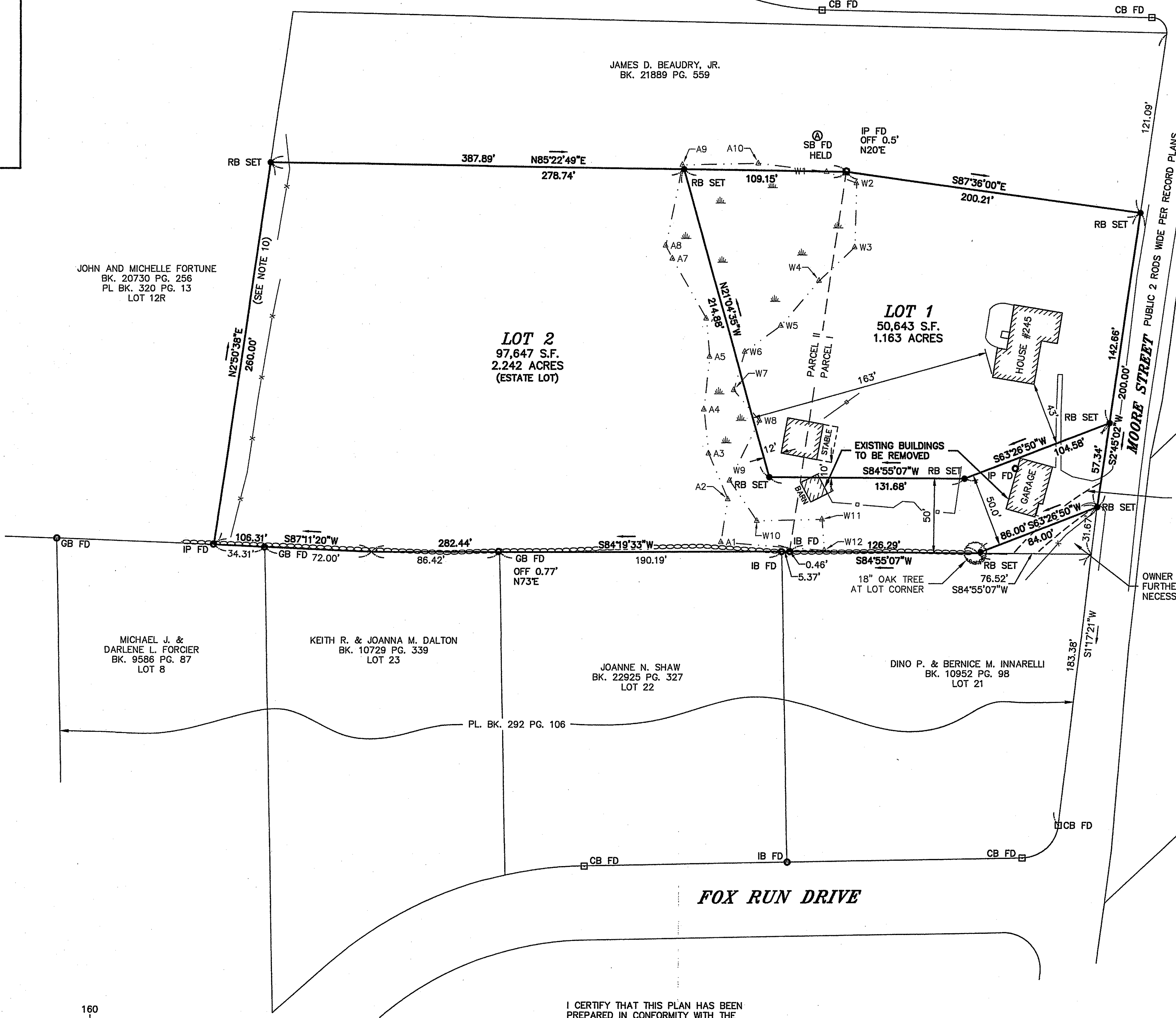


FOR REGISTRY USE

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

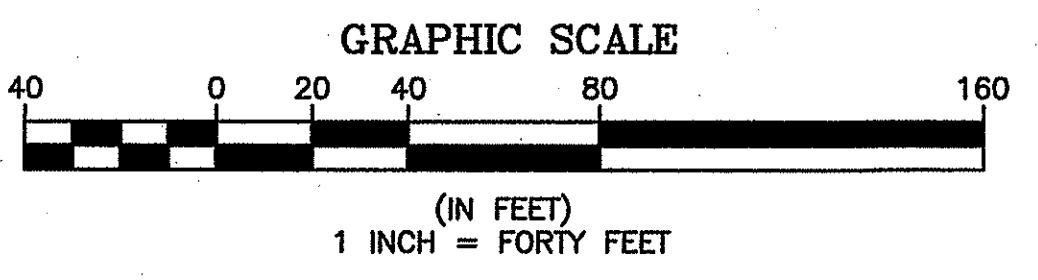
LOT 2 IS AN ESTATE LOT; BUILDING IS PERMITTED ONLY IN ACCORDANCE WITH THE SPECIAL PERMIT ESTATE LOT PROVISIONS OF THE LUDLOW ZONING BYLAW.

PB-1977  
SP-0679



**LEGEND**

- FD FOUND
- IP IRON PIPE
- RB REINFORCING BAR
- IB IRON BAR
- CB CONCRETE BOUND
- SB STONE BOUND
- GB GUN BARREL
- DH DRILL HOLE
- RR SPK RAILROAD SPIKE
- WS FLAGGED WETLAND
- x WIRE FENCE
- WOOD FENCE
- CHAIN LINK FENCE
- STONE WALL



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.

DATE: 1/26/2022

**NOTES:**

1. OWNER: SNAB, LLC  
29 RED BRIDGE ROAD  
WILBRAHAM, MA 01095
2. DEED REFERENCE: BK. 22886 PG. 70
3. PLAN REFERENCE: BK. 27 PG. 29
4. LAND IS ZONED: AGRICULTURE
5. ASSESSORS REFERENCE: MAP-32 LOT-20/19
6. WETLANDS DELINEATED BY KEITH MORRIS IN NOVEMBER OF 2019 AND LOCATED BY THIS OFFICE ON 11/27/2019.
7. SUBJECT TO RIGHTS OF WAY AND EASEMENTS.
8. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY AND ALL RIGHTS AND ENCUMBRANCES THAT SUCH A REPORT MAY DISCLOSE AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP.
9. MOORE STREET LAID OUT BASED ON MONUMENTS FOUND, RECORD PLANS AND IS SUBJECT AND IS SUBJECT TO A LAYOUT, MAY BE REVISED AMENDED OR CONFIRMED.
10. RECORD DISTANCE 262' ADJUSTED HOLDING RECORD COURSE FROM STONE BOUND @
11. FOR WESTERLY AND SOUTHERLY PROPERTY LINES HELD PL. BK. 320 PG. 13 AND PL. BK. 292 PG. 106.

NO.	DATE	BY	REVISIONS

**SHERMAN & FRYDRYK**  
Land Surveying, Engineering & Scientists  
A DIVISION OF HANCOCK SURVEY ASSOCIATES, INC.  
3 Converse Street, Suite 203  
Palmer, MA 01069

FIELD WORK: PSC/ESJ  
COMPS: ATV/GAB  
DRAFTING: ATV/KJM  
CHECKED: TRF  
APPROVED: DJF

SCALE:  
HORZ: 1"=40'  
VERT: N/A  
DATE: 1/26/2022

**LOT DIVISION PLAN**  
**MOORE STREET**

**PLAN OF LAND IN LUDLOW, MA**  
PREPARED FOR (OWNER)  
**SNAB, LLC**

**PROJECT NUMBER**  
19164  
**SHEET NUMBER**  
1 OF 1