Round Table Farm

42 Jackson Road | Hardwick, MA | 105 ± Acres



For more information, please contact:

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LandVest
CHRISTIE'S INTERNATIONAL REAL ESTATE

All information provided is deemed reliable but is not guaranteed and should be independently verified. 3303CR

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A. STATEMENT OF LIMITATIONS

This Property Profile is a compilation of public record information and additional information from the Seller regarding approximately 105.44 acres +/-acres of land and improvements. The property is located at 42 Jackson Road Hardwick, Massachusetts and is currently offered for sale by LandVest, Inc. (hereinafter, the Offered Property).

Neither the Seller nor Seller's representatives make any express or implied representation or warranty as to the accuracy or completeness of any information in this information package or any of the exhibits attached hereto, and none of such persons shall have any liability relating to or arising from use of any information or any errors there in or omissions there from. Prospective buyers are not entitled to rely on the accuracy or completeness of this information and shall be entitled to rely solely on such representations and warranties as may be in a Purchase and Sale Agreement relating to the proposed acquisition, subject to the terms and conditions of such agreement.

Any alternative use of the Offered Property implied in this information package **does not** constitute a warranty or guarantee of approval. It is the sole responsibility of the Buyer to determine the viability of any contemplated use of the Offered Property under pertinent federal, state, and local regulations. The Seller makes no representation as to the likelihood of approval of any proposed use.

Neither Seller nor any of its representatives are under any legal obligation and shall have no liability of any nature whatsoever with respect to the proposed acquisition by virtue of this information package or otherwise.

No legal liability is created by this information package, and this document is to be used in whole and not in part. Any sketches produced by LandVest in this information package show approximate dimensions and are included only to assist the reader in visualizing the Offered Property.

The Offered Property is sold in its as is condition and no warranties, guarantees, or representations are given as to the condition of site improvements or their compliance with federal, state, or local building, zoning, and/or other regulations.

The Seller reserves the right to reject all offers, to enter into an agreement with someone other than the highest offeror, and to negotiate further with one or more offerors. If an offer sets forth a price and conditions that are acceptable to the Seller, the Seller will prepare a proposed Purchase and Sale Agreement which will require a deposit of a portion of the purchase price, to be forfeited upon non-performance. No party, Seller or Buyer, will be bound until a Purchase and Sale Agreement is signed by both parties and the deposit paid.

Access to the Offered Property is not allowed unless accompanied by an authorized employee of LandVest, Inc. LandVest, Inc. by reason of this property profile, may not be required to give testimony in court with reference to the Offered Property described herein.

B. SUMMARY OF IMPORTANT FACTS

Offered Property:	Set on 105.44 acres, Round Table Farm is a well-known producer of local cheese. This former dairy farm features three large barns and two additional outbuildings, with renovations to the main house and barns enhancing the property's appeal and functionality for farm production. A farm store is complemented by a new processing kitchen for cheese and other farm products. The 3,285-square-foot main house offers four bedrooms, three bathrooms, and 11 rooms in total. The land includes 25 acres of open fields, with the remaining acreage in forest with mature timber.
Property Location:	42 Jackson Road Hardwick, MA
Assessor Map & Lots:	Map 25 Lots 2 and 4, Map 22 Lot 8
Record Owners:	Marlo Stein
Recorded Deeds:	Book 72025 Page 17, Book 70951 page 70 Worcester County Registry
2026 Assessment:	**$ 883,202 Assessed value**
2026 Property Taxes:	**$ 11,252 (2026 tax rate $12.74/thou)**
Zoning:	AR60
Wetlands:	See attached maps
Flood Zones:	See attached maps
Utilities:	Private Well and private sewer.

C. PROPERTY IDENTIFICATION

HARDWICK

Hardwick is located along the western edge of Worcester County, MA, east of the Quabbin Reservoir. Due to its location in Worcester County (central Massachusetts) in the center of New England, Round Table Farm is accessible to a large population of residents in the nearby metropolitan areas of Worcester (less than an hour to the east), Springfield (an hour to the southwest), Hartford (an hour-and-a-half drive south), and Boston (less than 2 hours to the east). The site is located approximately a half-hour's drive from Interstate 90 (the primary east-west travel corridor in Massachusetts). The site is also within an hour of Interstate 91, one of the most heavily-trafficked north-south roadways in New England. Despite the proximity to large markets and key transportation corridors, access to the site is via rural local roads.
Hardwick is bordered by Petersham to the northwest, Barre to the northeast, New Braintree to the southeast, and Ware (in Hampshire County) to the southwest. The southern village of Gilbertville is the location of the intersection of Route 32 and the southern terminus of Route 32A, with Route 32 coming from Ware and heading northeast towards Barre, and Route 32A heading due north through the town's center towards the center of Petersham, where its northern end lies. The Massachusetts Central Railroad line passes through the town from Palmer towards Barre, roughly following the path of Route 32. It does not carry passenger rail, however, not having done so since the early twentieth century. The nearest municipal airport is in Orange, Mass and the nearest national air service can be reached in Worcester or at Bradley International Airport in Windsor Locks, Connecticut.As of the census of 2000, there were 2,622 people, 997 households, and 689 families residing in the town. The population density was 67.9 people per square mile (26.2/km²). There were 1,086housing units at an average density of 28.1 per square mile (10.9/km²). (Adapted from Wikipedia)

TOWN OF HARDWICK HISTORY

Hardwick was first settled in 1737 and was officially incorporated in 1739, named in honor of Philip Yorke, Lord Hardwicke, an English nobleman. In 1762, General Timothy Ruggles, one of the leading Tories of New England, introduced the Hardwick Fair, now the oldest annual fair in the United States. The village of Hardwick retained its agricultural roots, a longstanding tradition in the region. The world-famous Mixter Farm and later Guernsey Dell (now Great Meadows Brook Farm) took advantage of the town's soil conditions to encourage dairy farming. Milk and dairy products were a large part of the economy for many years, with creameries, butter and cheese factories located here. Hardwick is home to Eagle Hill School which is a boarding school for 260 and educates students identified with learning (dis)abilities by providing an intimate and encouraging community that honors the individual, values learning diversity, and cultivates international mindedness. (Adapted from Wikipedia)

SITE DESCRIPTION

The House

- Circa 1790 Colonial farmhouse offering approximately 3,285 square feet of living space with authentic New England character.
- Traditional post-and-beam construction, exposed ceiling beams, hardwood floors, and classic clapboard siding.
- Four bedrooms and three full bathrooms, with a flexible layout for everyday living and hosting guests.
- Spacious kitchen with stainless steel appliances, a gas range, and exposed beams.
- Generous dining room creates a welcoming setting for gatherings and entertaining.
- Separate living and family rooms, with a wood stove, French doors, and outdoor access in the family room.
- First-floor bedroom and full bathroom offer convenient main-level accommodations.
- Updated bathrooms feature ceramic tile, a freestanding tub, a separate shower, and ample storage.
- Large mudroom with pantry, sink, laundry hookups, and a separate entrance supports the rhythm of country living.
- Second floor includes a dressing room, a second kitchen, and a guest suite with a private entrance and bathroom.
- Propane boiler, outdoor wood furnace, and replacement vinyl windows.
- Welcoming porch, attached one-car garage with work area, paved driveway, and ample off-street parking.

The Farm

- 105.44 acres in scenic Hardwick, with approximately 25 acres of open fields complemented by forest with mature timber.
- Three barns provide space for agricultural pursuits, equipment storage, and daily farm operations.
- Two separate cheese-making facilities, including one with recent upgrades, provide dedicated spaces for artisan cheese production.
- Three temperature-controlled aging rooms provide controlled environments for cheese maturation.
- Approximately two-acre pond offers a picturesque focal point and seasonal recreation.
- Greenhouse supports gardening, plant propagation, and growing pursuits.
- Solar array complements the farm's agricultural infrastructure.
- Horses permitted, offering opportunities for equestrian use.
- Extensive road frontage includes 1,749 feet along North Road and 1,507 feet along Jackson Road, totaling 3,256 feet.
- Corner setting along paved, publicly maintained country roads.
- A second home at 98 Jackson Road on 1.49 acres is available in a separate offering.

D. REGULATORY FACTORS

The following section of this Property Profile discusses some of the regulatory factors that may have an impact on uses of the property.

ZONING

The property is located in the Agriculture Residential 60 Zone, which requires 200' frontage and 1.4 acres per lot. The Hardwick Zoning Bylaws can be found here:
Hardwick, MA Zoning Ordinance | Zoneomics

WETLANDS

see Site Analysis map below.

FLOOD ZONES

see Site Analysis map below.

APPENDICES

A. Maps

B. Photographs

C. Floor Plans

D. Deed and Tax Assessment Documents

E. Septic Design Plans

Round Table Farm

Hardwick, MA

Base Plan Orthophotograph

Legend

- Subject Property - 106.93 ±Ac
- Adjacent Properties
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams
- Contours (ft)



Credits: 2023 imagery from ESRI 'World Imagery' map service.

Project Number: MA6001-CG
Date: 09/29/26

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Scale: 1' = 400 "

This plan is conceptual only and is not represented as an engineered plan.

