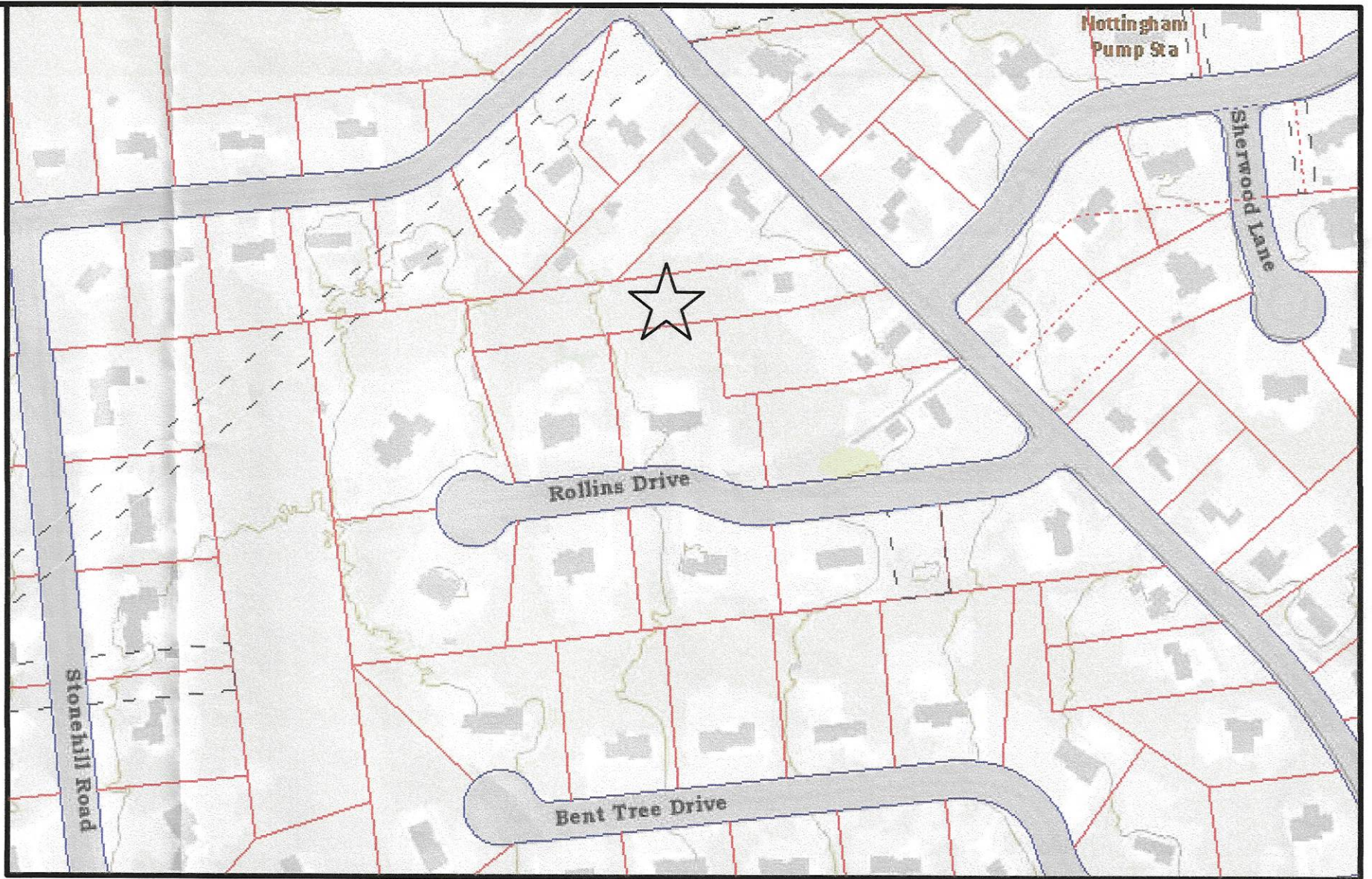
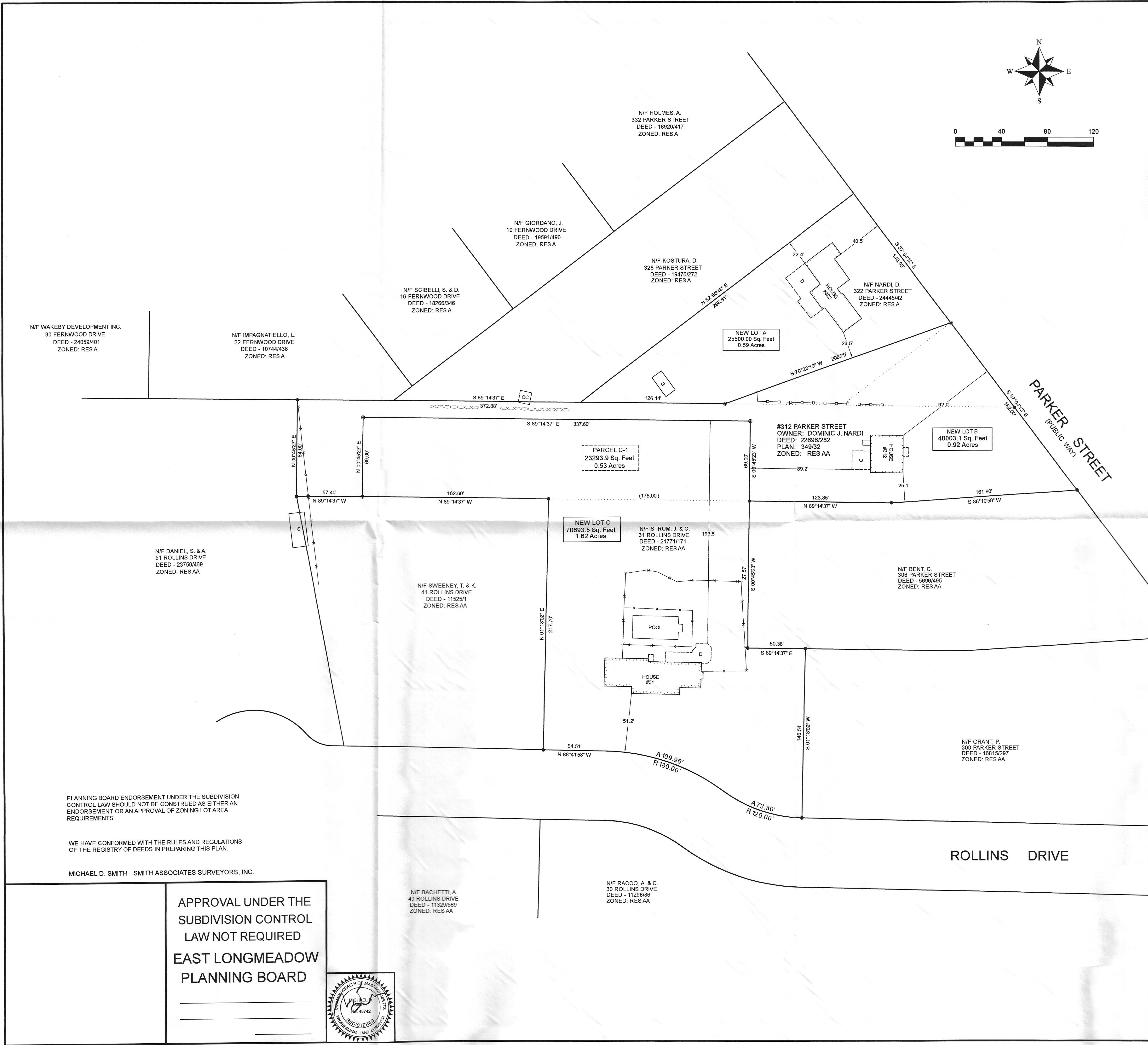




