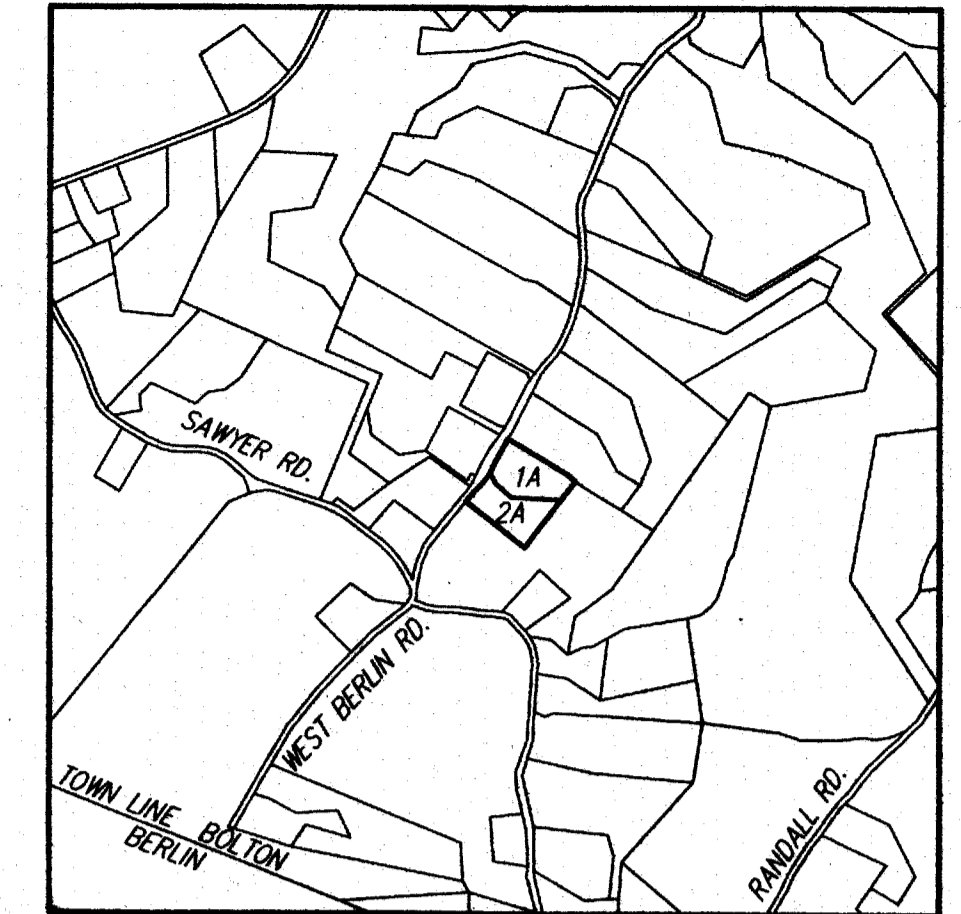
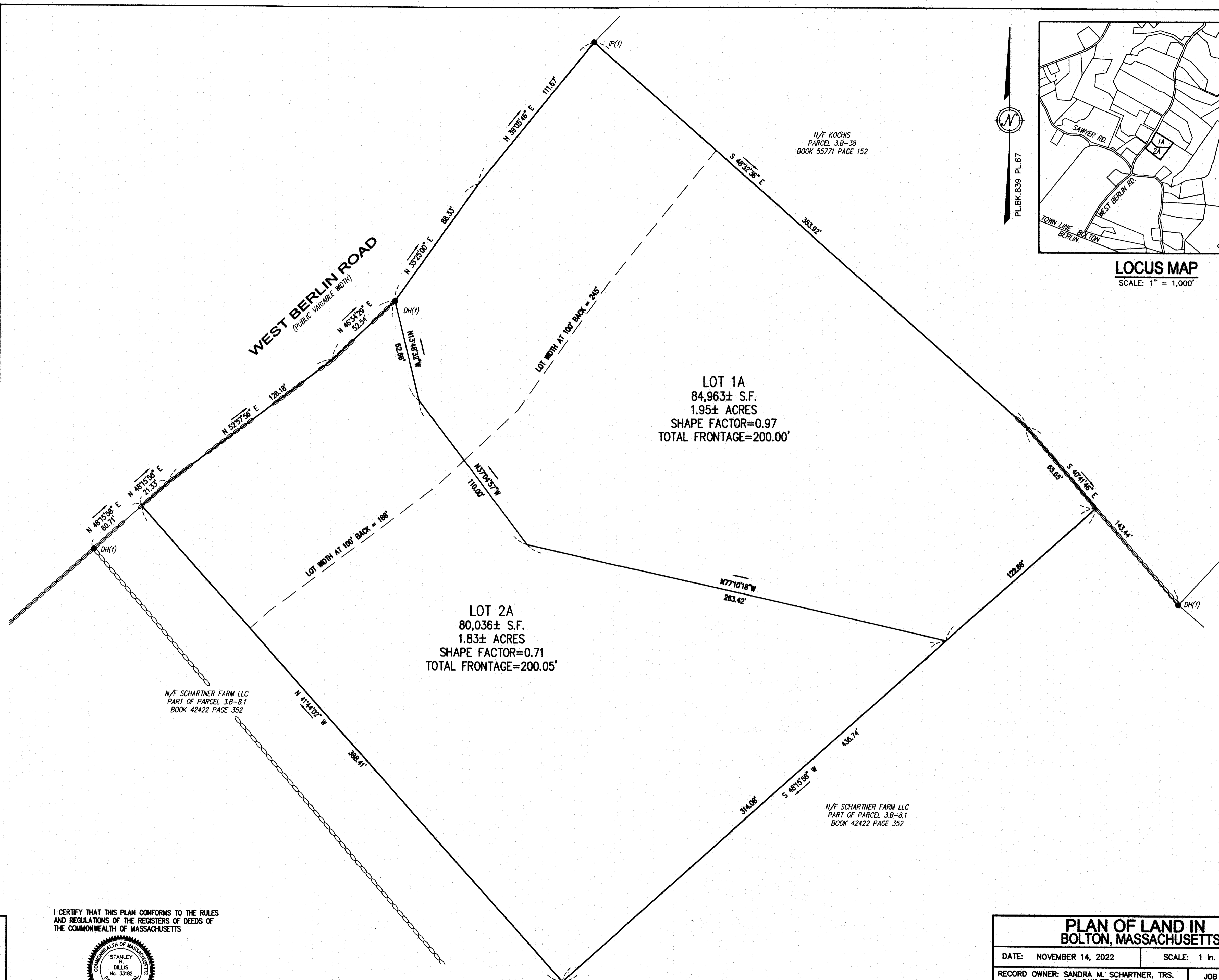




