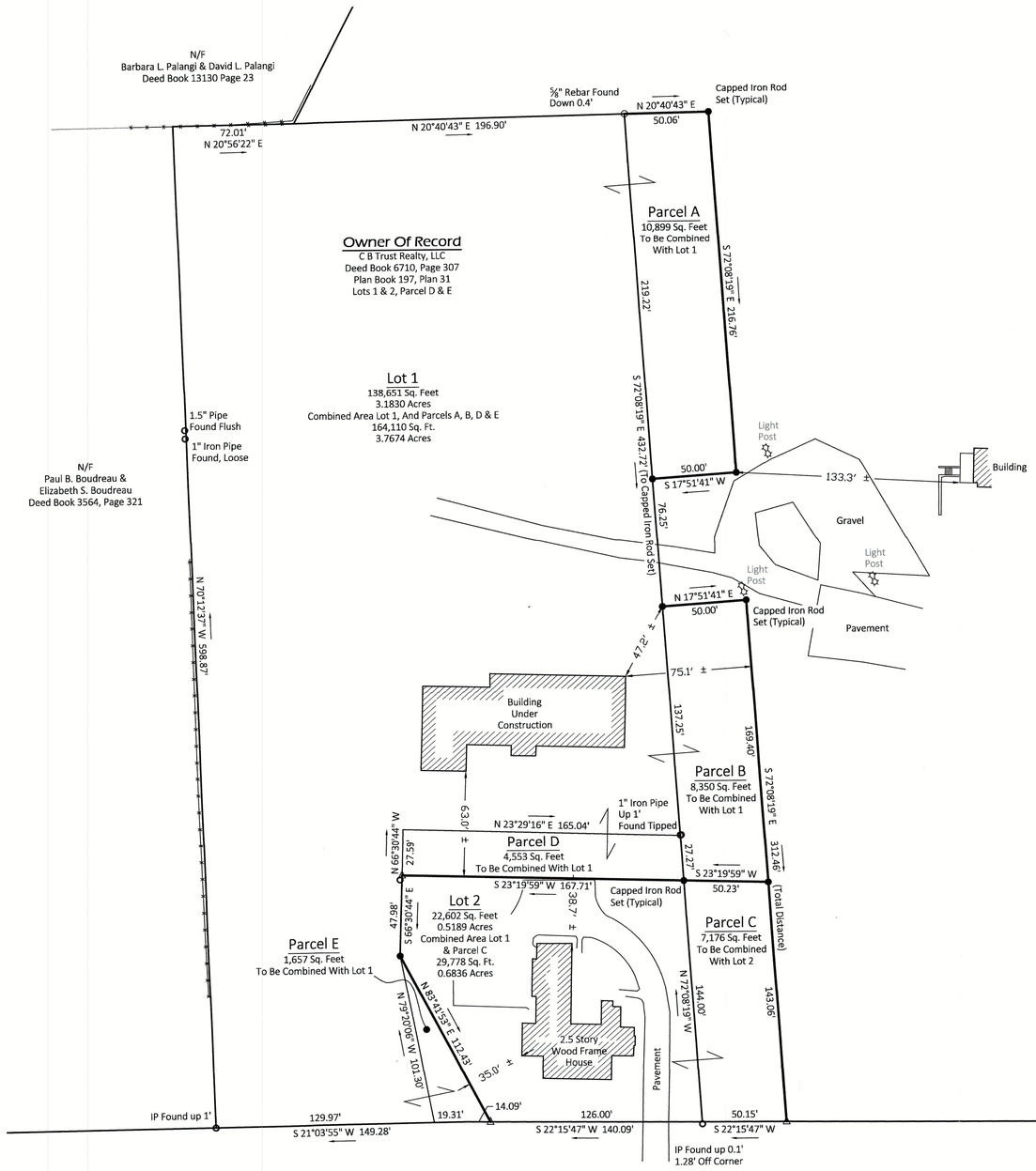
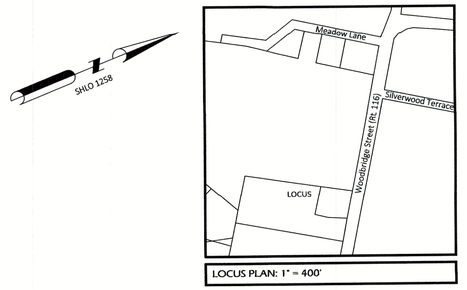
© Copyright The Berkshire Design Group, Inc.



