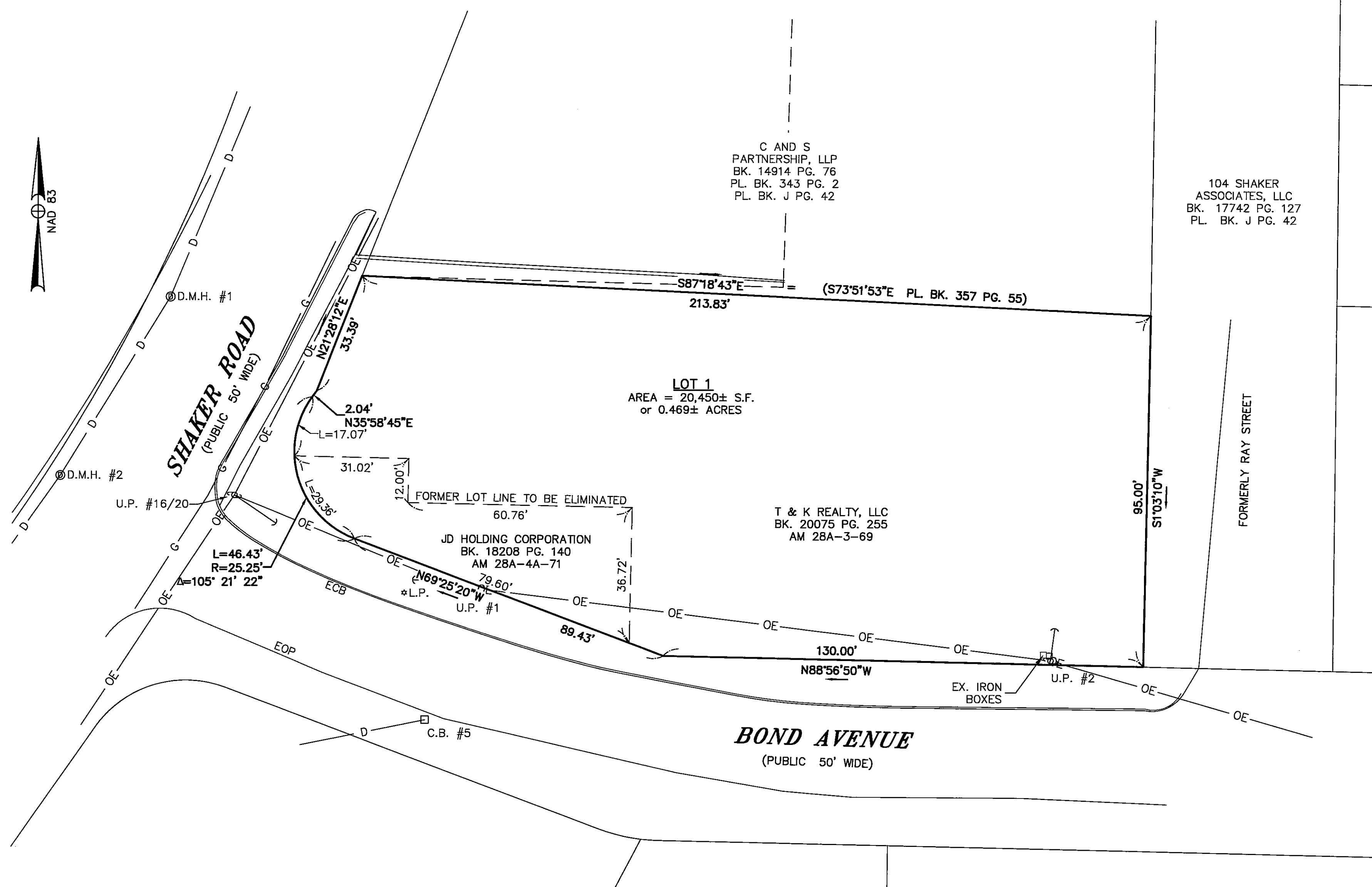


LOCUS MAP
SCALE: 1"= 500'

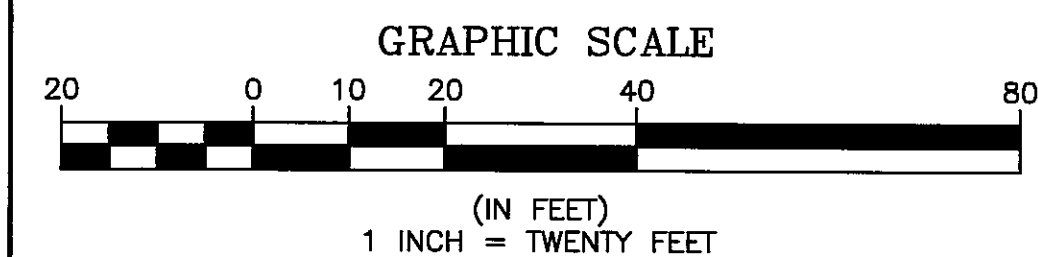
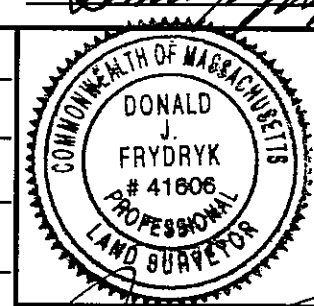
**LEGEND**