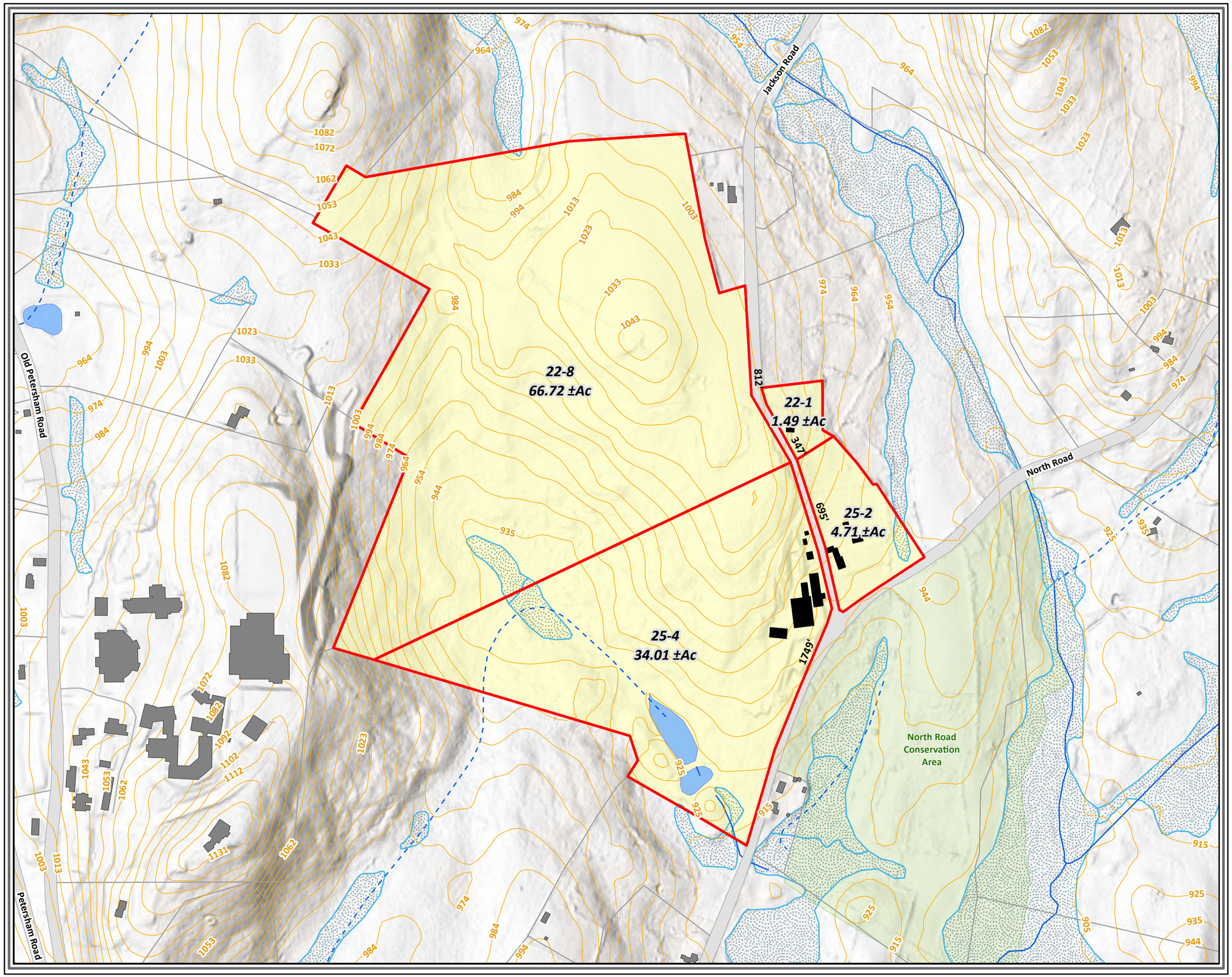
LandVest

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Round Table Farm

Hardwick, MA

Base Plan



Legend

- Subject Property - 106.93 ±Ac
- Adjacent Properties
- Protected Land
- Building Footprints
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams
- Contours (ft)



Credits: Background from ESRI 'Terrain Base' map service

Project Number: MA6001-CG
Date: 09/29/26

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Scale: 1' = 400 "

This plan is conceptual only and is not represented as an engineered plan.

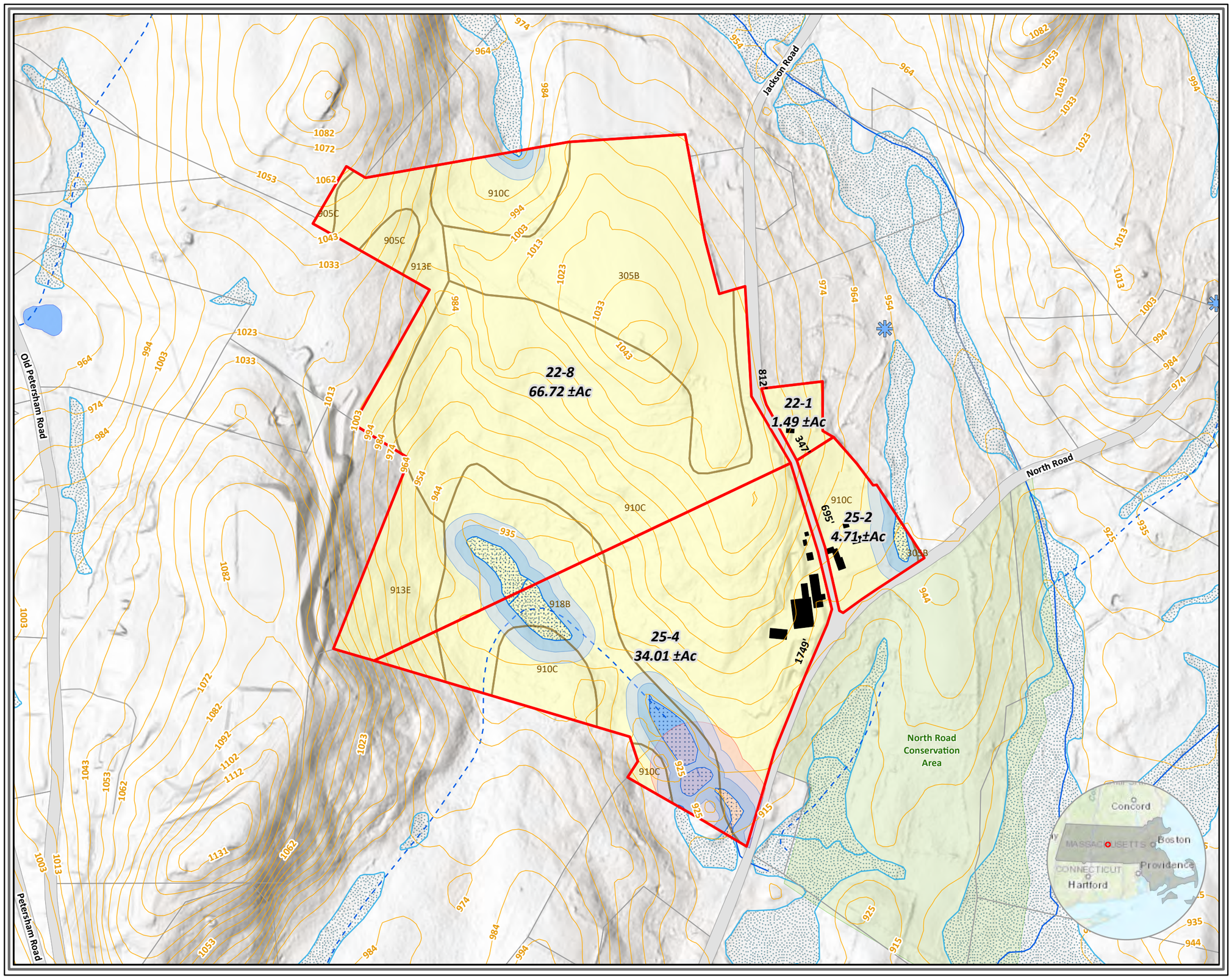
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Round Table Farm

Hardwick, MA

Site Analysis Plan



Legend

- Subject Property - 106.93 ±Ac
- Adjacent Properties
- Protected Land
- Building Footprints
- Soil Type
- Open Water
- Wetlands - 2.82 ±Ac
- 50' Wetlands Setback
- 100' Wetlands Setback
- 200' Rivers Act Setback
- Perennial Streams
- Intermittent Streams
- Contours (ft)

Credits: Background from ESRI 'Terrain Base' map service

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Date: 09/29/26

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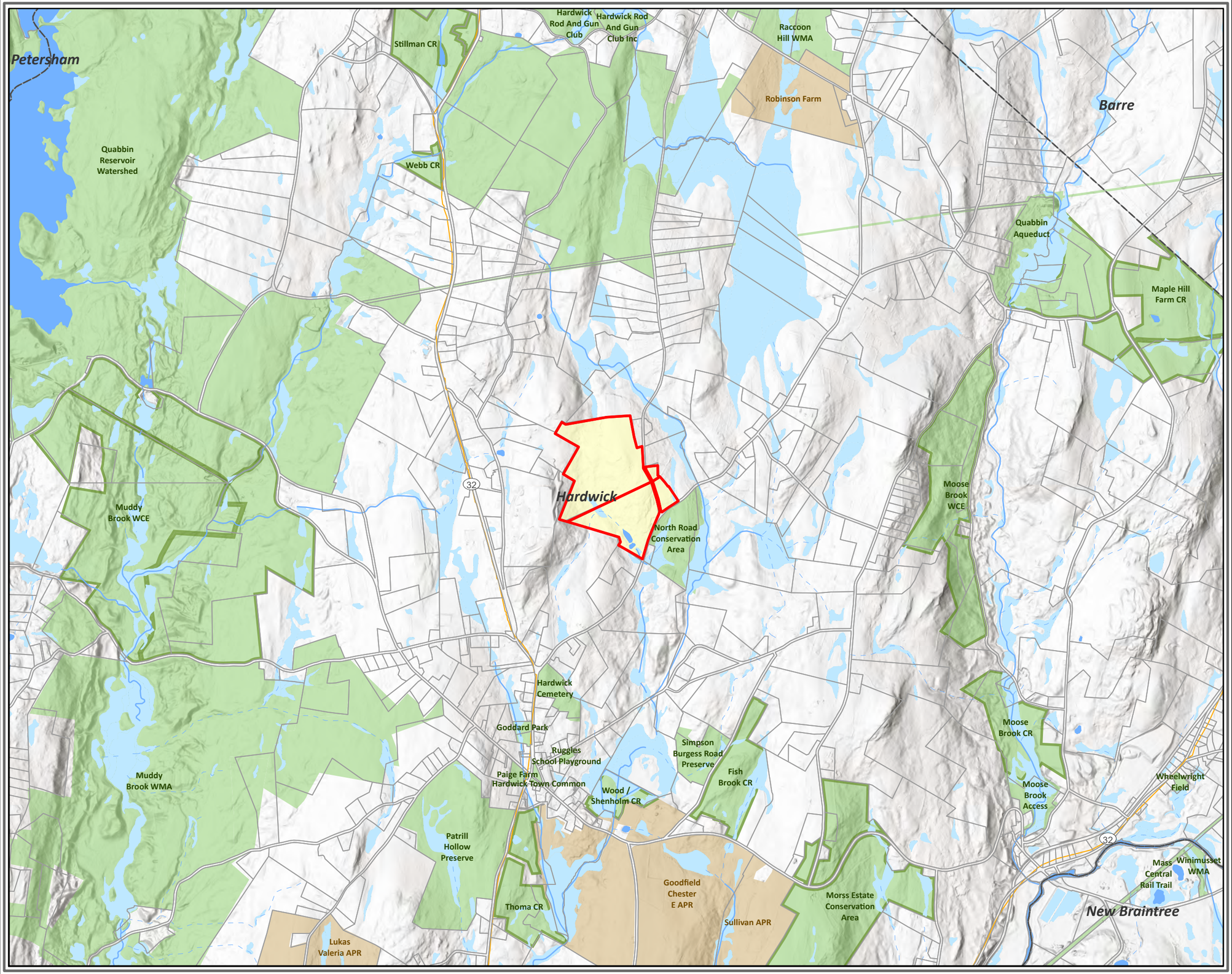
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This plan is conceptual only and is not represented as an engineered plan.