- NOTES:
- 1) LOCUS DEED REFERENCE = 22696 / 282 (#312), 24445 / 42 (#322), 21771 / 171 (#31)
  - 2) LOCUS PLAN REFERENCE = 308 / 20, 349 / 32
  - 3) PROPERTY IS LOCATED IN THE RA & RAA ZONES PER THE EAST LONGMEADOW GIS.
  - 4) THE PURPOSE OF THIS PLAN IS TO CONVEY PARCEL C-1 FROM NARDI TO STURM TO CREATE NEW PARCEL C, AND TO RECONFIGURE LAND OF NARDI TO CREATE NEW PARCELS A & B AS SHOWN.
  - 5) THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE REPORT AND THE PROPERTY IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS, RESERVATIONS OR ENCUMBRANCES THAT ONE MAY DISCLOSE.
  - 6) ENDORSEMENT BY THE PLANNING BOARD DOES NOT NECESSARILY CONSTITUTE A BUILDING LOT. NO DETERMINATION OF COMPLIANCE WITH ZONING REQUIREMENTS IS MADE THROUGH ENDORSEMENT. PLANNING BOARD ENDORSEMENT UNDER THE SUBDIVISION CONTROL LAW SHOULD NOT BE CONSTRUED AS APPROVAL OF ZONING LOT AREA REQUIREMENTS.

