

Worcester District Registry of Deeds - 20/20 Perfect Vision i2 Document Detail Report

Current datetime: 4/17/2023 7:51:44 PM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
21369	PLANS		00966/19	08/30/2022	
Property-Street Address and/or Description					
WALNUT ST, SCHOOL ST, LYNDE ST					
Grantors					
GARDER CITY					
Grantees					
References-Book/Pg Description Recorded Year					
Registered Land Certificate(s)-Cert# Book/Pg					

PLAN OF LAND
 PREPARED FOR
THE CITY OF GARDNER

(OWNER)
GARDNER, MA
 JULY 27, 2022 SZOC SURVEYORS
 66 PARKER ST., SUITE #3, GARDNER, MA
 TEL: 978-632-0233 FAX: 978-630-1548

FOR REGISTRY USE ONLY

WORCESTER DISTRICT REGISTRY
 OF DEEDS-WORCESTER, MA
 PLAN BOOK 966 PLAN 19
 Received 8/30/22
1 h 19 m P M
 Sheet 1 of 1
 Fee \$105
 ATTEST: Kathryn A. Torrey
 Registrar

I CERTIFY THAT THIS PLAN
 CONFORMS TO THE RULES AND
 REGULATIONS OF THE REGISTERS
 OF DEEDS OF THE COMMONWEALTH
 OF MASSACHUSETTS. B.M. Szoc



7-27-22
Brian M. Szoc

NOTES:

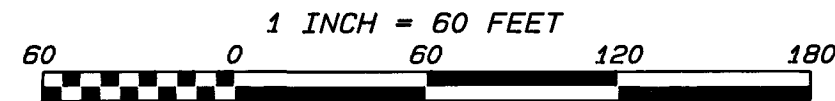
- 1) THERE IS AVAILABLE DRAINAGE IN SCHOOL STREET AT LOCUS.
- 2) SCHOOL STREET IS A PUBLIC STREET PAVED ABOUT 37 FEET IN WIDTH.
- 3) THERE ARE NO FLOODPLAINS LOCATED ON THIS PROPERTY.

ZONING DISTRICT:
 GENERAL RESIDENTIAL (R3)

AREA: 8,000 S.F.
 FRONTAGE: 75 FEET
 FRONT SET BACK: 20 FEET
 SIDE SET BACK: 10 FEET
 REAR SET BACK: 20 FEET

OWNER OF RECORD:
 THE CITY OF GARDNER
 (BOOK 591, PAGE 485)
 (BOOK 1964, PAGE 194)
 (BOOK 1964, PAGE 301)

NO DETERMINATION AS TO THE
 COMPLIANCE WITH ZONING
 REQUIREMENTS HAS BEEN MADE
 OR INTENDED.

