

Plan Title: **PLAN OF LAND**

**RESIDENTIAL  
SUBDIVISION**

**CORAL PATH**

( a Private Way to Perpetuity from Rigby Road  
serving a Single Family Residence )

Site Location:

102 Rigby Road  
Lancaster, MA

RESIDENTIAL ZONING  
DISTRICT

Applicant:

Keith J. ROCKEL  
79 Bigelow Road  
Lancaster, MA

Owners of Record:

Robert E. ROULEAU  
and Eloa De Souza  
102 Rigby Road  
Lancaster, MA

CORAL Path

Residential ROW = 33' Width, 40' Provided  
Gravel Base = 8-inch Depth, 18' Width  
Grade Not to Exceed 12%, Grade to be Less Than 2%  
Sight Distance at Rigby Road 125' Min Required  
Sight Dist Provided = 825ft West, 280ft East  
Existing Hydrants = 2 ( two ) nearby, east & west

Deed of Record:

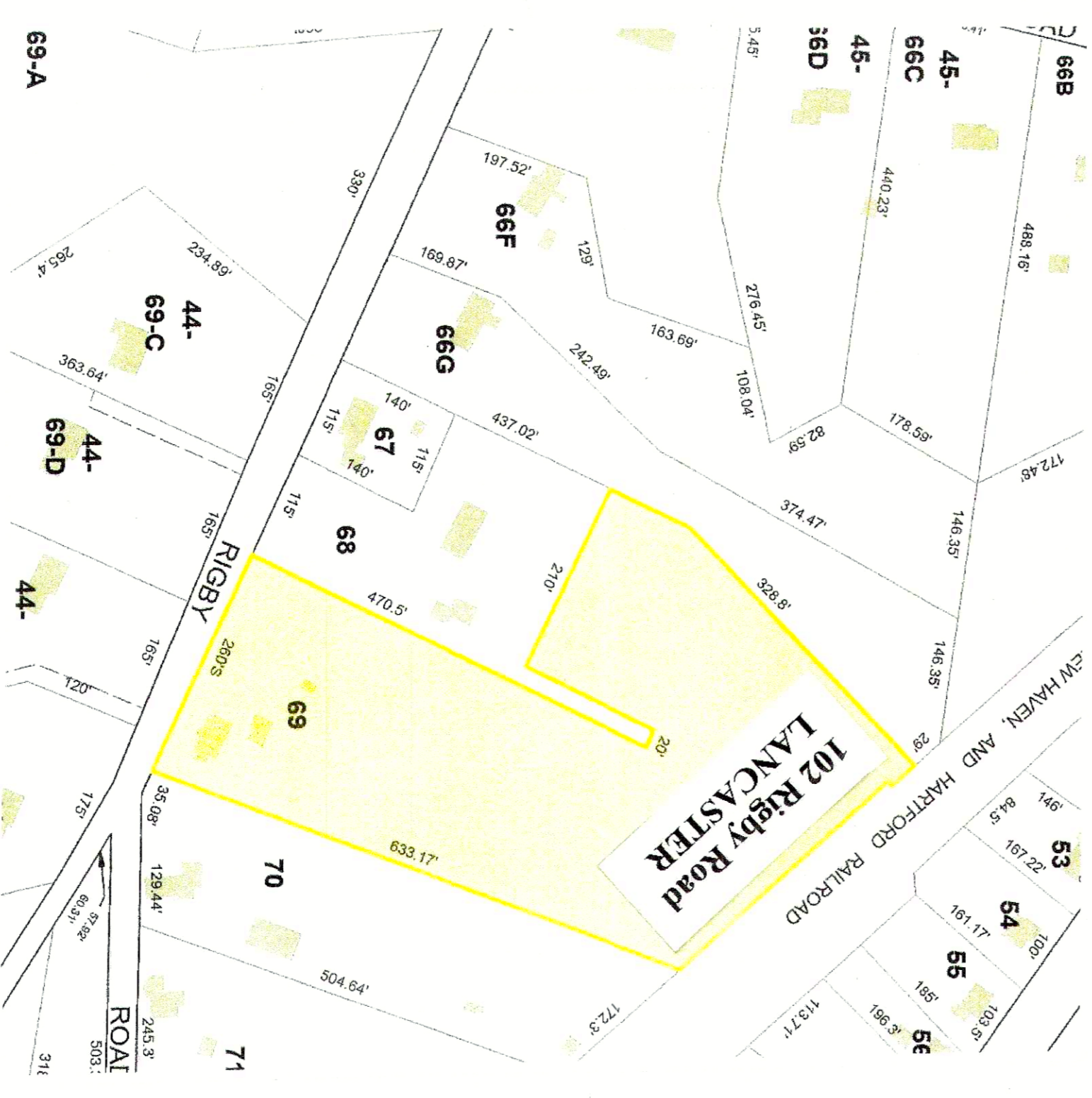
Worcester District Deeds  
Deed Bk 57587, Pg 250  
Per Deed Book 57587, Page 250:  
102 Rigby Road .....  
251.37' Frontage on Rigby  
4.7 Acres, more or less



102 Rigby Road, LANCASTER

2021 Aerial Imagery  
Property Tax Parcels

102 Rigby Road  
LANCASTER



No W or WHF Water Resource areas  
are located within the subject locus  
per the Lancaster Zoning Map.  
  
The subject property is NOT located  
within a F.E.M.A. 100 year Flood  
Hazard Area specific to Lancaster.

Applicant:  
**Keith J. ROCKEL**  
Owners of Record:  
**Robert E. ROULEAU**  
and **Eloa DeSouza**

FEA: **FARNSWORTH ENGINEERING**  
Plan No. 22-05, 2022-04-19-Sub-1  
Plan Date: 2022-06-11  
Field: John A. Farnsworth, PLS-2022  
Field KRA & KR 2022-04  
Drawn/Calc: John Farnsworth, M.S.C.E.  
Cert: John Farnsworth, M.S.C.E.  
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TOWN of LANCASTER  
**PLANNING BOARD**  
Approval under the Subdivision  
Control Law is required.

NOTA BENE - NOTE WELL

- 1.) This plan has been prepared without the benefit of a Title Report.
- 2.) Plan certification by the Surveyor of Record is intended to indicate compliance with Registry recording requirements and is NOT an affirmation of Ownership or Title.
- 3.) Activity on this site is subject to any and all Rights of Ways, Easements, Reservations, Restrictions and/or other limits a Title Examination may reveal.
- 4.) The liability for information used from this plan is limited to the fee paid to the Engineering Firm and/or Surveyor of Record.

Located in the TOWN of:

**LANCASTER, 01523  
MASSACHUSETTS**

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SUBDIVISION**

Data References:  
See: Deeds & Plans Recorded Worcester  
District Registry of Deeds and  
Lancaster Assessor's Information as Noted

**John A. Farnsworth, MSCE**  
Professional Land Surveyor  
Registered Sanitarian  
  
**FARNSWORTH**  
Engineering Associates Incorporated  
Professional Land Surveyors  
and Civil Engineers Since 1986  
  
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