

OFFICIAL MAP.

Preparation of a Base Map for Sterling showing all roads, railroads, streams and water bodies has been completed as part of the Master Plan program. It is but a short step from the Base Map to the editing of and Official Map for the town of Sterling under Massachusetts General Laws, Chapter 41, Section 81E. Such a map establishes all public ways and private ways then existing and used in common by more than two owners. Purpose of such a map is to determine the legal extent of the private road system in Sterling and to serve as a point of departure for the Planning Board in the enforcement of Subdivision Regulations now in effect. Because there are less than twenty miles of private streets in Sterling, editing of such a map will be a simple process.

Use of the Official Map for the purpose of showing the location and layout of proposed public parks and playgrounds and the exterior lines of proposed new or widened public rights of way can materially assist in the effectuation of recommendations of the Master Plan.

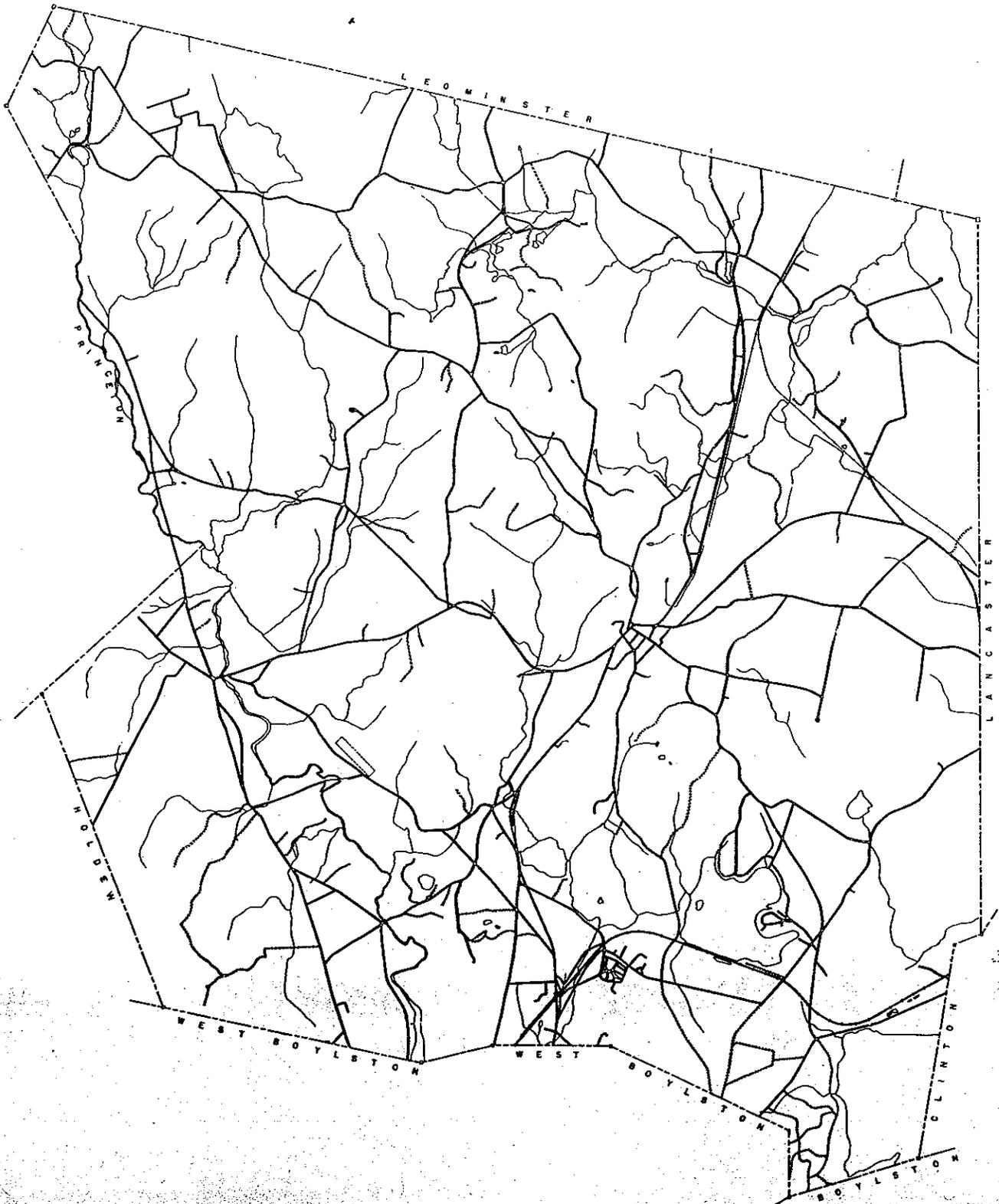
Placing exterior street lines of new or proposed public ways and park or playground land on such a map can occur only after public hearing by the Planning Board and adoption of recommended changes or additions at a Town Meeting. Land damages accrue to persons owning property affected by such placement on the Official Map at a Town Meeting, but no damage can be assessed for removal of structures built within these areas after they have been legally placed upon said map.