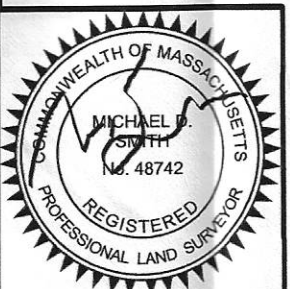
● = IRON PIN FOUND  
○ = IRON PIN TO BE SET

PLANNING BOARD ENDORSEMENT UNDER THE SUBDIVISION CONTROL LAW SHOULD NOT BE CONSTRUED AS EITHER AN ENDORSEMENT OR AN APPROVAL OF ZONING LOT AREA REQUIREMENTS.

WE HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS IN PREPARING THIS PLAN.

MICHAEL D. SMITH - SMITH ASSOCIATES SURVEYORS, INC.

APPROVAL UNDER THE  
SUBDIVISION CONTROL  
LAW NOT REQUIRED  
EAST LONGMEADOW  
PLANNING BOARD



N/F BACHETTI, A.  
40 ROLLINS DRIVE  
DEED - 11329/569  
ZONED: RES AA

N/F RACCO, A. & C.  
30 ROLLINS DRIVE  
DEED - 11298/66  
ZONED: RES AA

N/F GRANT, P.  
300 PARKER STREET  
DEED - 16815/297  
ZONED: RES AA

N/F BENT, C.  
306 PARKER STREET  
DEED - 5896/496  
ZONED: RES AA

N/F STRUM, J. & C.  
31 ROLLINS DRIVE  
DEED - 21771/171  
ZONED: RES AA

#312 PARKER STREET  
OWNER: DOMINIC J. NARDI  
DEED: 22696/282  
PLAN: 349/32  
ZONED: RES AA

NEW LOT B  
40003.1 Sq. Feet  
0.92 Acres

NEW LOT C  
70693.5 Sq. Feet  
1.62 Acres

PARCEL C-1  
23293.9 Sq. Feet  
0.53 Acres

NEW LOT A  
25500.00 Sq. Feet  
0.59 Acres

### PLAN OF LAND

312 PARKER STREET  
322 PARKER STREET  
31 ROLLINS DRIVE  
EAST LONGMEADOW, MA

OWNED BY

DOMINIC J. NARDI

AND

JEFFREY W. & CHRISTINA M STURM

DATE: DECEMBER 5, 2023

SCALE: 1" = 40'

SMITH ASSOCIATES  
SURVEYORS, INC.

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