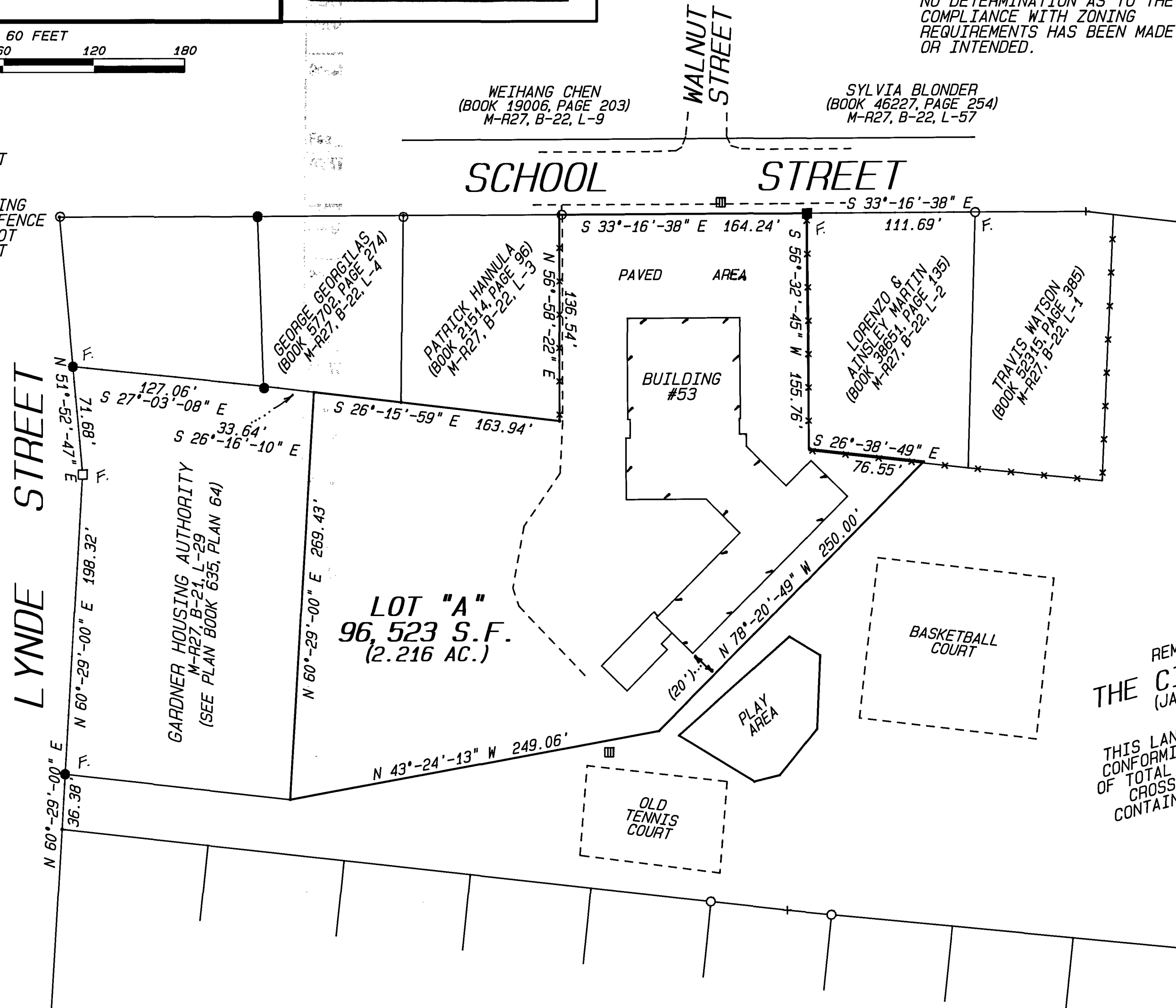
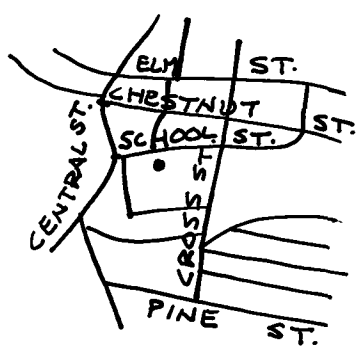


- LEGEND:**
- IRON PIN
 - IRON PIPE
 - GRANITE POST
 - STONE BOUND
 - ▣ CATCH BASIN
 - - - - - EDGE OF PAVING
 - * * * * * CHAIL LINK FENCE
 - M, B, L MAP, BLOCK, LOT
 - F./S. FOUND OR SET

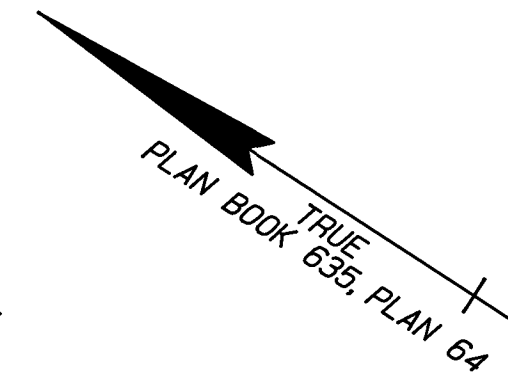
**CITY OF GARDNER
 PLANNING BOARD**
 APPROVAL OF PLAN UNDER
 THE SUBDIVISION CONTROL
 LAW IS NOT REQUIRED.

DATE: 8/16/22
 BY: [Signature]
 BEING THE AUTHORIZED AGENT
 GARDNER CITY ENGINEER

LOCUS PLAN 1"=2000'



REMAINING LAND OF
THE CITY OF GARDNER
 (JACKSON PLAYGROUND)
 M-R27, B-22, L-12
 THIS LAND DOES NOT CREATE A NON-
 CONFORMING LOT. IT HAS ABOUT 800'
 OF TOTAL FRONTAGE ON SCHOOL STREET,
 CROSS STREET, & LYNDE STREET.
 CONTAINS ABOUT 4.4 ACRES IN AREA.



91-009