

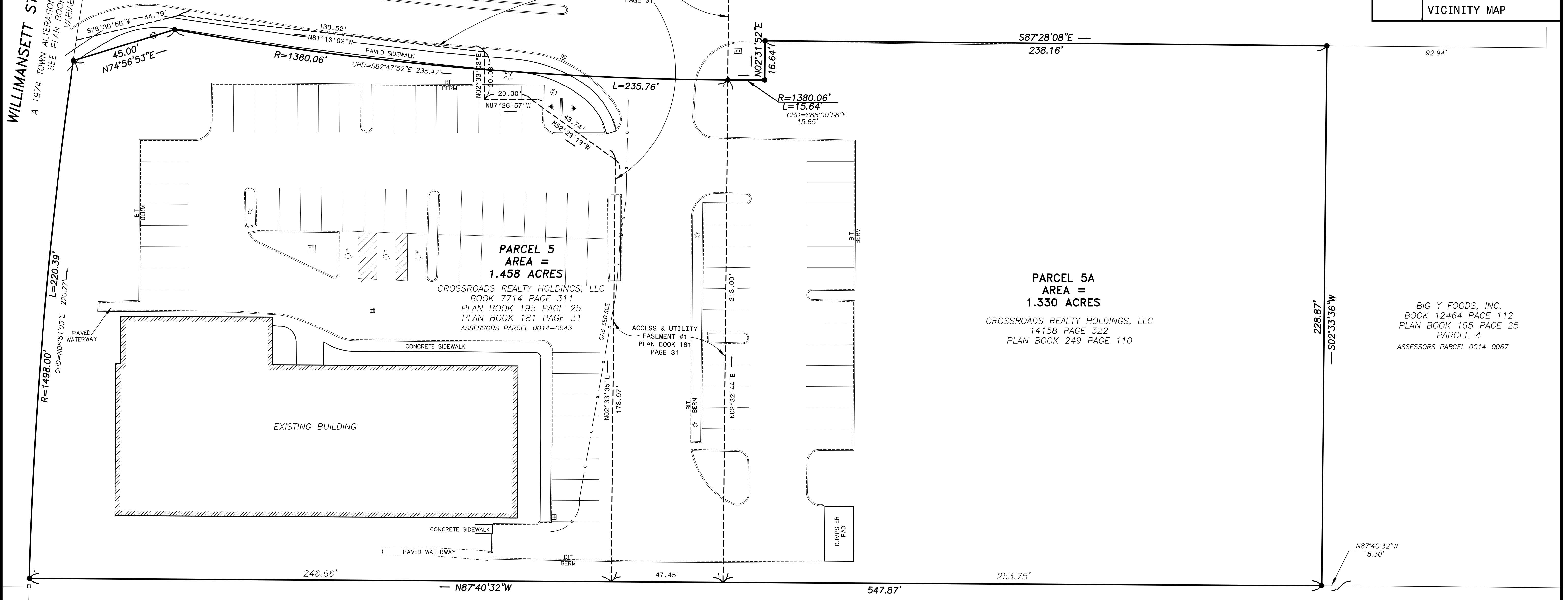
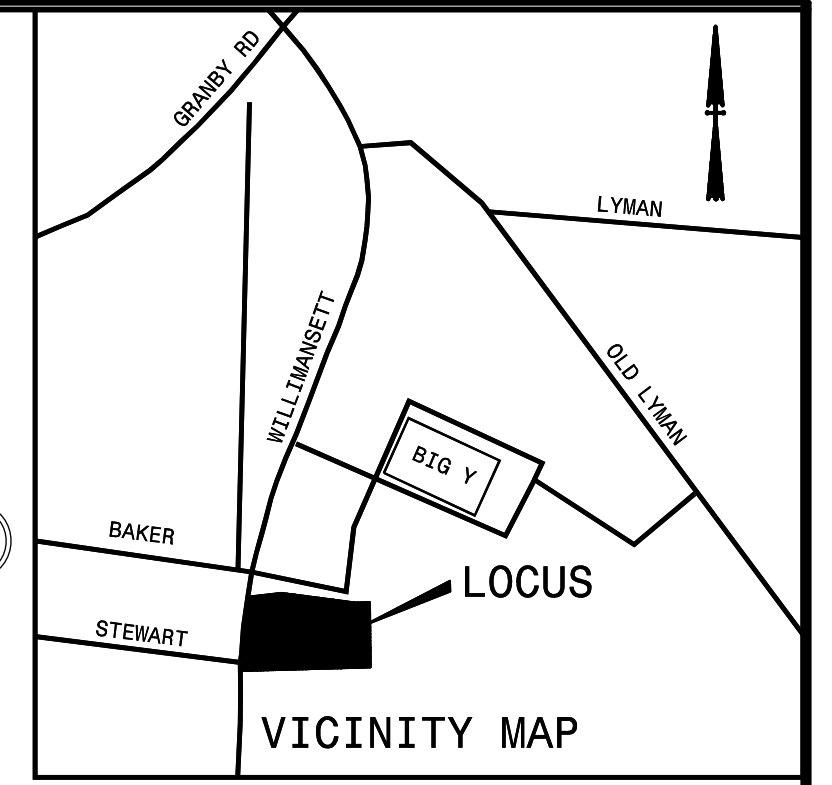
WILLIMANSETT STREET ~ ROUTE 33
 A 1974 TOWN ALTERATION TO A 1889 COUNTY LAYOUT
 SEE PLAN BOOK 90 PAGES 18-22
 VARIABLE WIDTH

