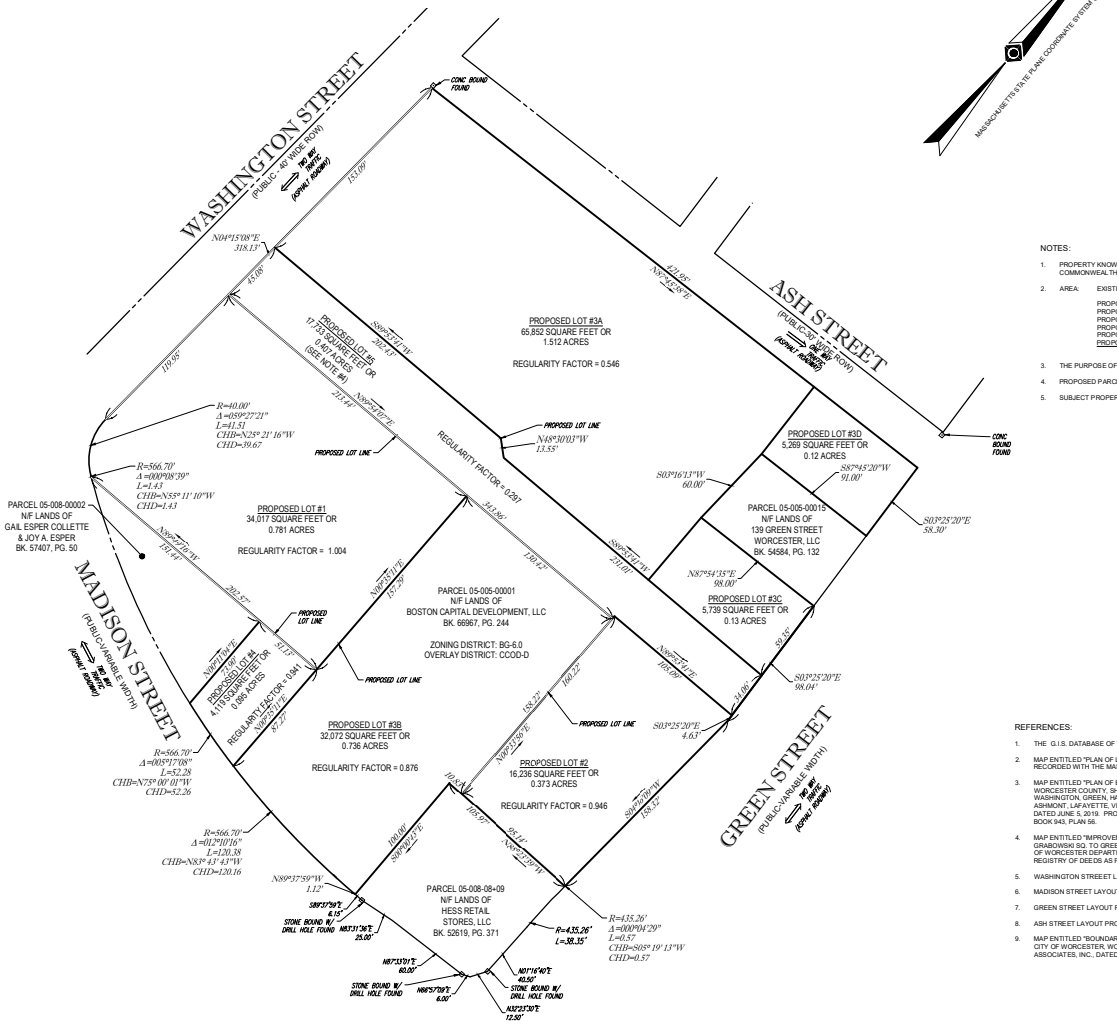

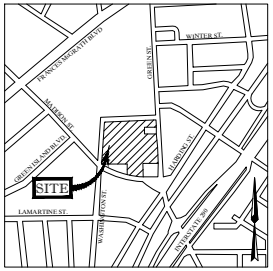

LOCUS MAP
© 2013 ESRI WORLD STREET MAPS

NOTES:

1. PROPERTY KNOWN AS PARCEL 05-005-00001 AS DEPICTED ON THE CITY OF WORCESTER, WORCESTER COUNTY, COMMONWEALTH OF MASSACHUSETTS G.I.S. MAPS.
2. AREA: EXISTING PARCEL 05-005-00001 = 170,029 SQUARE FEET OR 3.904 ACRES