BASE MAP PREPARATION

A base map of the town of Sterling has been prepared by the Consultant for use in the Master Plan studies. The map was laid out on a coordinate system using the bearings and distances for town boundaries as described in the Harbor and Land Commission Atlas of the City of Marlboro and other towns including Sterling dated 1908.

The base map is prepared on linen at a scale of one inch equals eight hundred feet. Prints are available to the town, and one set of maps in color showing various planning studies and drawn at eight hundred scale are the property of the Planning Board. There are four original maps on linen. Map number one a base map with street lines, railroads, streams and water bodies. Map number two has street lines, street names, railroads, streams and water bodies. Map number three has street lines, property lines, railroads, stream and water bodies. Map number four is a contour map derived from USGS Maps. The Board of Assessors plat books (scale 1" = 330') were used as the source for the property lines shown on base map number three.

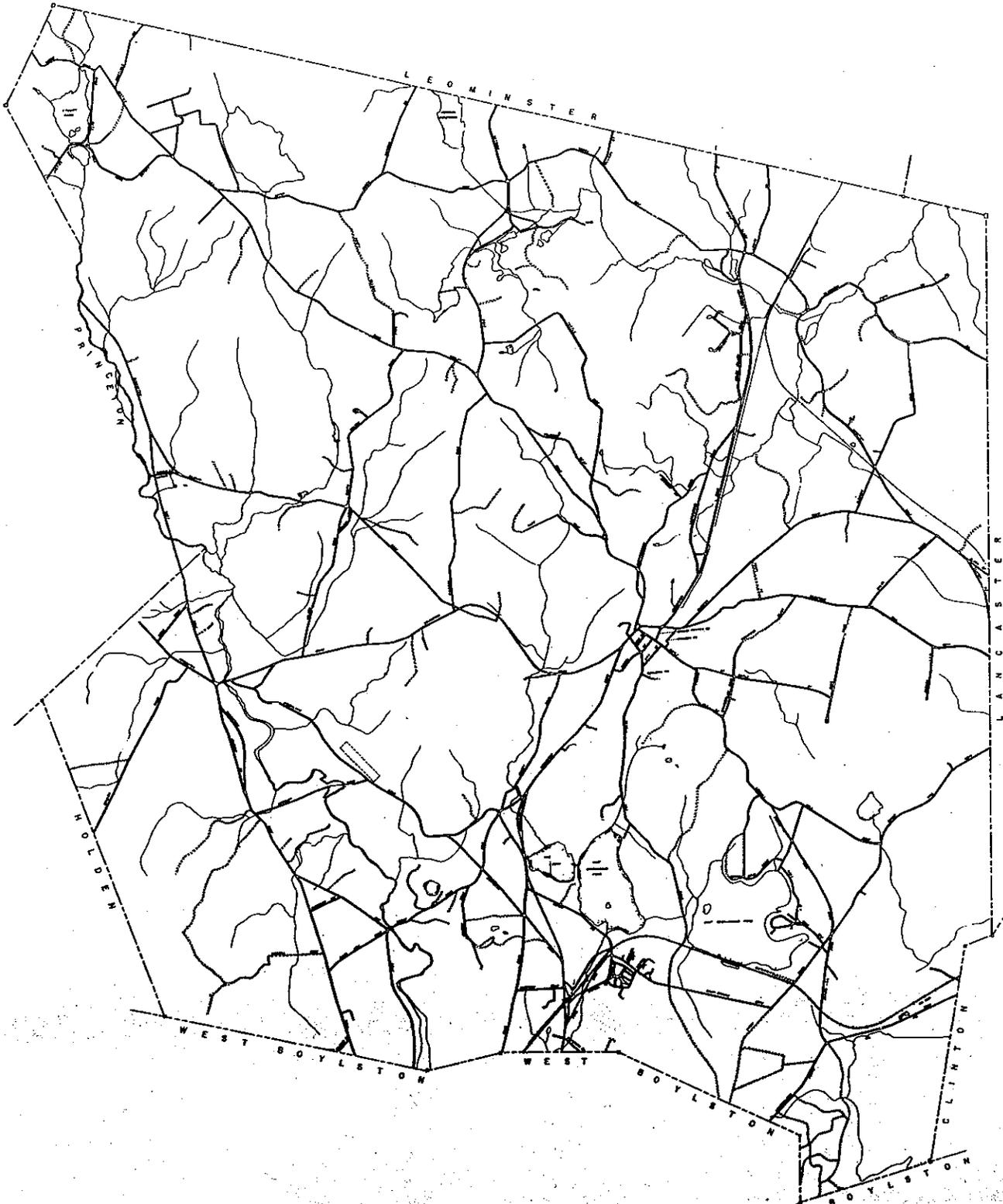
Reduction and printing in quantity of these maps at a scale of one inch equals twenty-four hundred feet has been accomplished by the Planning Board. The resulting maps are available to town officers, boards and commissions by instruction of the Planning Board. One complete set of pencil tracings of the Assessors' plat books on vellum are available in the office of the Planning Board. These tracings can be reproduced by any blueprinting or ozalid reproduction process. Copies of each of the base maps follow this report.