AVR-SOUTH HADLEY, LLC
 BOOK 8913 PAGE 342
 PLAN BOOK 195 PAGE 25
 PARCEL 2
 ASSESSORS PARCEL 0014-0066

UNIHAMPTON MASS, LLC
 BOOK 8913 PAGE 338
 PLAN BOOK 195 PAGE 25
 PARCEL 3
 ASSESSORS PARCEL 0014-0018

ACCESS & UTILITY
 EASEMENT #1
 PLAN BOOK 181
 PAGE 31

PLAN BOOK 195 PAGE 25



PARCEL 5
 AREA =
 1.458 ACRES
 CROSSROADS REALTY HOLDINGS, LLC
 BOOK 7714 PAGE 311
 PLAN BOOK 195 PAGE 25
 PLAN BOOK 181 PAGE 31
 ASSESSORS PARCEL 0014-0043

PARCEL 5A
 AREA =
 1.330 ACRES
 CROSSROADS REALTY HOLDINGS, LLC
 14158 PAGE 322
 PLAN BOOK 249 PAGE 110

BIG Y FOODS, INC.
 BOOK 12464 PAGE 112
 PLAN BOOK 195 PAGE 25
 PARCEL 4
 ASSESSORS PARCEL 0014-0067

RICHARD P. BROWN &
 THOMAS LEONARD
 BOOK 9073 PAGE 87
 ASSESSORS PARCEL 0014-0025

NOTES:
 1. PARCEL 5A TO BE CONVEYED BY BIG Y FOODS, INC. TO
 CROSSROADS REALTY HOLDINGS, INC. AND COMBINED WITH
 PARCEL 5 TO FORM ONE CONTIGUOUS PARCEL OF LAND WITH A
 TOTAL PARCEL AREA OF 2.788 ACRES.

APPLICANT/OWNER:
 CROSSROADS REALTY HOLDINGS, LLC
 P.O. BOX 726
 KILLINGWORTH, CT. 06419

MINIMUM ZONING REQUIREMENTS						
DISTRICT	AREA (S.F.)	LOT FRONTAGE	SETBACK			MAX BLDG HEIGHT
			FRONT	SIDE	REAR	
BUSINESS C	20,000	100'	10'	25'	50'	60'

LEGEND	
BOUND FOUND	□
IRON PIPE FOUND	○
IRON ROD FOUND	●
IRON PIPE SET	⊙
CATCH BASIN	■
DRAINAGE MANHOLE	⊗
SANITARY MANHOLE	⊕
LIGHT POLE	⊛
HYDRANT	⊙
WATER GATE	⊗
GAS GATE	⊕
UTILITY POLE	⊙
GUY ANCHOR	⊗
SIGN	⊕
TRANSFORMER	⊙

THIS SURVEY AND PLAN WERE PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS, AND THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

8/12/21 *Richard P. Brown*
 DATE REGISTERED LAND SURVEYOR

PLANNING BOARD
 APPROVAL UNDER SUBDIVISION
 CONTROL LAW NOT REQUIRED
 DATE _____

REGISTRY OF DEEDS
 HAMPSHIRE COUNTY

SUBDIVISION APPROVAL NOT REQUIRED PLAN OF LAND IN
SOUTH HADLEY, MASSACHUSETTS
 SURVEYED FOR
CROSSROADS REALTY HOLDINGS, LLC

SCALE: 1" = 20'

DATE: AUGUST 12, 2021

HERITAGE
 LAND SURVEYING & ENGINEERING, INC.

241 COLLEGE HIGHWAY & CLARK STREET
 POST OFFICE BOX 90
 SOUTHAMPTON, MASSACHUSETTS 01073-0090
 (413) 527-3600
 INFO@HERITAGESURVEYS.COM

JOB # 5785-210227 DWG # 5785anr MAP # 5785-210812