- ⊙ D.M.H. DRAIN MANHOLE
□ C.B. CATCH BASIN
— UTILITY POLE W/GUY
⊙ U.P. UTILITY POLE
☆ L.P. LIGHTPOST

- PROPERTY LINE
ABUTTER LINE
EDGE OF PAVEMENT
BITUMINOUS BERM
STORM DRAIN
UNDERGROUND ELECTRIC
GAS LINE
OVERHEAD ELECTRIC
AM = ASSESSOR MAP AND LOT

I CERTIFY THAT THIS PLAN HAS BEEN
PREPARED IN CONFORMITY WITH THE
RULES AND REGULATIONS OF THE
REGISTERS OF DEEDS OF THE
COMMONWEALTH OF MASSACHUSETTS.

Donald J. Frydryk DATE: 10/18/18



NO.	DATE	BY	REVISIONS
1	10/18/18	DJF	TITLE BLOCK REVISED PER PLANNING DIRECTOR COMMENTS

SHERMAN & FRYDRYK, LLC
Land Surveying and Engineering
3 Converse Street, Suite 203
Palmer, MA 01069

FIELD WORK: PWS/BJP
COMPS: KJM
DRAFTING: KJM
CHECKED: TRF
APPROVED: DJF

SCALE:

HORZ: 1"=20'

VERT: N/A

DATE: 09/20/2018

LOT CONSOLIDATION PLAN

APPROVAL NOT REQUIRED (ANR)
PLAN OF LAND FOR
SHAKER ROAD AND BOND AVENUE IN
EAST LONGMEADOW, MA 01028
PREPARED FOR
VENTRY PROPERTIES, LLC (APPLICANT)

PROJECT NUMBER
18035

SHEET NUMBER
1 OF 1

Hampton County Registry of Deeds
Rec'd 11/20/18 at 1:04 PM
Recorded in Book
of Plans 384 Page 84
Attest:
Kelly Carney
Register

FOR REGISTRY USE

SUBDIVISION APPROVAL NOT REQUIRED
UNDER SUBDIVISION CONTROL LAW.
EAST LONGMEADOW PLANNING BOARD
DATE:

10/18

NO DETERMINATION OF COMPLIANCE
WITH ZONING REQUIREMENTS HAS BEEN
MADE OR INTENDED.
ENDORSEMENT BY THE BOARD DOES
NOT NECESSARILY CONSTITUTE A
BUILDING LOT.
THIS PLAN IS BASED ON AN ACTUAL
EXISTING CONDITIONS SURVEY DONE ON
APRIL 20, 2018 BY THIS OFFICE.

NOTES:

- OWNER:
T & K REALTY, LLC
105 HILLSIDE DRIVE
EAST LONGMEADOW, MA 01028

OWNER:
JD HOLDING CORPORATION
58 BOND AVENUE
EAST LONGMEADOW, MA 01028

APPLICANT:
VENTRY PROPERTIES, LLC
73 CHESTNUT STREET
SPRINGFIELD, MA 01103
- PLAN REFERENCE: PL. BK. 357 PG. 55
- TOGETHER WITH AND SUBJECT TO EASEMENT RIGHTS TO
MASSACHUSETTS ELECTRIC COMPANY AND NEW ENGLAND
TELEPHONE AND TELEGRAPH COMPANY, SEE BK. 3046 PG. 469
AND LAND COURT DOCUMENT 33016
- THIS PLAN HAS BEEN PREPARED TO CONSOLIDATE EXISTING
RECORD PARCELS OF LAND AS SHOWN ON PL. BK. 357
PG. 55 TO CREATE ONE CONTIGUOUS PARCEL OF OWNERSHIP,
SHOWN AS LOT 1 ON THIS PLAN.
THIS IS NOT THE RESULTS OF A FULL PROPERTY SURVEY.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A
TITLE REPORT AND IS SUBJECT TO ANY RESTRICTIONS AND
ENCUMBRANCES THAT SUCH A REPORT MAY REVEAL.
- LAND IS ZONED BUSINESS DISTRICT
- BUILDING SETBACKS:
FRONT YARD: 25 FEET
SIDE YARD: 0 FEET
REAR YARD: 0 FEET