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Round Table Farm

Hardwick, MA

Conservation Context

Legend

- Subject Property - 106.93 ±Ac
- Adjacent Properties
- Protected Land
- Conservation Restrictions (CRs)
- Agricutural Preservation Restrictions (APRs)
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams



Credits: Background from ESRI 'Terrain Base' map service

Project Number: MA6001-CG

Date: 09/29/26

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Scale: 1' = 2,000 "

This plan is conceptual only and is not represented as an engineered plan.

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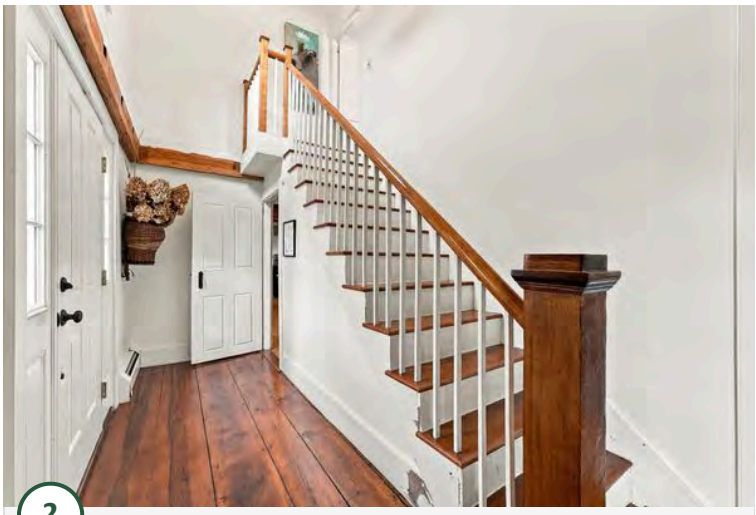
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ROUND TABLE FARM

Hardwick, MA



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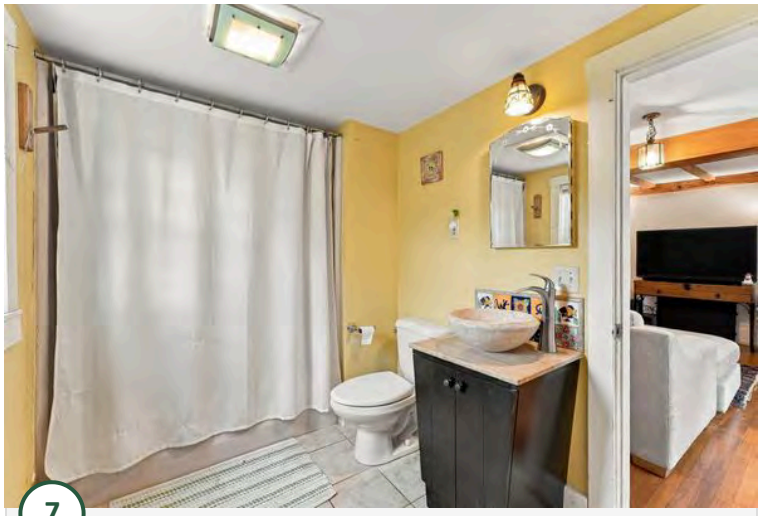
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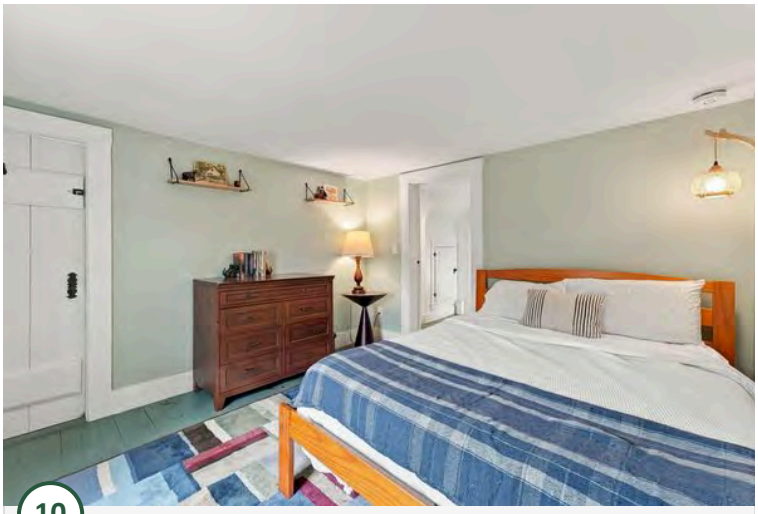
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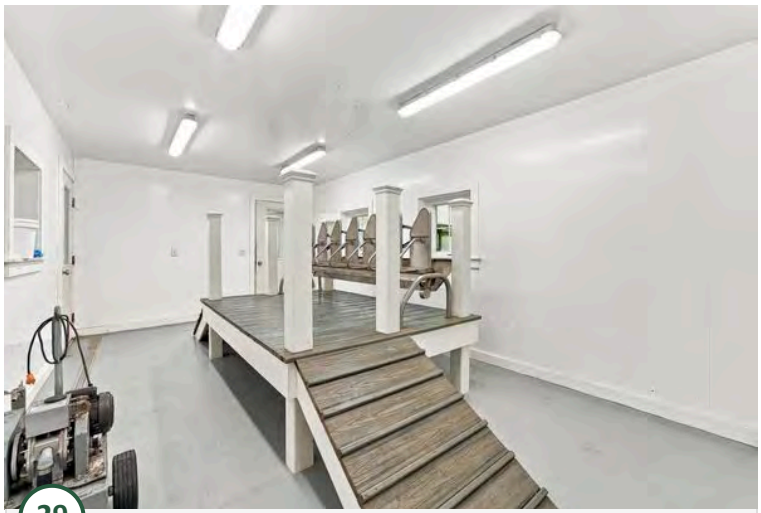
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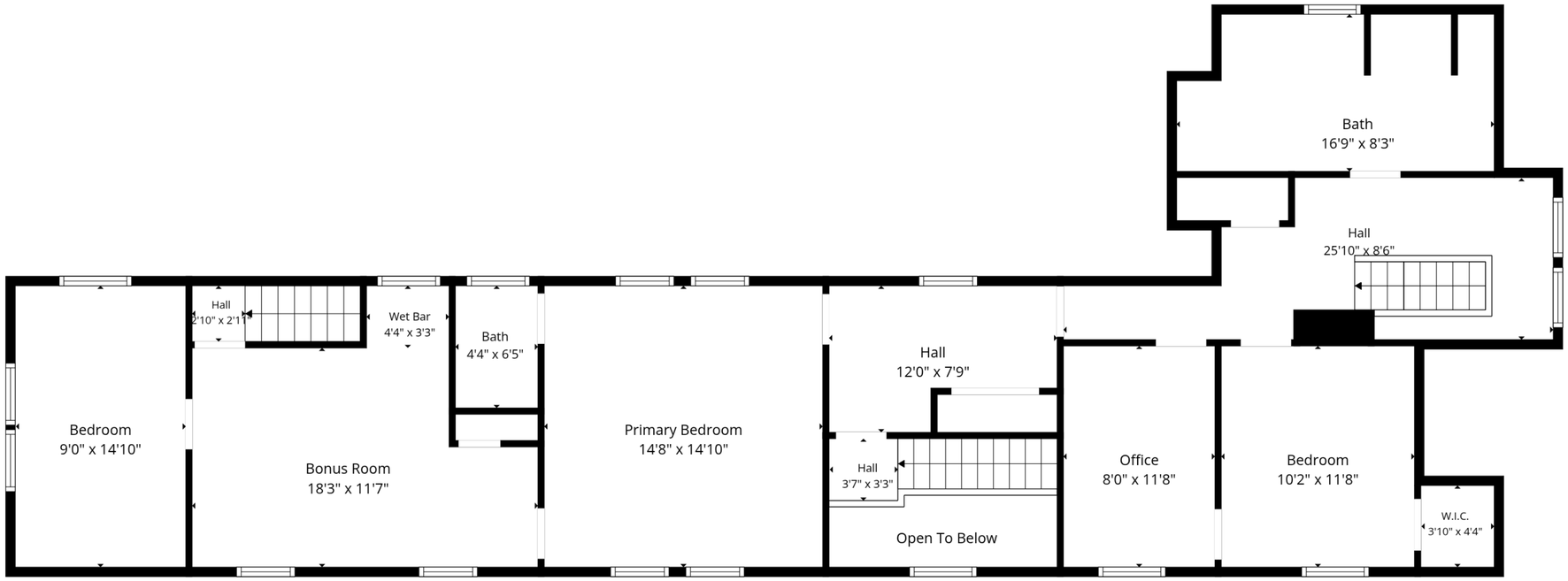


