

FOR REGISTRY USE

MAP 58 LOT 53  
N/F AUBURN SPORTSMAN'S CLUB, INC.  
BOOK 2978 PAGE 309

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N/F AUBURN SPORTSMAN'S CLUB, INC.  
BOOK 2978 PAGE 309

PLAN BOOK 405 PLAN 81



MAP 64 LOT 05  
N/F SARI L. BITTICKS  
BOOK 14775 PAGE 308

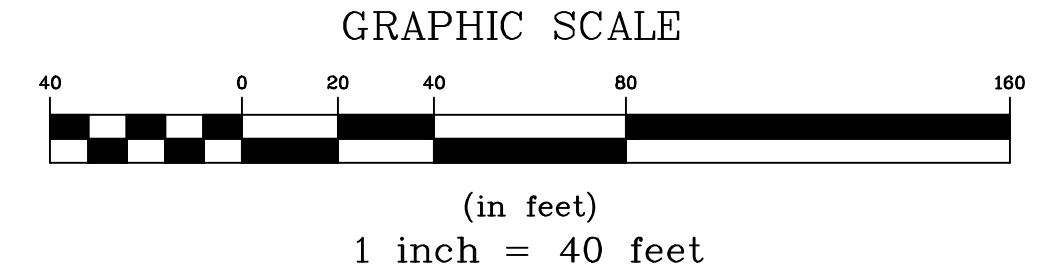
MAP 64 LOT 06  
N/F RICHARD BOUNDS  
BOOK 54180 PAGE 272

MAP 64 LOT 09  
N/F MAY M. HARTER  
& LEO PAUL VAUTOUR  
BOOK 55564 PAGE 22

ELM STREET (PUBLIC - VARIABLE WIDTH)

- NOTES:
- THIS PLAN WAS PREPARED FROM AN ON THE GROUND INSTRUMENT SURVEY CONDUCTED BY SPATIALDATA & DESIGN ON MARCH 2, 2017.
  - SEE DECISION BY THE TOWN OF AUBURN SPECIAL PERMIT-HAMMERHEAD LOT RECORDED AT THE WORCESTER COUNTY REGISTRY OF DEEDS IN BOOK 58270 PAGE 167.

- PLAN REFERENCES:
- PLAN OF PROPERTY OWNED BY HENRY H. SUNDEEN & CAROLE E. SUNDEEN ELM STREET, AUBURN PLAN BOOK 405 PLAN 81
  - PLAN OF LAND ABBIE L. AND JAMES H WILEY PLAN BOOK 264 PLAN 104



APPROVAL BY THE TOWN OF AUBURN PLANNING BOARD

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BEING A MAJORITY DATE

PLANNING BOARD ENDORSEMENT DOES NOT NECESSARILY MEAN THAT THIS PLAN CONFORMS TO THE CURRENT ZONING REQUIREMENTS

OWNERS OF RECORD:

ESTATE OF HENRY H. & CAROLE E. SUNDEEN  
TRUSTEES OF THE ELM STREET REALTY TRUST  
103 ELM STREET  
AUBURN, MA 01501

LOT 1

$$\text{Regularity} = \frac{16 \times \text{Area}}{\text{Perimeter}^2}$$

$$= \frac{16 \times 42,656 \text{ Sq.Ft.}}{829.15^2}$$

$$= 1.0$$

LOT 2

$$\text{Regularity} = \frac{16 \times \text{Area}}{\text{Perimeter}^2}$$

$$= \frac{16 \times 66,648 \text{ Sq.Ft.}}{1551.45^2}$$

$$= 0.44$$

LOT 3

$$\text{Regularity} = \frac{16 \times \text{Area}}{\text{Perimeter}^2}$$

$$= \frac{16 \times 69,971 \text{ Sq.Ft.}}{1487.61^2}$$

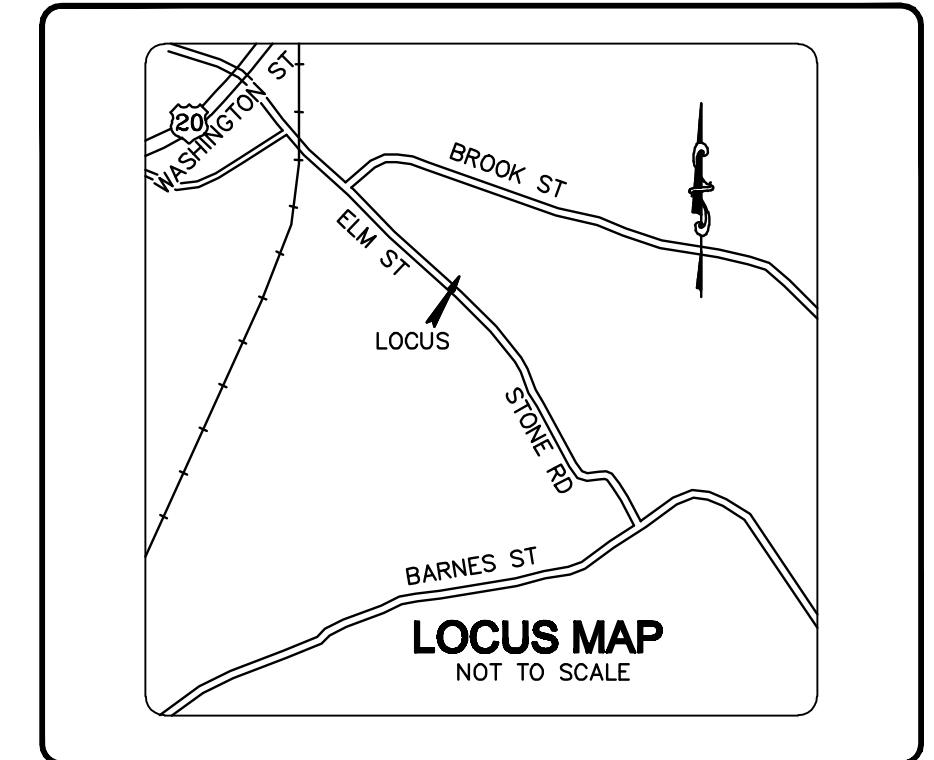
$$= 0.50$$

TOWN OF AUBURN ZONING  
RESIDENCE DISTRICT RC(1)  
PERMITTED DIMENSIONS

MINIMUM AREA	40,000 SF
MINIMUM FRONTAGE	160
MINIMUM FRONT SETBACK	40
MINIMUM SIDE SETBACK	20
MINIMUM REAR SETBACK	20

ZONING LAST AMENDED MAY 2017

SUBJECT PROPERTY FALLS WITHIN THE AQUIFER AND WATERSHED PROTECTION OVERLAY DISTRICT ZONE III RECHARGE AREA



THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TOWN OF AUBURN ASSESSORS MAP 64 LOT 4 AS SHOWN ON A PLAN OF LAND RECORDED AT THE WORCESTER COUNTY REGISTRY OF DEEDS IN PLAN BOOK 450 PLAN 81 AND PLAN BOOK 264 PLAN 104 (SEE PLAN REFERENCES) INTO 3 SEPARATE LOTS SHOWN HEREON AS LOTS 1, 2 AND 3.

THE LAND SHOWN HEREON IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, RESERVATIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY A FULL EXAMINATIONS OF THE TITLE.

I DECLARE, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

BY: \_\_\_\_\_  
REGISTERED PROFESSIONAL LAND SURVEYOR  
MASSACHUSETTS REGISTRATION NUMBER 37047

**SDD**

Spatial DATA & Design

99 MAIN STREET  
MILLBURY, MA 01527  
PHONE (508) 277-6735  
www.sddteam.com

ANR Plan of Land

Prepared for: Estate of Henry H. & Carole E. Sundeen

103 Elm Street  
Auburn, Massachusetts

CIVIL SITE ENGINEERING, LLC  
80 MAPLE STREET  
DOUGLAS, MA 01516  
508-476-0011

No.	Revision	Date	App.
Designed By:	Drawn by:	DRP	Checked by: RFG
Scale: 1"=40'		Date: December 29, 2017	