   PROPOSED PARCEL 1 = 34,017 SQUARE FEET OR 0.781 ACRES
   PROPOSED PARCEL 2 = 16,236 SQUARE FEET OR 0.373 ACRES
   PROPOSED PARCEL 3A = 65,852 SQUARE FEET OR 1.512 ACRES
   PROPOSED PARCEL 3B = 32,072 SQUARE FEET OR 0.736 ACRES
   PROPOSED PARCEL 4 = 4,119 SQUARE FEET OR 0.095 ACRES
   PROPOSED PARCEL 5 = 17,733 SQUARE FEET OR 0.407 ACRES
   TOTAL = 170,029 SQUARE FEET OR 3.904 ACRES
3. THE PURPOSE OF THIS PLAN IS CREATE THE LOTS SHOWN HEREON FROM EXISTING PARCEL 05-005-0001.
4. PROPOSED PARCEL #5 IS A NON-BUILDABLE LOT, AND RESERVED FOR FUTURE ROADWAY PURPOSES.
5. SUBJECT PROPERTY IS LOCATED WHOLLY WITHIN THE COMMERCIAL CORRIDOR OVERLAY DISTRICT (CCOD-D).

REFERENCES:

1. THE G.I.S. DATABASE OF THE CITY OF WORCESTER, WORCESTER COUNTY, COMMONWEALTH OF MASSACHUSETTS.
2. MAP ENTITLED "PLAN OF LAND IN WORCESTER," PREPARED BY ROBINSON ENGINEERING, INC., DATED DECEMBER, 1953. RECORDED WITH THE MASSACHUSETTS LAND REGISTRATION OFFICE AS A.C. #25448A.
3. 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, HARDING, HARRISON, LAMARTINE, MILLBURY, ENDICOTT, SIGEL, ELLSWORTH, ARWICH, ASHMONT, LAFAYETTE, VERNON, AND OLD MILLBURY STREETS FOR THE CITY OF WORCESTER," PREPARED BY VHB, DATED JUNE 5, 2019. PROJECT NO. 609226, RECORDED WITH THE WORCESTER COUNTY REGISTRY OF DEEDS AS PLAN BOOK 943, PLAN 56.
4. MAP ENTITLED "IMPROVEMENTS TO COMBINE SEWERAGE SYSTEM, PLAN OF SEWER EASEMENTS, DRAINAGE CONDUIT, GRABOWSKI SQ. TO GREEN AND TEMPLE STREET, ALONG WASHINGTON STREET AND RAILROAD," PREPARED BY CITY OF WORCESTER DEPARTMENT OF PUBLIC WORKS, DATED MAY, 1978. RECORDED WITH WORCESTER COUNTY REGISTRY OF DEEDS AS PLAN BOOK 478, PLAN 3.
5. WASHINGTON STREEET LAYOUT PROVIDED BY CITY OF WORCESTER DEPARTMENT OF PUBLIC WORKS.
6. MADISON STREET LAYOUT PROVIDED BY CITY OF WORCESTER DEPARTMENT OF PUBLIC WORKS.
7. GREEN STREET LAYOUT PROVIDED BY CITY OF WORCESTER DEPARTMENT OF PUBLIC WORKS.
8. ASH STREET LAYOUT PROVIDED BY CITY OF WORCESTER DEPARTMENT OF PUBLIC WORKS.
9. MAP ENTITLED "BOUNDARY & LOCATION SURVEY, TABLE TALK PIES, INC., 153 GREEN STREET, PARCEL 05-005-0000.1, CITY OF WORCESTER, WORCESTER COUNTY, COMMONWEALTH OF MASSACHUSETTS," PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED SEPTEMBER 22, 2020.

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch =40 ft.

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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PROJECT No.: MAA2403356.00-0A
DRAWN BY: OCR
CHECKED BY: AJS / MMA
DATE: 11/12/2024
CAD I.D.: P-GNRE-PROP

PROJECT:

PROPOSED LOT LINE EXHIBIT

FOR

TREMONT DEVELOPMENT PARTNERS LLC

MAP: 5 | BLK: 5 | LOT:1
153 GREEN STREET
CITY OF WORCESTER
WORCESTER COUNTY
MASSACHUSETTS

BOHLER
352 TURNPIKE ROAD, 3rd FLOOR
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
www.BohlerEngineering.com

SHEET TITLE:

LOT LINE EXHIBIT

SHEET NUMBER:

1 of 1

ORG. DATE - 11/12/2024