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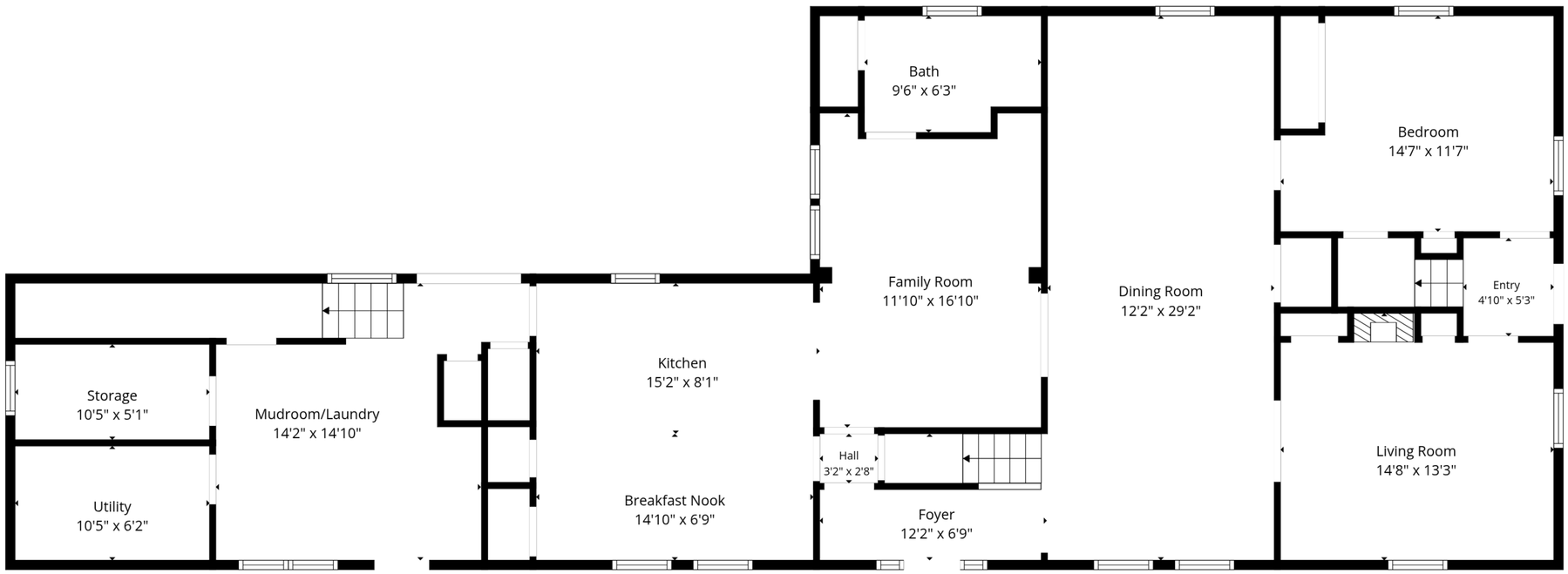


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2nd Floor



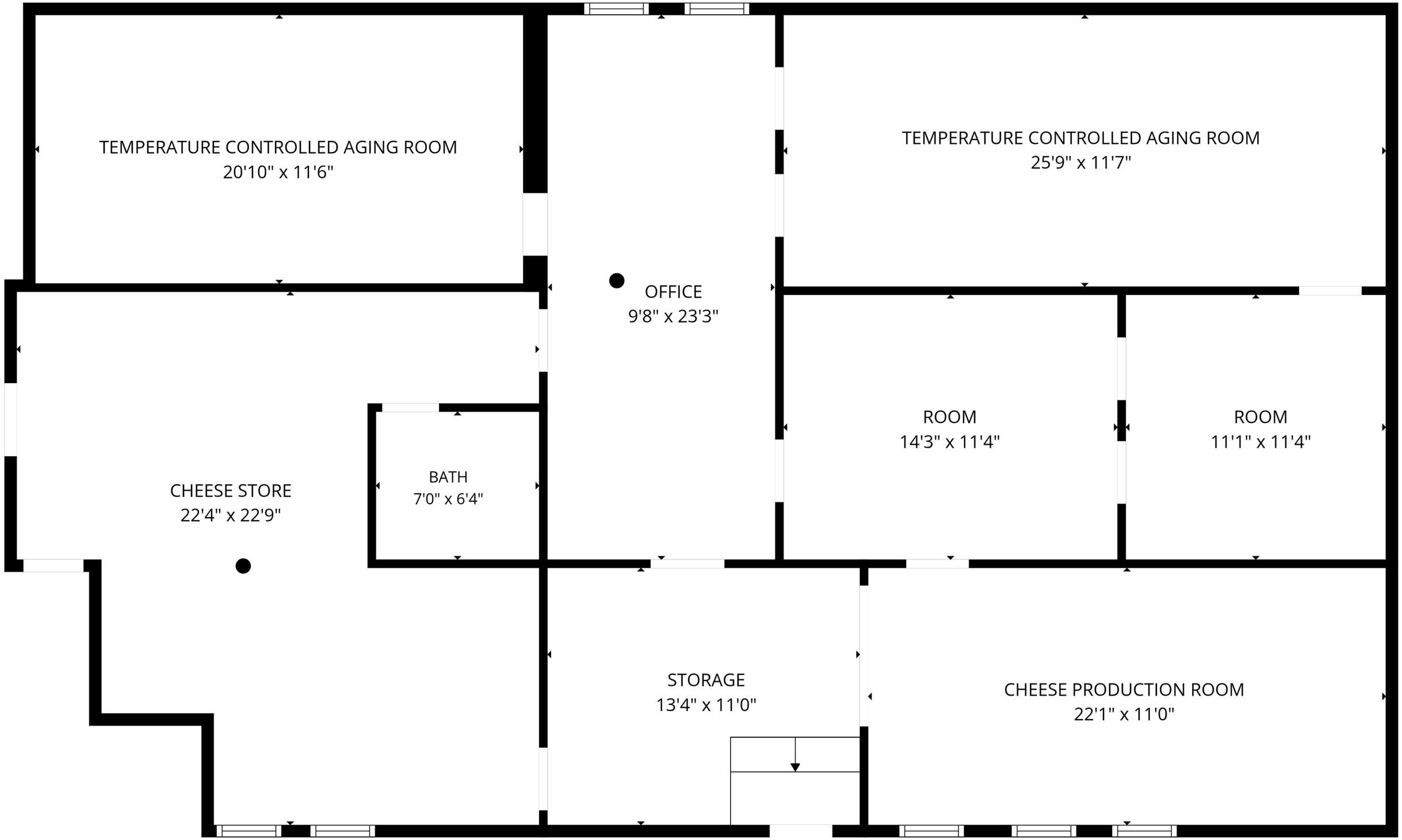
1st Floor

Total: 3186 sq. ft

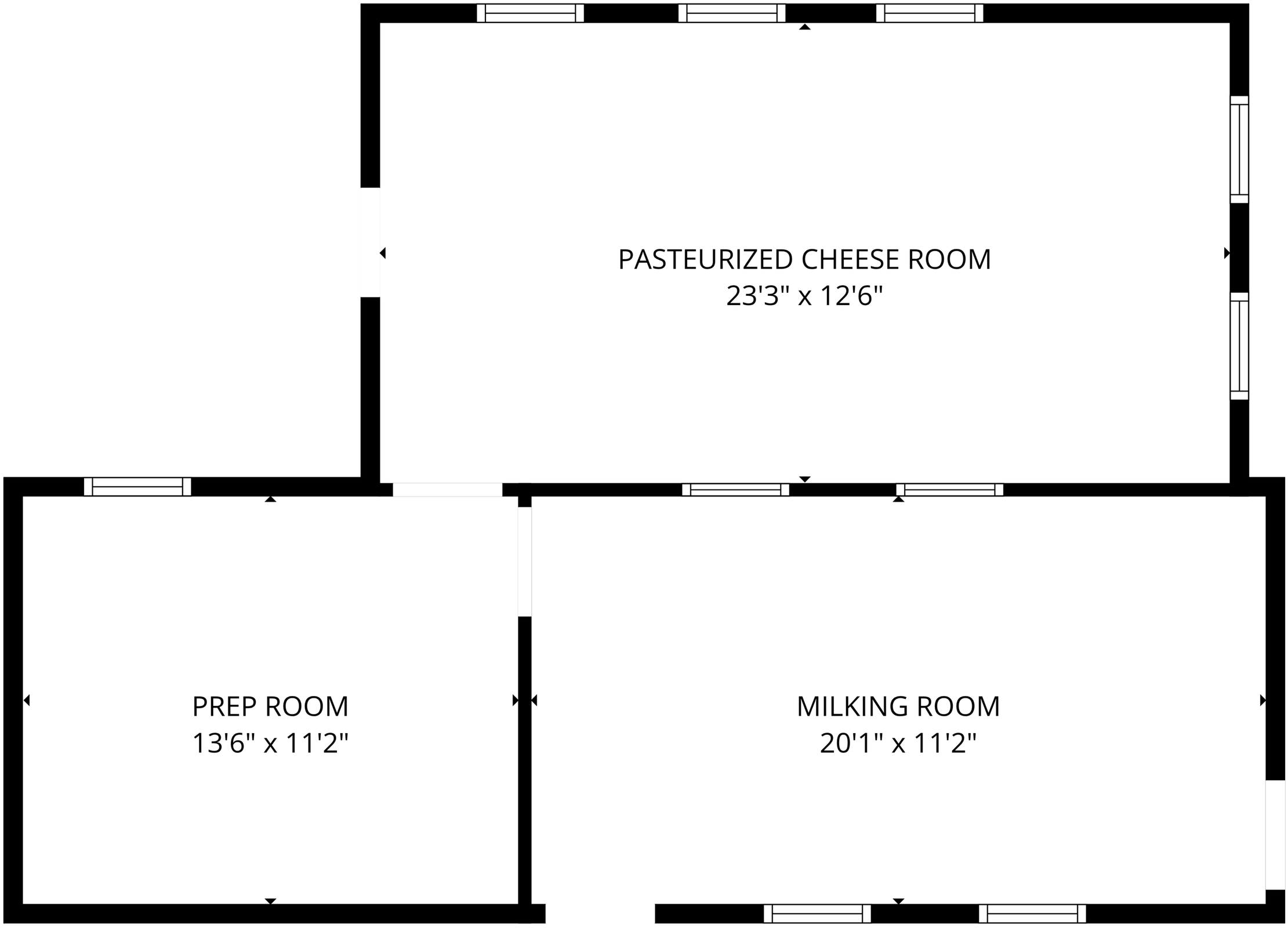
1st Floor: 1769 sq. Ft, 2nd Floor: 1417 sq. ft

Excluded Areas: Utility: 76 sq. Ft, Storage: 56 sq. Ft, Low Ceiling: 23 sq. Ft,
Open To Below: 49 sq. Ft, Undefined: 6 sq. ft

Sizes And Dimensions Are Approximate, Actual May Vary.



