGHT OF WAY LINES ARE BEING CREATED AND THOSE SHOWN ARE EXISTING AND ARE NOT BEING CHANGED OR ALTERED.

FIELD DATE 09-14-2020	APPROVAL NOT REQUIRED PLAN OF LAND BOSTON CAPITAL DEVELOPMENT, LLC
FIELD BOOK NO. 20-11 MA	153 GREEN STREET PARCEL 05-005-0001
FIELD BOOK PG. 64	CITY OF WORCESTER, WORCESTER COUNTY COMMONWEALTH OF MASSACHUSETTS
FIELD CREW L.J.D. T.H.A. R.J.K.	<b>CONTROL POINT ASSOCIATES, INC.</b> 332 LYNDEN STREET SOUTHBOROUGH, MA 01772 508-886-2000 • 508-886-3033 FAX
REVIEWED G.L.H.	APPROVED G.L.H.
DATE 4-4-2022	SCALE 1" = 40'
FILE NO. 03-200286	DWG NO. 1 OF 1

GERRY L. HOLDRIGHT, PLS  
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #46211

15-ESP