Woodbridge Street (Route 116)
Public Right Of Way (Variable Width)
State Highway Layout 1258
Discontinued (State Highway Layout 8033)



Town of South Hadley, Massachusetts Planning Board

Approval Not Required Under Subdivision Control Laws

Date: _____

A Planning Board's Endorsement Is Not A Determination
That Any Lot Delineated Hereon Is A Buildable Lot.

Owner Of Record
Berkshire Hills Music Academy, Inc
Deed Book 6023, Page 27
Plan Book 187, Plan 113
Lot 3, Parcel A, B, & C

Lot 3
(Remaining Land)
48.784 Acres

N/F
Jason Szafranowicz &
Margaret Lupa Wloch
Deed Book 12691, Page 266

Gun Barrel Found
Up 0.1"

N/F
Tara K. Fitpatrick
Deed Book 6277, Page 153

IP Found Up 0.3"
2.94" From Corner

N 22°15'47" E 587.86'

New Parcel Notes:

1. Parcel A, B, C, D, and E Are Not To Be Considered Separate Building Lots
2. Parcel A, B, and C Are From Land Of Berkshire Hills Music Academy, Inc.
3. Parcel D and E Are From Land Of C B Trust Realty, LLC, Being A Portion Of Lot 1 As Shown In Plan Book 197, Page 31
4. All Parcels Are To Be Combined As Shown To Form Undivided Building Lots.

Residence A-1 Zoning District

Minimum Lot Area (sq. ft)	22,500
Minimum Lot Frontage (ft)	125/a
Minimum Setback (ft)	Front 40/b
	Side 20/c
	Rear 25

Notes

1. The Record Conditions And Boundary Retracement Survey Depicted Hereon Was Obtained By A Field Survey Between 2015 and August 31, 2021, By The Berkshire Design Group, Inc.

2. The Purpose Of This Plan Is To Provide A Plan Illustrating This Surveyors Interpretation Of Constructed Improvements, Natural Features, Observable Monuments, Obtainable Plans And Deeds Of Record, Witness Testimony, And Any Other Plans And Deeds Which May Affect The Locus Property At The Time And Date Of The Field Survey.

3. This Plan Does Not Show Any Unrecorded Or Unwritten Easements Which May Exist. A Reasonable And Diligent Attempt Has Been Made To Observe Any Apparent, Visible Uses Of The Land; However, This Does Not Constitute A Guarantee That No Such Easements Exist.

4. This Plan And Survey Were Prepared Using Conventional Survey Methods. A Leica TS15 Total Station Was Used Having An Accuracy Of 5" And 5 PPM.

Graphic Scale

40 0 20 40 80 160

(in feet)
1 inch = 40 feet

I Declare That This Survey And Plan Were Prepared In Accordance With The Procedural And Technical Standards For The Practice Of Land Surveying In The Commonwealth Of Massachusetts And That This Plan And Survey Have Been Prepared In Accordance With The Rules And Regulations Of The Registers Of Deeds.

Timothy D. Armstrong, PLS #51619 — 11.19.21 Date

Berkshire Design Group
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Civil Engineering
Planning
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Web: http://www.berkshiredesign.com

REGISTRY USE ONLY

COMMONWEALTH OF MASSACHUSETTS
TIMOTHY D ARMSTRONG
No. 51619
PROFESSIONAL LAND SURVEYOR
11.19.21

Approval Not Required Plan Of Land
Located In
South Hadley, Massachusetts
(Hampshire County)

Prepared For
C B Trust Realty, LLC

Revisions
11/15/2021 Updated Owner Information

Date: October 8, 2021	Sheet Number
Scale: 1"=20'	1 of 1
Drawn By: TDA	
Checked By: TDA	

F:\...SURVEY\PROJECTS\15-656 - 40 WOODBRIDGE STREET, SOUTH HADLEY\DWG\15-656_40 WOODBRIDGE ST ANR_REVISED.DWG PLOT DATE: 11/19/2021