SITE MAP
SCALE: 1" = 200'



LOCUS MAP
SCALE: 1" = 1,000'

RECORD OWNERS:
SANDRA M. SCHARNTNER, TRUSTEE
196 SAWYER ROAD
BOLTON, MA. 01740

APPLICANT:
ROBERT SCHARNTNER
196 SAWYER ROAD
BOLTON, MA. 01740

DEED REFERENCES:
BOOK 48878 PAGE 183
BOOK 24695 PAGE 254

PLAN REFERENCES:
PLAN PREPARED FOR HENRY J. SCHARNTNER
DATED MAY 13, 1974, PREPARED BY CLYDE
R. WHEELER AND ENDORSED BY THE BOLTON
PLANNING BOARD JUNE 3, 1974.

PLAN BOOK 430 PLAN 23
PLAN BOOK 476 PLAN 85
PLAN BOOK 643 PLAN 50
PLAN BOOK 839 PLAN 67

ASSESSORS MAP: 38 PARCEL 92

ZONING DISTRICT:
RESIDENTIAL

MINIMUM LOT AREA 80,000 S.F.
MINIMUM LOT FRONTAGE - 200 FT.
MINIMUM LOT WIDTH - 150 FT.
FRONT YARD SETBACK - 50 FT.
SIDE YARD SETBACK - 20 FT.
REAR YARD SETBACK - 20 FT.

THE INTENT OF THIS PLAN IS TO CREATE LOT 1A AND LOT 2A FROM EXISTING LOT 1 PLAN BOOK 839 PLAN 67.

THE SITE IS SUBJECT TO A FOSPRD SPECIAL PERMIT RECORDED IN WORCESTER REGISTRY OF DEEDS 38534 PAGE 91.

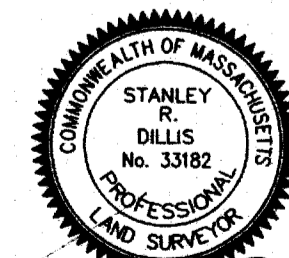
THIS ENDORSEMENT OF THE PLANNING BOARD SHOULD NOT BE CONSTRUED TO BE A DETERMINATION OF CONFORMANCE WITH ZONING REGULATIONS.

RESERVED FOR REGISTRY USE

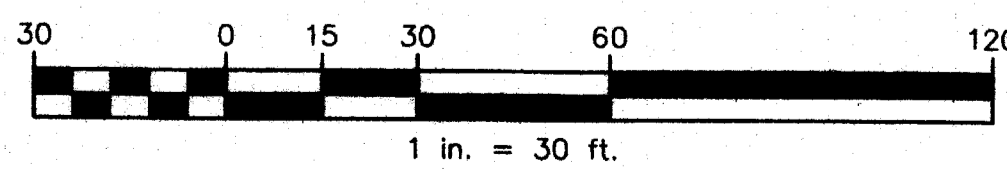
APPROVAL NOT REQUIRED UNDER
THE SUBDIVISION CONTROL LAW
BOLTON PLANNING BOARD

DATE: _____

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



Stanley E. Dillis
PROFESSIONAL LAND SURVEYOR DATE 11/14/22



LEGEND

DH(F) ● DRILL HOLE FOUND
IR(F) ○ IRON ROD FOUND

**PLAN OF LAND IN
BOLTON, MASSACHUSETTS**

DATE: NOVEMBER 14, 2022 SCALE: 1 in. = 30 ft.

RECORD OWNER: SANDRA M. SCHARNTNER, TRS. JOB NO. 3656
196 SAWYER ROAD
BOLTON, MA. 01740 DWG. NO. 3656-ANR

DILLIS & ROY
CIVIL DESIGN GROUP

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LUNENBURG, MA 01462 www.dillisonroy.com
SHEET 1 OF 1