

**NOTES**

1. THE RECORD OWNER OF THE SUBJECT PARCEL IS BARBARA L RUFFO REPRESENTATIVE OF THE ESTATE OF PAUL F. BIGOS JR. SEE HAMPDEN COUNTY REGISTRY OF DEEDS BOOK 23978 PAGE 99.
2. THE PROPERTY LINES SHOWN HEREON ARE BASED UPON R. LEVESQUE ASSOCIATES INC BOUNDARY SURVEY IN JANUARY AND FEBRUARY 2024
3. THE EXISTING BUILDING(S) SHOWN HEREON ARE BASED ON AN APPROXIMATE MEASUREMENT OF THE OUTSIDE PERIMETER OF THE EXISTING STRUCTURES. THE ACTUAL LOCATION OF THE EXISTING BUILDING WALLS AND CORNERS SHOULD BE VERIFIED IN THE FIELD PRIOR TO ANY CONSTRUCTION WORK THAT WOULD ABUT OR TAKE PLACE ADJACENT TO THE EXISTING BUILDING(S). IF THE PLAN HEREON IS USED FOR CONSTRUCTION LAYOUT PURPOSES, THE PARTIES CONDUCTING LAYOUT SHALL CONTACT R. LEVESQUE ASSOCIATES INC. PRIOR TO SAID LAYOUT TO DETERMINE PROPER CONTROL. PLEASE NOTE WHILE THE BUILDING(S) ARE SHOWN TO BE SQUARE, IT SHOULD NOT BE ASSUMED THAT THE WALLS ARE SQUARE OR PLUMB. R. LEVESQUE ASSOCIATES TAKES NO RESPONSIBILITY FOR THIRD PARTY LAYOUT OF THE PLAN SHOWN HEREON.
4. THE SUBJECT PROPERTIES SHOWN HEREON MAY BE SUBJECT TO RIGHTS AND EASEMENTS AS CONTAINED IN THE VARIOUS DEEDS OF RECORD DESCRIBING SAID PROPERTIES. THE LOCATION AND EXTENT OF ANY SUCH RIGHTS AND EASEMENTS IS NOT THE SUBJECT OF THIS PLAN.
5. THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, AVAILABLE RECORD DATA. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HERE ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION.
6. ADJACENT PROPERTY LINES AND ABUTTERS SHOWN HEREON ARE REFERENCED FROM THE CITY OF WESTFIELD GIS MAPPING.
7. SUBJECT PARCEL IS ZONED BA ACCORDING TO THE CITY OF WESTFIELD GIS ZONING MAP.
8. DRAINAGE EASEMENT GRANTED TO THE COMMONWEALTH OF MASSACHUSETTS FEBRUARY 8, 1927 SEE DEED BOOK 1357 PAGE 366 BEING SHOWN ON PLAN BOOK J PAGE 74
9. DRAINAGE EASEMENT GRANTED TO THE COMMONWEALTH OF MASSACHUSETTS FEBRUARY 8, 1927 SEE DEED BOOK 1357 PAGE 366 BEING SHOWN ON PLAN BOOK Y PAGE 71