Sizes And Dimensions Are Approximate, Actual May Vary.



Sizes And Dimensions Are Approximate, Actual May Vary.

Worcester South District Registry of Deeds
Electronically Recorded Document

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Worcester South District Registry of Deeds
Kathryn A. Toomey, Register
90 Front St
Worcester, MA 01608
(508) 368-7000

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QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that We, **MARLO STEIN of 42 Jackson Road, Hardwick, Worcester County, Massachusetts and ARCHER MEIER of 7 Greenfield Road, Turners Falls, Franklin County, Massachusetts,** being married,

for consideration paid and in full consideration of **ONE AND 00/100 ($1.00) DOLLAR,**

grant to **MARLO STEIN**, Individually, of 42 Jackson Road, Hardwick, Worcester County, Massachusetts,

With **Quitclaim Covenants**

Property Address: 42 Jackson Road, Hardwick, Massachusetts

Parcel I

The land with the buildings thereon located on the easterly side of Jackson Road in the Town of Hardwick, County of Worcester and Commonwealth of Massachusetts, shown and designated as Lot 2A on a plan of land entitled "ANR PLAN, PLAN OF LAND IN HARDWICK, MA, SURVEYED FOR RAYMOND G. ROBINSON, JR & PAMELA B. ROBINSON, R.L.COOK SURVEYORS, LAND SURVEYORS & CONSULTANTS, 69 NIPMUCK ST., PALMER, MA 01069", Scale: 1" = 80', Date: MAR. 22, 2021 and recorded March 25, 2021 with the Worcester County South District Registry of Deeds in Plan Book 955, Plan 81. Containing 205,142 SQ. FT. (4.7094 Acres), more or less.

Parcel II

The land with the buildings thereon located on the westerly side of Jackson Road in the Town or Hardwick, County or Worcester and Commonwealth of Massachusetts, shown and designated as Lot 1A on a plan of land entitled "ANR PLAN, PLAN OF LAND IN HARDWICK, MA, SURVEYED FOR RAYMOND G. ROBINSON, JR & PAMELA B. ROBINSON, R.L.COOK SURVEYORS, LAND SURVEYORS & CONSULTANTS, 69 NIPMUCK ST., PALMER, MA 01069", Scale: 1" = 80', Date: MAR. 22, 2021 and recorded March 25, 2021 with the Worcester County South District Registry of Deeds in Plan Book 955, Plan 81. Containing 1,481,437 SQ. FT. (34.0091 Acres), more or less.

As per M.G.L. Chapter 188, sect. 13, the Grantors, under oath and subject to the pains and penalties of perjury, do hereby depose, state and certify that: (i) We release all rights of Homestead in the subject realty being conveyed, (ii) No spouse, non-owner spouse, former spouse, or any other person resides in the home, and (iii) At the time of delivery of this deed, no spouse, former spouse, or any other person is entitled to claim the benefit of an existing estate of homestead in the premises being conveyed.

BEING the same premises conveyed to the Grantors herein by deed of Raymond G. Robinson, Jr. and Pamela B. Robinson dated March 25, 2021, and recorded in the Worcester County South District Registry of Deeds in Book 64781, Page 175.

[Remainder of page intentionally left blank; Signature page to follow.]

Executed as a sealed instrument on this 11 day of April 2025.

Marlo Stein
MARLO STEIN

Archer Meier
ARCHER MEIER

COMMONWEALTH OF MASSACHUSETTS

Hampden, ss.

On this 11th day of April, 2025, before me, the undersigned notary public, personally, appeared **MARLO STEIN,** proved to me through satisfactory evidence of identification, which was MA Drivers License to be the person whose name is signed on the preceding or attached document, and who swore, subscribed and affirmed to me that the contents of the document are truthful and accurate to the best of his/her/their knowledge and belief and that he/she/they signed the document voluntarily for its stated purpose.

Kellie Teresa Cormier
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires
1/1/2027

Kellie T. Cormier
Notary Public: Kellie T. Cormier
My Commission Expires: 1/1/27

COMMONWEALTH OF MASSACHUSETTS

Hampden, ss.

On this 11 day of April, 2025, before me, the undersigned notary public, personally, appeared **ARCHER MEIER,** proved to me through satisfactory evidence of identification, which was personal knowledge to be the person whose name is signed on the preceding or attached document, and who swore, subscribed and affirmed to me that the contents of the document are truthful and accurate to the best of his/her/their knowledge and belief and that he/she/they signed the document voluntarily for its stated purpose.

KATHRYN S. CROUSS
Notary Public
Commonwealth of Massachusetts
My Commission Expires
June 3, 2027

Kathryn S. Crouss
Notary Public: Kathryn S. Crouss
My Commission Expires: June 3, 2027

1019053.1

Worcester South District Registry of Deeds
Electronically Recorded Document

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Recording Information

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Recording Fee (including excise)	: $1,206.08

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MASSACHUSETTS EXCISE TAX
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Worcester South District Registry of Deeds
Kathryn A. Toomey, Register
90 Front St
Worcester, MA 01608
(508) 368-7000

Massachusetts Quitclaim Deed

———[Recording Information Area]———

We, **RAYMOND G. ROBINSON, JR. and PAMELA B. ROBINSON**, a married couple, of Vermont, for consideration paid, and in full consideration of **Two Hundred Thirty Thousand Four Hundred ($230,400.00) Dollars**, grant to **MARLO ELIZABETH STEIN,** of 42 Jackson Road, Hardwick, Massachusetts

with *quitclaim covenants*

Lot1 Jackson Road, Hardwick, MA

The land on the westerly side of Jackson Road in Hardwick, Worcester County, Massachusetts being shown as Lot "1" on a plan entitled "Land in Hardwick, Mass. Owned by Raymond G., Jr. & Pamela B. Robinson" prepared by Gary D. Lanpher, Jr. RPLS, dated April 15, 2024 and recorded with the Worcester District Registry of Deeds in Plan Book 977, Plan 14, containing 66.716 acres according to said plan.

Being a portion of the premises conveyed to Raymond G. Robinson, Jr. and Pamela B. Robinson by deeds recorded with the Worcester District Registry of Deeds in 1.) Book 12591, Page 375; 2.) Book 33705, Page 152; and 3.) and Book 60840, Page 35.

We, Raymond G. Robinson, Jr. and Pamela B. Robinson, hereby state under oath that we are married to each other, we release any and all homestead rights and no one is entitled to homestead rights.

Witness our hand and seal this 20 day of August 2024.

Raymond G. Robinson, Jr.

Pamela B. Robinson

STATE OF VERMONT

Windham, ss

On this 20 day of August 2024, before me, the undersigned notary public, personally appeared Raymond G. Robinson, Jr. and Pamela B. Robinson, and proved to me through satisfactory evidence of identification, which were drivers licenses, to be the person whose names are signed above, and acknowledged to me that they signed it voluntarily for its stated purpose as their free act and deed.

Notary Public: Kimberly Record
My commission expires: 1/31/25

Unofficial Property Record Card - Hardwick, MA

General Property Data

Parcel ID	022.0-0000-0008.0	**Account Number**	
Prior Parcel ID	--		
Property Owner	STEIN, MARLO ELIZABETH	**Property Location**	JACKSON ROAD
		Property Use	HAY/GRAIN
Mailing Address	PO BOX 132	**Most Recent Sale Date**	8/28/2024
		Legal Reference	70951-70
City	HARDWICK	**Grantor**	ROBINSON, RAYMOND G JR & PAMELA B
Mailing State	MA **Zip** 01037	**Sale Price**	230,400
ParcelZoning	AR60	**Land Area**	66.716 acres

Current Property Assessment

Card 1 Value	Building Value	Xtra Features Value	Land Value	Mkt Land Value	Total Value
	0	0	19,415	156,484	19,415

Building Description

Building Style	**Foundation Type**	**Flooring Type** N/A
# of Living Units 0	**Frame Type**	**Basement Floor** N/A
Year Built N/A	**Roof Structure**	**Heating Type** N/A
Building Grade	**Roof Cover**	**Heating Fuel** N/A
Building Condition N/A	**Siding**	**Air Conditioning** 0%
Finished Area (SF) N/A	**Interior Walls** N/A	**# of Bsmt Garages** 0
Number Rooms 0	**# of Bedrooms** 0	**# of Full Baths** 0
# of 3/4 Baths 0	**# of 1/2 Baths** 0	**# of Other Fixtures** 0

Legal Description

Narrative Description of Property

This property contains 66.716 acres of land mainly classified as HAY/GRAIN with a(n) style building, built about N/A , having exterior and roof cover, with 0 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images





Disclaimer: This information is believed to be correct but is subject to change and is not warranteed.

Unofficial Property Record Card - Hardwick, MA

General Property Data

Parcel ID	025.0-0000-0002.0	**Account Number**	0250-00020
Prior Parcel ID	--		
Property Owner	STEIN, MARLO & MEIER, ARCHER	**Property Location**	42 JACKSON ROAD
		Property Use	ONE FAMILY
Mailing Address	PO BOX 132	**Most Recent Sale Date**	3/26/2021
		Legal Reference	64781-175
City	HARDWICK	**Grantor**	ROBINSON, RAYMOND G JR & PAMEL,
Mailing State	MA **Zip** 01037	**Sale Price**	792,610
ParcelZoning	AR60	**Land Area**	4.709 acres

Current Property Assessment

Card 1 Value	Building Value	Xtra Features Value	Land Value	Mkt Land Value	Total Value
	397,000	6,600	66,400	66,400	470,000

Building Description

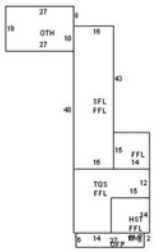
Building Style	COLONIAL	**Foundation Type**	MASONRY	**Flooring Type**	AVERAGE
# of Living Units	1	**Frame Type**	1	**Basement Floor**	N/A
Year Built	1892	**Roof Structure**	GABLE	**Heating Type**	FORCED H/W
Building Grade	AVG. (+)	**Roof Cover**	METAL	**Heating Fuel**	OIL
Building Condition	Avg-Good	**Siding**	CLAPBOARD	**Air Conditioning**	0%
Finished Area (SF)	3285.69995	**Interior Walls**	AVERAGE	**# of Bsmt Garages**	0
Number Rooms	11	**# of Bedrooms**	4	**# of Full Baths**	3
# of 3/4 Baths	0	**# of 1/2 Baths**	0	**# of Other Fixtures**	2

Legal Description

Narrative Description of Property

This property contains 4.709 acres of land mainly classified as ONE FAMILY with a(n) COLONIAL style building, built about 1892 , having CLAPBOARD exterior and METAL roof cover, with 1 unit(s), 11 room(s), 4 bedroom(s), 3 bath(s), 0 half bath(s).