MAP SCALE
1" = 1/4 MILE



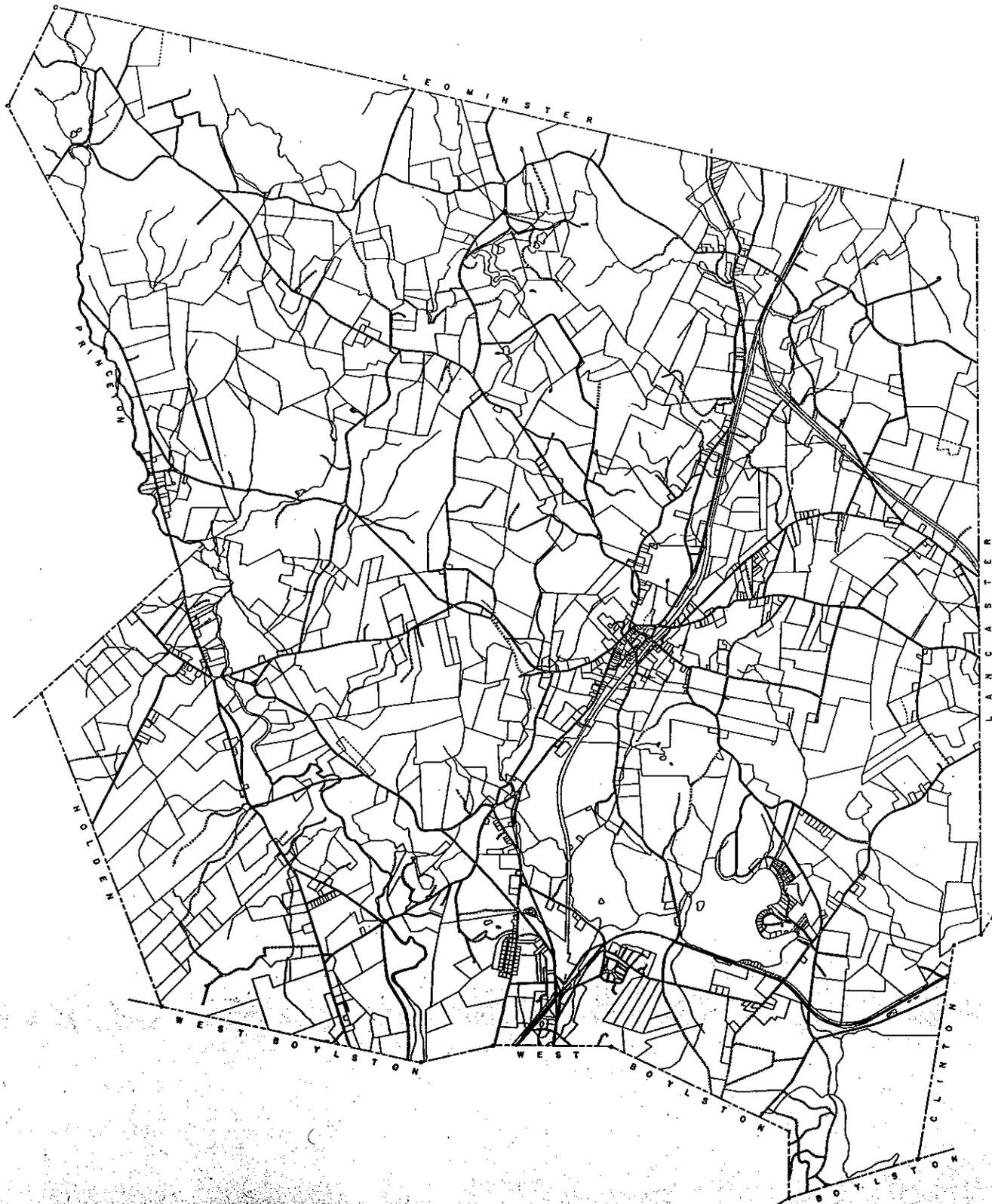
STERLING PLANNING BOARD



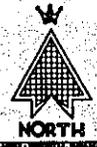
MAP SCALE



STERLING PLANNING BOARD



MAP SCALE
1" = 1/4 MILE



STERLING PLANNING BOARD



MAP SCALE
1" = 1 MILE

STERLING PLANNING BOARD

NORTH