**HAMPDEN COUNTY PLAN REFERENCES**

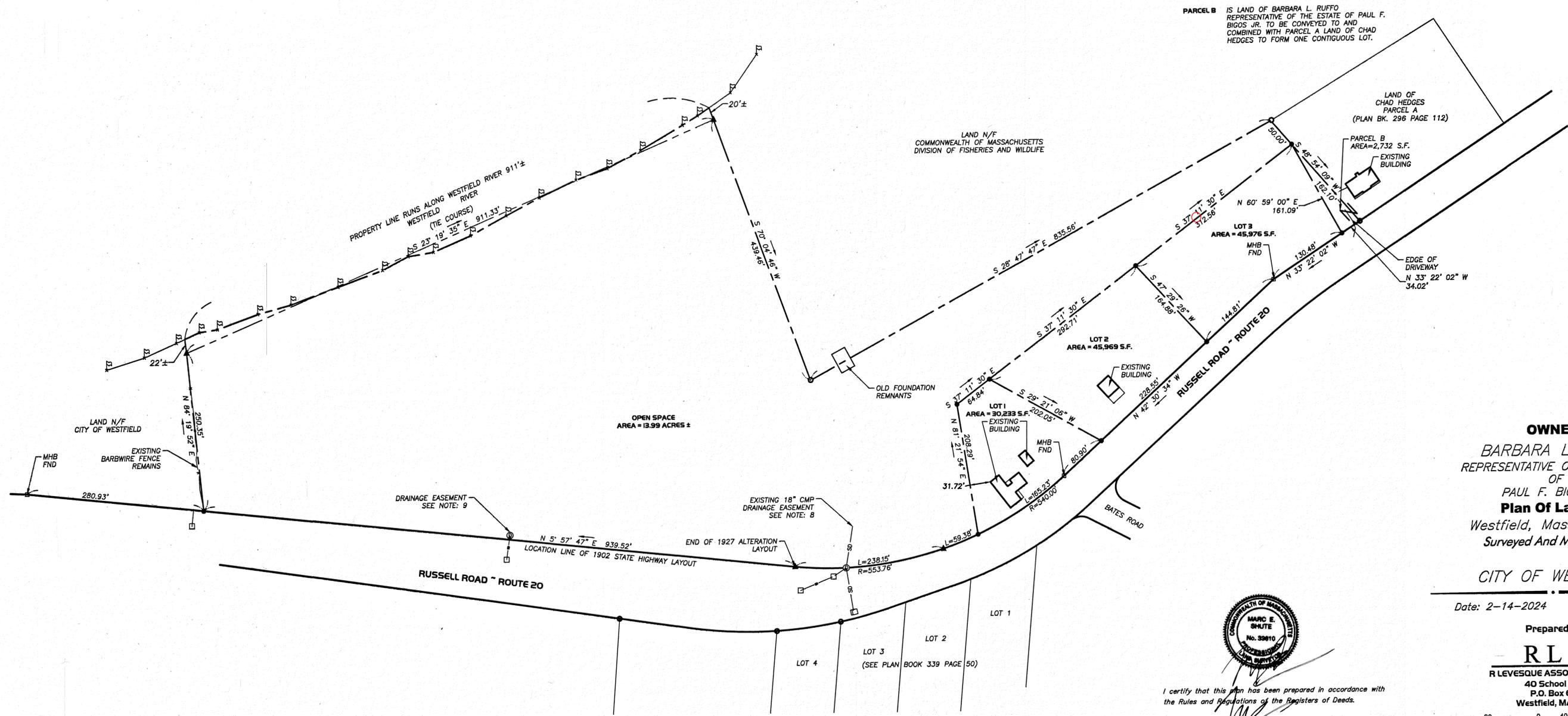
PLAN BOOK Y PAGE 71  
 PLAN BOOK Y PAGE 74B  
 PLAN BOOK 5 PAGE 38  
 PLAN BOOK 296 PAGE 112  
 PLAN BOOK 339 PAGE 50

**SYMBOL & LINE LEGEND**

- IRON PIPE FOUND
- CONCRETE BOUND FOUND
- ▲ COMPUTED POINT
- EXISTING CATCH BASIN
- ⊙ EXISTING DRAIN MANHOLE
- IRON PIPE TO BE SET
- SD— EXISTING STORM DRAIN
- MHB MASS HIGHWAY BOUND



Hampden County Registry of Deeds  
 Rec'd 3-1-2024 at 10:41 A.M.  
 Recorded in Book of Plans 289 Page 120  
 Attest:  
 C. A. Coakley-Rivera, Esq.  
 Register



PARCEL B IS LAND OF BARBARA L. RUFFO REPRESENTATIVE OF THE ESTATE OF PAUL F. BIGOS JR. TO BE CONVEYED TO AND COMBINED WITH PARCEL A LAND OF CHAD HEDGES TO FORM ONE CONTIGUOUS LOT.

**OWNER**  
 BARBARA L RUFFO  
 REPRESENTATIVE OF THE ESTATE  
 OF  
 PAUL F. BIGOS JR.  
**Plan Of Land In**  
 Westfield, Massachusetts  
 Surveyed And Mapped For

CITY OF WESTFIELD

Date: 2-14-2024 Scale: 1" = 80'

Prepared By  
**RLA**  
 R LEVESQUE ASSOCIATES, INC  
 40 School Street  
 P.O. Box 640  
 Westfield, MA 01086



I certify that this plan has been prepared in accordance with the Rules and Regulations of the Registers of Deeds.

Professional Land Surveyor