Property Images




42 JACKSON ROAD

Disclaimer: This information is believed to be correct but is subject to change and is not warranteed.

Unofficial Property Record Card - Hardwick, MA

General Property Data

Parcel ID	025.0-0000-0004.0	**Account Number**	0250-00040
Prior Parcel ID	--		
Property Owner	STEIN, MARLO & MEIER, ARCHER	**Property Location**	JACKSON ROAD
		Property Use	037
Mailing Address	PO BOX 132	**Most Recent Sale Date**	3/26/2021
		Legal Reference	64781-175
City	HARDWICK	**Grantor**	ROBINSON, RAYMOND G JR & PAMELA B,
Mailing State	MA Zip 01037	**Sale Price**	792,610
ParcelZoning	AR60	**Land Area**	34.009 acres

Current Property Assessment

Card 1 Value	Building Value	Xtra Features Value	Land Value	Mkt Land Value	Total Value
	0	383,900	9,897	116,714	393,797

Building Description

Building Style		**Foundation Type**		**Flooring Type**	N/A
# of Living Units	0	**Frame Type**		**Basement Floor**	N/A
Year Built	N/A	**Roof Structure**		**Heating Type**	N/A
Building Grade		**Roof Cover**		**Heating Fuel**	N/A
Building Condition	N/A	**Siding**		**Air Conditioning**	0%
Finished Area (SF)	N/A	**Interior Walls**	N/A	**# of Bsmt Garages**	0
Number Rooms	0	**# of Bedrooms**	0	**# of Full Baths**	0
# of 3/4 Baths	0	**# of 1/2 Baths**	0	**# of Other Fixtures**	0

Legal Description

Narrative Description of Property

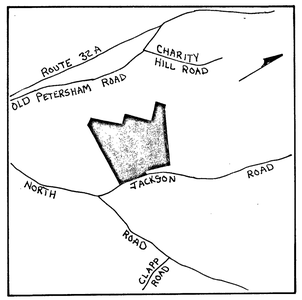
This property contains 34.009 acres of land mainly classified as 037 with a(n) style building, built about N/A , having exterior and roof cover, with 0 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images





Disclaimer: This information is believed to be correct but is subject to change and is not warranteed.



LOCUS MAP
(1"=2083')

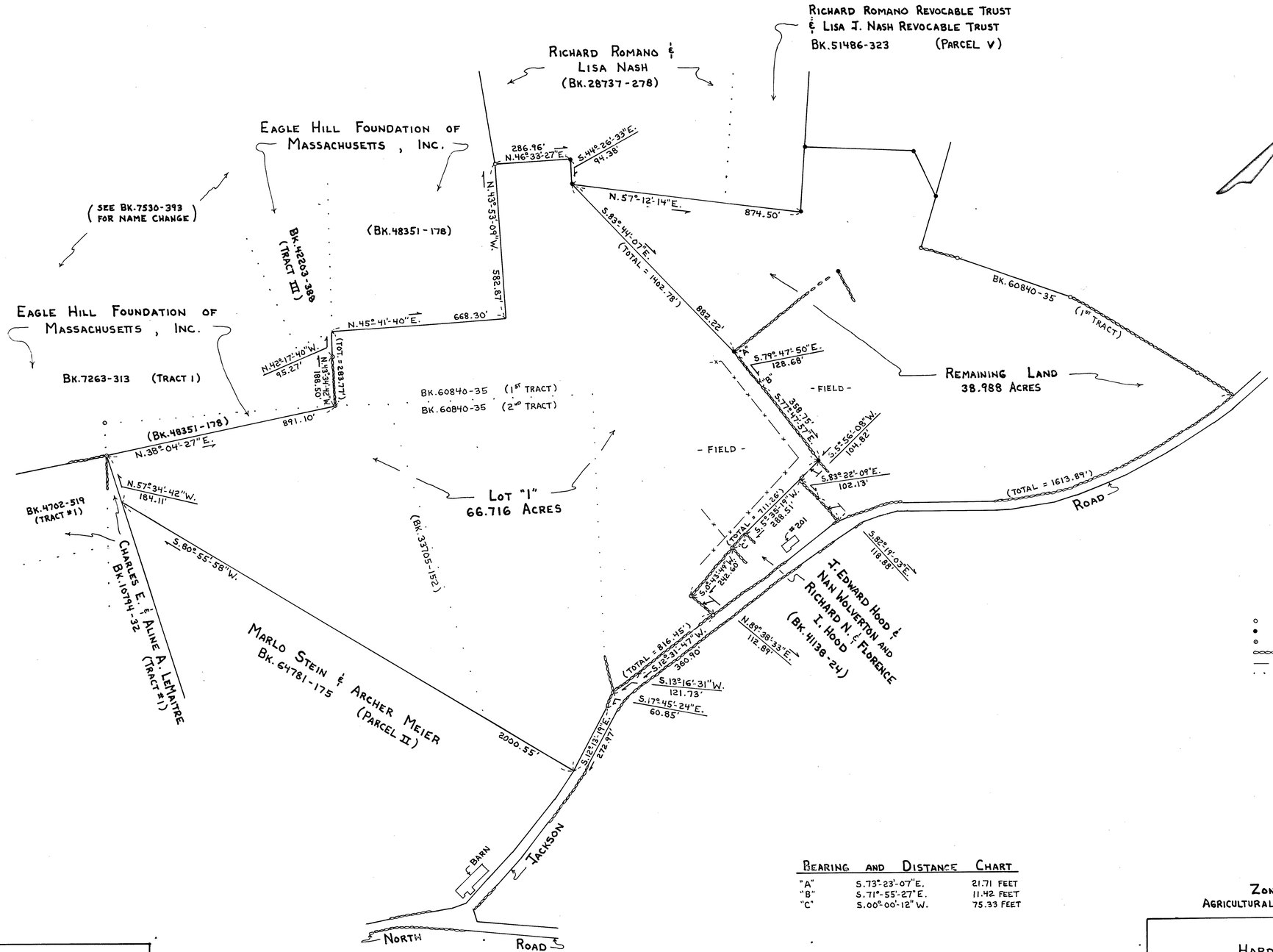
NOTES

LOT "1" REPRESENTS A PORTION OF THE PREMISES DESCRIBED IN A DEED CONVEYED TO RAYMOND G. ROBINSON, JR. IN BK.12591 PG.375, A DEED CONVEYED TO PAMELA B. ROBINSON IN BK.60840 PG.35, AND IN A DEED CONVEYED TO RAYMOND G., JR. AND PAMELA B. ROBINSON AS RECORDED IN BK.33705 PG.152.

THE REMAINING LAND REPRESENTS A PORTION OF THE PREMISES DESCRIBED IN A DEED CONVEYED TO RAYMOND G. ROBINSON, JR. IN BK.12591 PG.375, AND A PORTION OF THE 1ST TRACT IN A DEED CONVEYED TO PAMELA B. ROBINSON AS RECORDED IN BK.60840 PG.35.

THE REMAINING LAND CONFORMS WITH THE AREA AND FRONTAGE REQUIREMENTS OF THE ZONING BYLAWS OF THE TOWN OF HARDWICK AS A BUILDING LOT.

REFERENCE IS MADE TO A BOUNDARY LINE AGREEMENT WITH RICHARD ROMANO AND LISA NASH AS RECORDED IN DEED BK.44817 PG.132.



LEGEND

- ○ FOUND IRON ROD
- • SET IRON ROD
- ⊗ FOUND DRILL HOLE
- STONE WALL
- —×— FENCE
- . . . . DEED LINE

BEARING AND DISTANCE CHART

"A"	S.73°-23'-07"E.	21.71 FEET
"B"	S.71°-55'-27"E.	11.42 FEET
"C"	S.00°-00'-12"W.	75.33 FEET

PLANNING BOARD ENDORSEMENT IS NOT A DETERMINATION OF CONFORMANCE WITH ZONING REGULATIONS.

HARDWICK PLANNING BOARD	
APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED. C41 S81-P	DATE: 4-23-2024

WORCESTER DISTRICT REGISTRY
OF DEEDS-WORCESTER, MA
PLAN BOOK 977 PLAN 14
Received 4/25/24
11 h 55 m A M
Sheet 1 of 1
Fee $105.-
ATTEST: Kathryn A. Toomey
Register

REF. NB.8-60, PL.BK.892-26, PL.BK.877-23, PL.BK.955-87, PL.BK.685-2, PL.BK.620-86

1"=200'
0 200 400 600
FEET
0 60 120
METERS

I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

APRIL 15, 2024
DATE

COMMONWEALTH OF MASSACHUSETTS
GARY D. LANPHER, JR. No. 34310 REGISTERED
PROFESSIONAL LAND SURVEYOR

Gary Lanpher, Jr.
SURVEYOR #34310

ZONING DISTRICT
AGRICULTURAL RESIDENTIAL (AR-60)

LAND IN
HARDWICK, MASS.
OWNED BY
RAYMOND G., JR. & PAMELA B. ROBINSON

SCALE: 1"=200' APRIL, 2024

GARY D. LANPHER, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
148 NICHEWAUG ROAD PETERSHAM, MASS. 01366
TEL. (978-724-6673) OR (774-479-9953)

PLAN NO. 581

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED:
HARDWICK PLANNING BOARD
DATE: 3-24-21

PLANNING BOARD ENDORSEMENT IS NOT A DETERMINATION OF CONFORMANCE WITH ZONING REGULATIONS

OWNER–APPLICANT:
RAYMOND G. ROBINSON, JR. & PAMELA B. ROBINSON
RECORD DEED WCR BK. 12591 PG.375 AND BK.60840 PG.35
LAND SHOWN ON ASSESSORS MAPS 22 & 25 PARCELS 1&2
PLAN INTENT IS TO SUBDIVIDE LOT 1A AND LOT 2A
THIS PLAN IS BASED ON PB.909 PG.99. AND PB.909 PG.98

