



- NOTES:
- PROPERTY KNOWN AS LOT 1, 2, 10 AS SHOWN ON THE TOWN OF AUBURN, WORCESTER COUNTY, COMMONWEALTH OF MASSACHUSETTS MAP NO. 8, 14, & 15.
 - AREA = 5,431,920 SQUARE FEET OR 124.700 ACRES
 - LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK-OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
 - THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
 - BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE A (NO BASE FLOOD ELEVATIONS DETERMINED & ZONE X - UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2
 - THE PURPOSE OF THIS PLAN IS TO CREATE LOTS 1 THRU 8 AS SHOWN HEREON. LOTS 2 THRU 8 ARE NOT BUILDABLE LOTS
- REFERENCES:
- THE TAX ASSESSOR'S MAP OF AUBURN, WORCESTER COUNTY, MASSACHUSETTS, SHEETS #8, 14, & 15.
 - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, WORCESTER COUNTY, MASSACHUSETTS (ALL JURISDICTIONS), PANEL 803 OF 1075," MAP NUMBER 25027C0803E, MAP REVISED: JULY 4, 2011.
 - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, WORCESTER COUNTY, MASSACHUSETTS (ALL JURISDICTIONS), PANEL 784 OF 1075," MAP NUMBER 25027C0784E, MAP REVISED: JULY 4, 2011.
 - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, WORCESTER COUNTY, MASSACHUSETTS (ALL JURISDICTIONS), PANEL 801 OF 1075," MAP NUMBER 25027C0801E, MAP REVISED: JULY 4, 2011.
 - MAP ENTITLED "PLAN OF PROPERTY OWNED BY BRENDON PROPERTIES AUBURN REALTY TRUST," PREPARED BY CULLINAN ENGINEERING, RECORDED IN THE WORCESTER COUNTY REGISTRY OF DEEDS IN PLAN BOOK 855 AS PLAN 34.

ZONING INFORMATION
RESIDENCE R DISTRICT
SOURCE: TOWN OF AUBURN, MASSACHUSETTS
ZONING BYLAWS

ITEMS	REQUIRED
MIN LOT AREA	60,000 SQ. FT.
MIN FRONTAGE	180 FEET
MIN FRONT YARD	40 FEET
MIN SIDE YARD	20 FEET
MIN REAR YARD	20 FEET
MAX BUILDING HEIGHT	25 FEET

NOTE: ZONING CRITERIA IDENTIFIED HEREON ARE BASED UPON PRELIMINARY RESEARCH AND PRESENTED FOR REFERENCE ONLY. SAME MUST BE CONFIRMED WITH LOCAL ZONING OFFICIAL AND LEGAL COUNSEL TO CONFIRM VALIDITY.

OWNER / APPLICANT
SEABOARD SOLAR HOLDINGS, LLC
DEED BOOK 57617, PAGE 94

THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS. NO NEW RIGHT OF WAY LINES ARE BEING CREATED AND THOSE SHOWN ARE EXISTING AND ARE NOT BEING CHANGED OR ALTERED.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLACK INK SEAL.

GERRY L. HOLDRIGHT, PLS
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

FIELD DATE
8-11-17

FIELD BOOK NO.
17-05MA

FIELD BOOK PG.
24-40

FIELD CREW
S.B.H.

DRAWN:
A.M.M.

REVIEWED:
J.M.R.

ANR PLAN OF LAND
SEABOARD SOLAR HOLDINGS, LLC
476 & 500 LEICESTER STREET & SUNRISE AVENUE
LOT 3, MAP 14, LOTS 1, 2, & 10, MAP 8, AND LOT 1, MAP 15
TOWN OF AUBURN, WORCESTER COUNTY
COMMONWEALTH OF MASSACHUSETTS

CONTROL POINT ASSOCIATES, INC.
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
508.948.3000 - 508.948.3003 FAX

ALBANY, NY 5182175010
BOSTON, MA 5089483000
CHALFONTE, PA 2157129800
MANHATTAN, NY 6467804111
MT LAUREL, NJ 6098573099
WARREN, NJ 9086680099

DATE
10-18-17

SCALE
1"=160'

FILE NO.
03-170046-01

DWS. NO.
1 OF 1

CONTROL POINT ASSOCIATES, INC. ALL RIGHTS RESERVED. ORIGINAL PROJECT OR THE PURPOSE OF THIS PLAN IS TO BE USED FOR THE PURPOSE OF THE SUBDIVISION CONTROL LAW NOT REQUIRED. WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC. IS PROHIBITED.

APPROVAL UNDER SUBDIVISION CONTROL
LAW NOT REQUIRED
TOWN OF AUBURN PLANNING BOARD

CHAIRMAN	DATE

THE PLANNING BOARD'S ENDORSEMENT OF THE PLAN AS NOT REQUIRING APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS NOT A DETERMINATION AS TO THE CONFORMANCE WITH THE TOWN OF AUBURN ZONING BYLAW AND REGULATIONS.

SIGNATURES OF THE PLANNING BOARD DO NOT GUARANTEE THAT ANY OR ALL LOTS ON THE PLAN ARE BUILDABLE LOTS.

