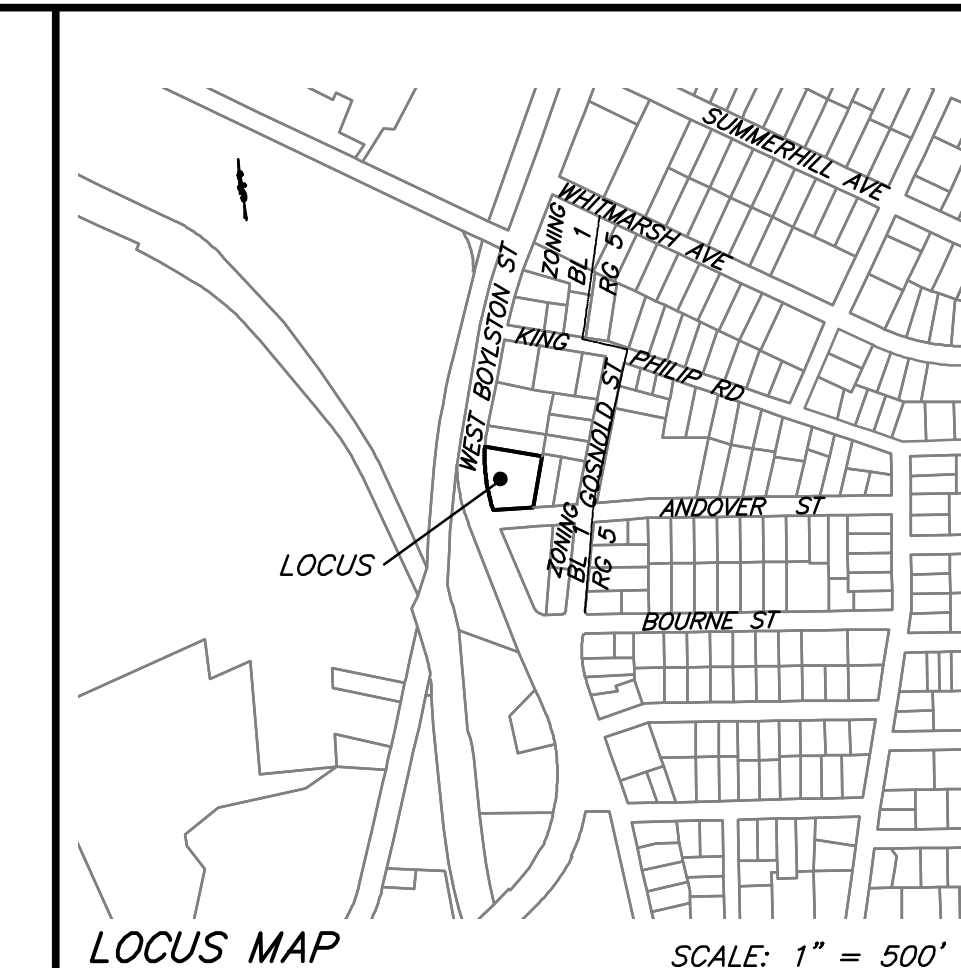


Civil Engineers  
Land Surveyors  
Wetland Specialists

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

BY	APP	DATE	ISSUE/REVISION	DESCRIPTION

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

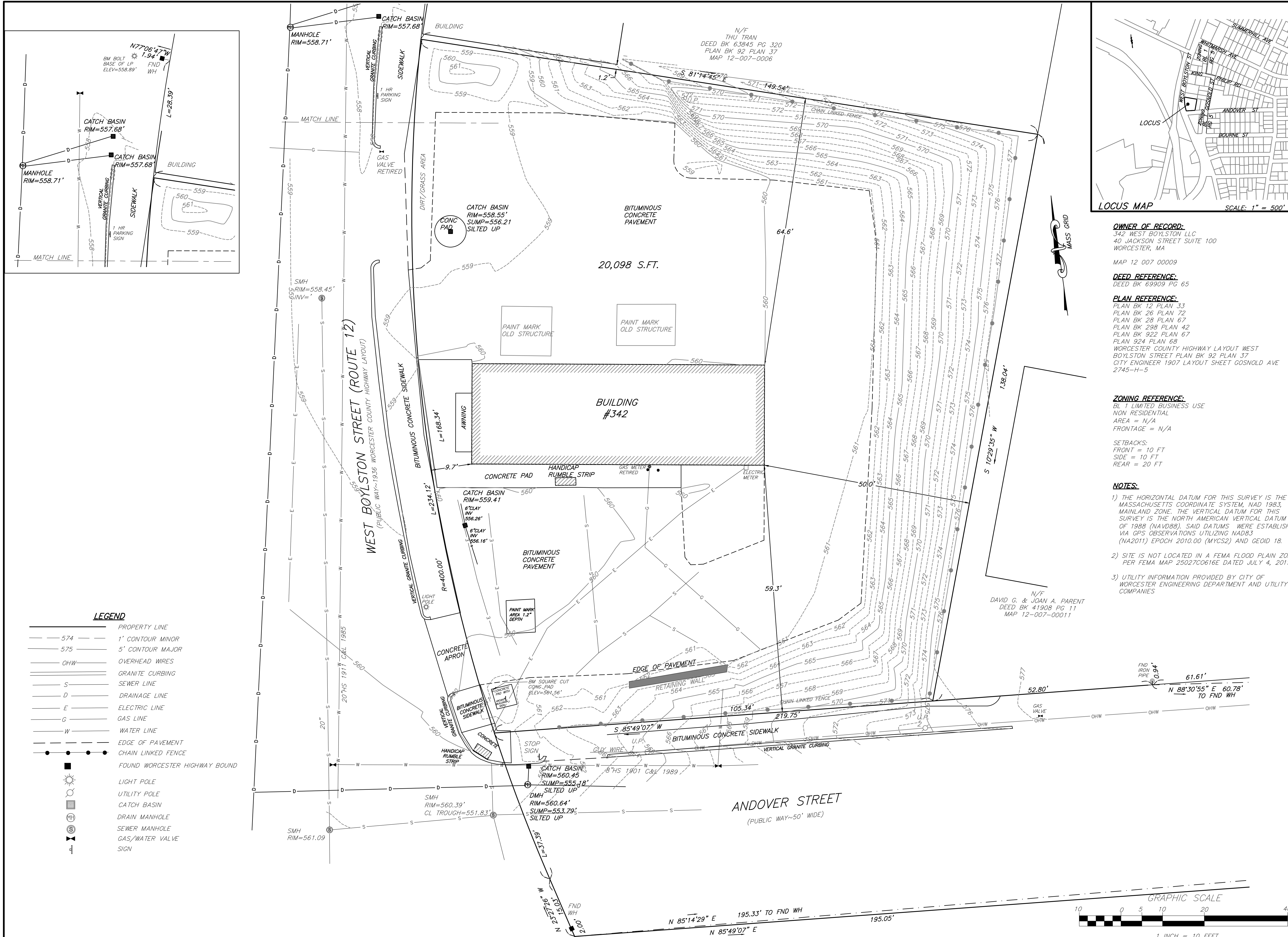
PLAN OF LAND  
IN  
WORCESTER, MA

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