LEGEND
- IRON PIPE FOUND
- IRON PIPE TO BE SET
- BOUND FOUND
- DRILL HOLE SET
- STONE WALL
- ANGLE POINT
- UTILITY POLE
- WETLAND

ANR PLAN
PLAN OF LAND
IN
HARDWICK, MA
Owned by: SURVEYED FOR
RAYMOND G. ROBINSON, JR &
PAMELA B. ROBINSON

R.L.COOK SURVEYORS
LAND SURVEYORS & CONSULTANTS
69 NIPMUCK ST. , PALMER, MA 01069
1–413–523–2684 RALC2@CS.COM

R.L.COOK
SURVEYORS
69 NIPMUCK STREET
PALMER, MA 01069
1–413–283–7238
RALC2@CS.COM

REGISTRY USE
WORCESTER DISTRICT REGISTRY OF DEEDS-WORCESTER, MA
PLAN BOOK 955 PLAN 81
Received 3/25/2021
3 h 20 m P.M M
Sheet 1 of 1
Fee $105.00
ATTEST: Kathleen A Tierney Register

I HAVE CONFORMED TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.
RICHARD D. PARA P.L.S. #33002

COMMONWEALTH OF MASSACHUSETTS RICHARD D. PARA No. 33002 REGISTERED PROFESSIONAL LAND SURVEYOR 3/24/21

OTHER LAND OF
RAYMOND G., JR. & PAMELA B. ROBINSON
BK.33705 PG.PG.152 SEE PB.909 PG.98

N57°34'42"W 184.11'
N80°55'59"E 2000.54'
N57°34'42"W 784.35'
N57°41'43"W 379.50'
N01°21'43"W 110.88'
N47°18'17"E 80.45'
N41°56'36"W 71.53'
N44°58'49"W 223.39'
N43°08'36"W 82.50'
N45°23'52"W 77.53'
N41°52'25"W 97.69'
N44°53'35"W 54.26'

N/F
CHARLES E. & ALINE A. LEMAITRE
BK.10794 PG.32 TR3

N/F
JOHN R. KRASNECKY
BK.11730 PG.91
SEE PB.609 PG.78

N/F
RICHARD & SANDRA KRASNECKY
BK.6367 PG.289

LOT 1A
1,481,437 ±SQ FT
34.0091 ±AC.

1099'± FRONTAGE

S30°22'50"W S32°40'33"W S33°46'45"W S38°03'38"W
S30°59'16"W S31°05'26"W S33°59'16"W
160.52' 107.48' 121.08' 78.75' 146.71'
60.17' 54.26' 97.69' 54.09' 6.28'

THE PUBLIC WAY HAS BEEN DETERMINED UNDER CHAPTER 86 SECTION 2 OF THE MASS. GENERAL LAWS.

NORTH ROAD
A PUBLIC WAY

OTHER LAND OF
RAYMOND G., JR. & PAMELA B. ROBINSON
BK.3898 PG.564
SEE PB.909 PG.99

PARCEL C
3,306 ±SQ FT
0.0759 ±AC.
NOT A BUILDING LOT AT THIS TIME

816'± OF REMAINING FRONTAGE

S12°13'20"E 272.97'
S12°16'16"E 230.00'
S11°28'14"E 230.00'
S12°16'16"E 32.32'
N80°31'27"W 136.08'
S71°08'36"W 68.16'
281.12'
PARCEL B
HOUSE #98

OTHER LAND OF
RAYMOND G., JR. & PAMELA B. ROBINSON
BK.33705 PG.PG.152
BK.12591 PG.375

126.41'
S76°52'03"W
N25°21'51"W 119.31'
N24°29'14"W 130.03'
N69°43'02"W 20.64'
N17°07'37"W 380.46'

THE PUBLIC WAY HAS BEEN DETERMINED UNDER CHAPTER 86 SECTION 2 OF THE MASS. GENERAL LAWS.

S05°37'28"E 131.39'
S05°37'28"E 127.74'
S00°53'41"W 31.09'
S00°53'41"W 684'± FRONTAGE
S01°23'02"E 224.81'
S01°23'02"E 225.53'
546'± FRONTAGE
JACKSON RD.
A PUBLIC WAY

coop
gar.
wood boiler shed
EQUIP. SHELTER
GREEN HOUSE

LOT 2A
205,142 ±SQ FT
4.7094 ±AC.

HOUSE #42
Cheese Bar
COW BARN
HEIFER BARN
MANURE PIT

430'± FRONTAGE
500'±OF REMAINING FRONTAGE
N70°29'12"E 242.28'
N72°30'05"E 75.61'
N74°52'39"E 112.93'
N66°47'27"E 139.70'
A PUBLIC WAY
NORTH ROAD

EDGE OF PAVEMENT

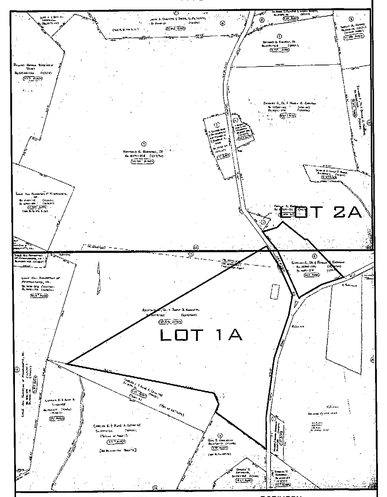
L1 L2 L3 L4 L5 L6 L7 L8 L9 L10 L11

LINE TABLE

LINE	LENGTH	BEARING
L1	143.37	S03°22'46"W
L2	122.16	S01°51'38"W
L3	11.53	S08°20'04"W
L4	17.74	S37°24'36"E
L5	142.44	S03°22'46"W
L6	120.64	S01°51'38"W
L7	63.92	S31°19'55"W
L8	72.57	S38°54'08"W
L9	169.19	S40°52'40"W
L10	94.42	S37°21'23"W
L11	24.24	S41°27'28"W

GRAPHIC SCALE
80 0 40 80 160 320
(IN FEET)
1 inch = 80 ft.

SURVEY LOCUS MAP
NTS



Location: JACKSON & NORTH ROADS
HARDWICK MA
Scale: 1"= 80' ft. Date: MAR. 22, 2021
Plan Ref. 909-99 & 909-98
Deed Ref. 12591-375 et als
MAPS 22/25 PARCELS 1/ 2
Assessors Map/Par.
County WORCESTER

File ROBINSON
Surveyed By. R.L.Cook
Drawn By R.L.Cook
Checked By R.D. PARA
Dwg Name
Zoning AR60
Year Built

SOIL DATA

TEST LOCATION NUMBER 1 DATE: 1/5/2021

DEPTH	HORIZON	TEXTURE	COLOR	MOTTLES	PERC RATE	DEPTH OF PERC
.0-7"	A	SL	10YR3/2		11M/1	48"
.7-32"	B	SL	10YR5/4	36" 5Y5/2		
.32-91"	C	SL	2.5Y6/2			

SEASONAL GROUND WATER 91"

TEST LOCATION NUMBER 2

.0-7"	A	SL	10YR3/2		M/1 "
.7-32"	B	SL	10YR5/4	36" 5Y5/2	
.32-96"	C	SL	2.5Y6/1		

SEASONAL GROUND WATER 96"

PERFORMED BY: R. H. LeMAITRE
WITNESS BY: MARCELINO SARABIA

HYDRAULIC LOADING

USAGE: DWELLING NUMBER OF BEDROOMS: 4

GARBAGE GRINDER NO

DAILY FLOW: 4 B.R. X 110 GAL./B.R./DAY = 110 GALLONS PER DAY

PERC RATE: 11 SOIL TYPE: 2 LTAR: 0.56 GPD/SF

SIZE OF SEPTIC TANK: 880 = MIN SEPTIC TANK, PROVIDE 1500 GAL 2 COMPARTMENT

SIZE OF SYSTEM: 440 GALLONS PER DAY/0356 GPD/S.F.= 785.71
MINIMUM LEACH AREA

FIELD DATA

FIELD WIDTH 20 FT.

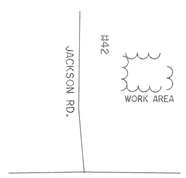
MINIMUM LENGTH = MIN. AREA 785.71 S.F./WIDTH 20 FT. = 39.29 FT.

PROVIDE FIELD 20 FT. WIDE X 40 FT. LONG = 800.00 S.F.

PROVIDED: AREA 800.00 S.F. X LTAR 0.56 GAL./S.F./DAY = 448 GALLONS PER DAY
MINIMUM REQUIRED: 440 GAL. PER DAY

LEGEND

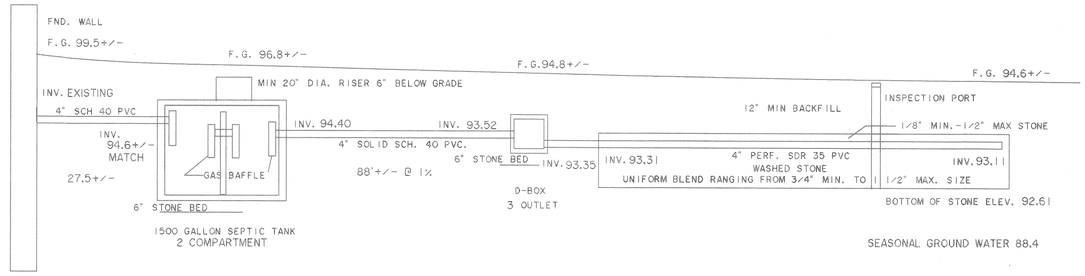
- EXISTING CONTOUR
- PROPOSED CONTOUR
- +XX.X SPOT ELEVATION
- BENCH MARK
- SOIL TEST
- STONE WALL
- 40 MIL MEMBRANE
- APPLE TREE



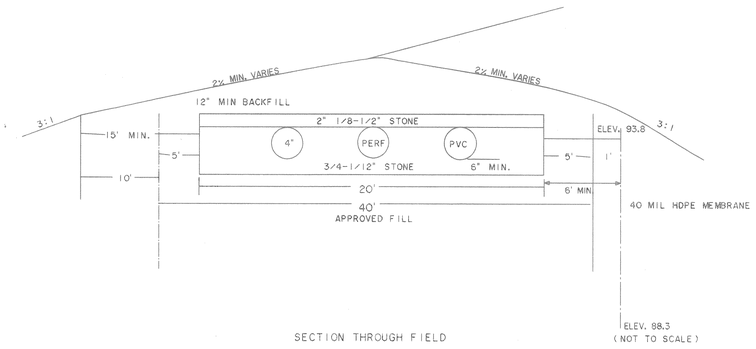
LOCUS SKETCH NTS

NOTES:
THE EXACT LOCATION OF THE EXISTING S.A.S. IS NOT KNOWN, SHOULD IT BE ENCOUNTERERD DURING EXCAVATION IT SHALL BE REMOVED AND LEGALLY DISPOSED OF.

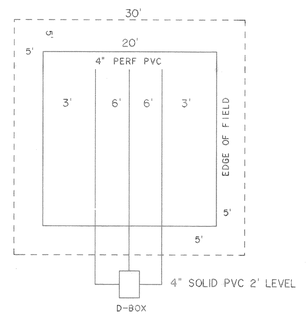
IT IS NOTED THAT THE WELL THAT SERVICES THE HOUSE IS LOCATED ON THE OPPOSITE (WEST SIDE) OF JACKSON ROAD AND IS OVER 150 FEET FROM THE PROPOSED LEACH FACILITY.



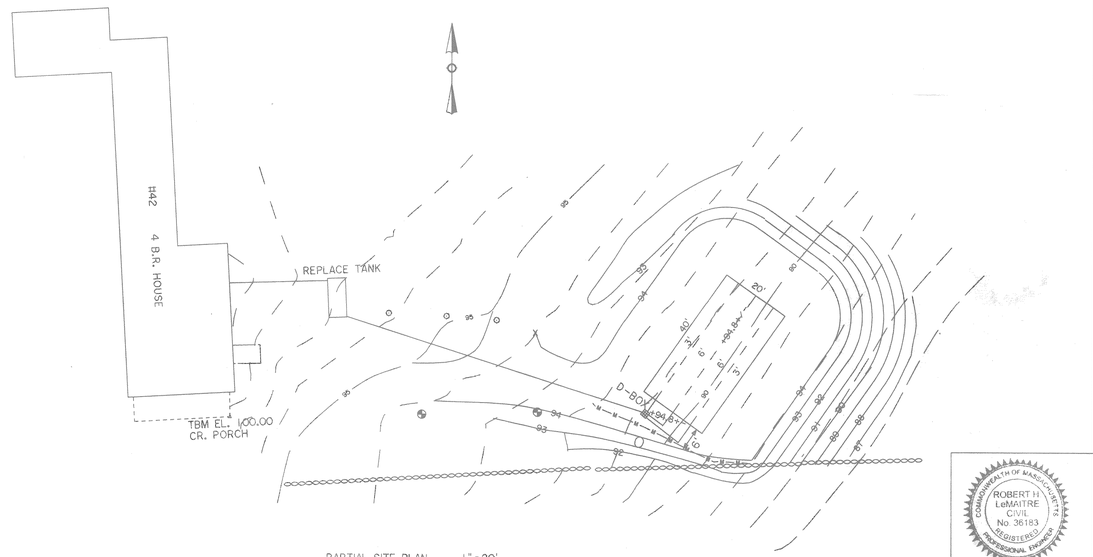
PROFILE OF SYSTEM (NOT TO SCALE)



SECTION THROUGH FIELD (NOT TO SCALE)



PLAN OF FIELD



PARTIAL SITE PLAN 1"=20'

GENERAL NOTES

1. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO 310 CMR SECTION 15.00 ET. SEQ. (TITLE V).
2. ALL PIPING SHALL BE SCHEDULE 40 PVC WITH TIGHT JOINTS AND CAPPED ENDS UNLESS OTHERWISE NOTED.
3. STONE SHALL BE DOUBLE WASHED AND CONFORM WITH TITLE V.
4. ALL TOPSOIL, SUBSOIL AND UNSUITABLE MATERIAL SHALL BE REMOVED BELOW THE LEACHING AREA AND TO A DISTANCE OF FIVE FEET ON ALL SIDES OF THE LEACHING AREA. THE BOTTOM AND SIDES OF ALL EXCAVATION SHALL BE SCARIFIED TO PREVENT SMEARING AND ALLOW MAXIMUM FLOW.
5. FILL BENEATH THE SYSTEM, IF REQUIRED SHALL CONFORM TO SECTION 15.225 OF TITLE V.
6. THE SEPTIC TANK, PUMP CHAMBER, IF REQUIRED, AND DISTRIBUTION BOX SHALL BE REINFORCED CONCRETE CONFORMING TO SECTIONS 15.223, 15.226 AND 15.232 OF TITLE V. THERE SHALL BE NO OPENINGS IN THE COMPONENTS FOR PURPOSES OTHER THAN SPECIFIED IN TITLE V.
7. A 6 INCH DEEP LAYER OF STONE SHALL BE PLACED BENEATH ALL CONCRETE COMPONENTS.
8. BACKFILL SHALL BE CLEAN GRANULAR MATERIAL FREE OF ORGANIC MATERIAL. BACKFILL ABOVE THE SYSTEM SHALL BE A MINIMUM OF 12 INCHES THICK IN ALL AREAS. IN LAWN AREAS THE BACKFILL SHALL BE A MINIMUM OF 9 INCHES THICK COVERED WITH 3 INCHES OF TOPSOIL (12" TOTAL).
9. THERE ARE NO KNOWN WELLS WITHIN 150 FEET OF THE PROPOSED SOIL ABSORPTION SYSTEM EXCEPT AS SHOWN.
10. TOPOGRAPHY BY EDM TOPO METHODS. BENCH MARK ELEVATION ASSIGNED.
11. PROPERTY LINES ARE BASED ON ASSESSORS MAPPING AND OTHER AVAILABLE INFORMATION. NO BOUNDARY SURVEY WAS PERFORMED AT THIS TIME, UNLESS NOTED.
12. UNLESS SPECIFIED THE SYSTEM WAS NOT DESIGNED TO BE USED WITH A GARBAGE GRINDER.

TEE SCHEDULE

THE INLET TEE SHALL BE 10 INCHES BELOW THE INLET INVERT.

GAS BAFFLES SHALL BE USED ON THE OUTLET TEE OF ALL COMPARTMENTS. THE BOTTOM OF ALL OUTLET TEES SHALL BE AT THE SAME ELEVATION.

OUTLET TEE DEPTHS

LIQUID DEPTH IN TANK	DEPTH OF TEE BELOW INVERT
4 FEET	14 INCHES
5 FEET	19 INCHES
6 FEET	24 INCHES
7 FEET	29 INCHES
8 FEET	34 INCHES

TABLE OF ELEVATIONS

LOCATION	ELEVATION	FINISH GRADE
INV. AT FOUNDATION	EXIST	99.5+/-
INV. AT INLET OF TANK	94.6+/-	96.8+/-
INV. AT OUTLET OF TANK	94.40	
INV. AT INLET OF D-BOX	93.52	94.8+/-
INV. AT OUTLET OF D-BOX	93.35	
INV. AT BEGINNING OF S.A.S.	93.31	
INV. AT END OF S.A.S.	93.11	94.6 +/-

SUPPLEMENTAL NOTES:

ALL INTERIOR PLUMBING SHALL BE CONNECTED TO THE PROPOSED DISPOSAL FACILITY EXCEPT WATER SOFTNERS/CONDITIONING SYSTEMS.
CONNECTION OF WATER SOFTENING/WATER CONDITIONING SYSTEMS TO THE SUBSURFACE DISPOSAL SYSTEM IS PROHIBITED.
CONSTRUCTION OF PERMANENT STRUCTURES UPON THE DISPOSAL SYSTEM AND THE RESERVE AREA IS PROHIBITED.
INSPECTION PORT(S) SHALL BE INSTALLED PER TITLE 5.
A RISER SHALL BE PLACED TO ACCESS THE DISTRIBUTION BOX IF IT HAS MORE THAN 9 INCHES OF SOIL COVER. THE RISER SHALL NOT BE SUPPORTED BY THE PIPING OR THE DISTRIBUTION BOX.
THE BOTTOM OF THE S.A.S. SHALL BE EXCAVATED TO A LEVEL GRADE.
ALL COMPONENTS SHALL BE MARKED WITH MAGNETIC MARKING TAPE OR COMPARABLE MEANS TO FACILITATE LOCATION AFTER BACKFILLING.

OWNERS OF RECORD
RAYMOND & PAMELA ROBINSON
42 JACKSON ROAD
P.O. BOX 94
HARDWICK, MA 01037
413-477-6988

COMMONWEALTH OF MASSACHUSETTS
ROBERT H LeMAITRE
CIVIL
No. 36183
REGISTERED PROFESSIONAL ENGINEER

PROPOSED UPGRADE OF THE SUBSURFACE DISPOSAL SYSTEM

AT

42 JACKSON ROAD IN HARDWICK

PREPARED FOR

RAYMOND & PAMELA ROBINSON

SCALE AS NOTED JANUARY 27, 2021

R. H. LeMAITRE, PE, PLS
4 SKYVIEW DRIVE
WARE, MA 01082
413-967-7878

R.J. McDONALD, INC.

CRUSHED STONE - SAND - GRAVEL
EXCAVATION - SEPTIC SYSTEMS - EQUIPMENT RENTALS
71 WORCESTER ROAD - BARRE, MA 01005-0638
(978) 355-6649 FAX (978) 355-6522

February 22, 2021

Raymond & Pam Robinson
42 Jackson Road
Hardwick, MA 01037

==========QUOTATION==========

Installation of complete new septic system as designed by R.L.E. Maitre, P.E. Installation includes:

1500 gallon 2 compartment tank and distribution box
Excavation of leach field
All septic sand, piping, stone and backfill material
Spreading of loam and seeding of disturbed area

TOTAL JOB COST: $25,276.00

Respectfully Submitted

R J McDonald, Inc
Authorized Signature _____