

LEGEND

BDF BOARD FENCE
DH (fnd) DRILL HOLE FOUND
DSK (fnd) BRASS SURVEY DISK FOUND
IP (fnd) IRON PIPE FOUND
IR (fnd) IRON ROD FOUND
IR/CAP(set) IRON ROD W/ YELLOW PLASTIC "PROPERTY CORNER" CAP SET
MTF METAL FENCE
PA POOL APPLIANCES
PS POOL SHED

ZONING TABLE

ZONING DISTRICT: IND - INDUSTRIAL
DIMENSIONAL REGULATIONS
MIN. LOT FRONTAGE: 100 FT.
MIN. LOT AREA: 20,000 S.F.



PLAN NOTES

1. THE PURPOSE OF THIS PLAN IS TO REDEFINE LOT 3 AND LOT 4 OF PLAN 913 OF 2019 AS LOT 3A AND LOT 4A, RESPECTIVELY, AS SHOWN HEREON WITH FRONTAGE ON HOPPING BROOK ROAD, A PUBLIC WAY WITHIN THE TOWN OF HOLLISTON.
LOT 3A OF 455,800± S.F. WITH 150.00 FEET OF FRONTAGE
LOT 4A OF 3,119,740± S.F. WITH 134.08 FEET OF FRONTAGE
2. THE PROPERTY LINES AND EXISTING CONDITIONS SHOWN HEREON ARE THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY LIGHHOUSE LAND SURVEYING LLC BETWEEN APRIL 2019 AND APRIL 2020.
3. ALL ON-THE-GROUND OBSERVATIONS WERE PERFORMED USING LEICA TS12 (3") ROBOTIC TOTAL STATIONS.
4. THE LEGAL STATUS OF THE STREETS AND/OR WAYS SHOWN HEREON, WHETHER THEY ARE PUBLIC OR PRIVATE, WAS NOT MADE PART OF THIS SURVEY.

5. SURVEY TRAVERSE POINTS 1, 3, 7, AND 10 WERE OBSERVED WITH A CARLSON BRX6+ GPS RECEIVER USING THE MASSDOT MCCORS RTK NETWORK.
HORIZONTAL DATUM:
MASSACHUSETTS STATE PLANE - MAINLAND ZONE NAD83 (2011)
EPOCH 2010.00 - US FEET
VERTICAL DATUM:
NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID 12B) - US FEET
6. OWNERS NAMES SHOWN HEREON ARE BASED UPON ASSESSORS INFORMATION OBTAINED AS OF THE DATE OF THE SURVEY. IT DOES NOT REPRESENT A CERTIFICATION OF TITLE NOR DOES IT GUARANTEE THE OWNERSHIP OF LOCUS OR ADJUTING PROPERTIES.

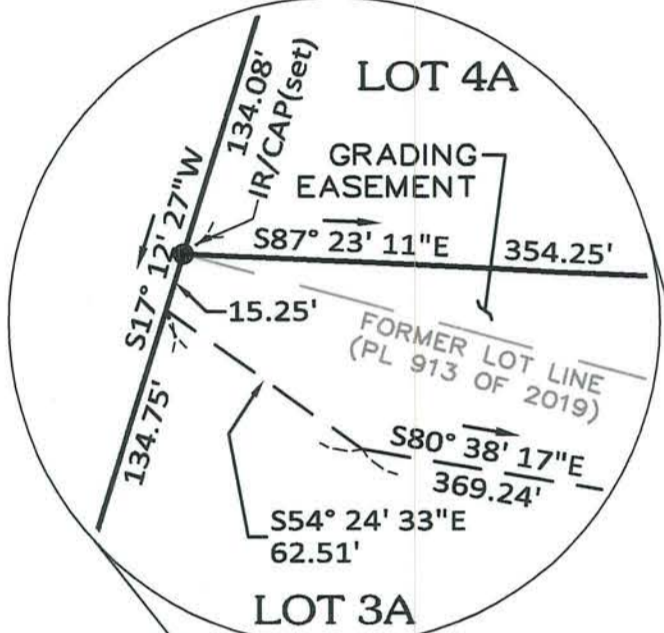
REGISTRY USE ONLY

LIST OF POSSIBLE ENCROACHMENTS

- (A) LIMITS OF EARTH MOVING WORK CROSSES PROPERTY LINE
- (B) CART PATH CROSSES PROPERTY LINE
- (C) FOOTPATH CROSSES PROPERTY LINE
- (D) ELECTRIC DOG FENCE CROSSES PROPERTY LINE
- (E) SHED CROSSES PROPERTY LINE BY 3.7'
- (F) LINE OF BOULDERS CROSSES PROPERTY LINE
- (G) OVERHEAD STEEL CABLE CROSSES PROPERTY LINE
- (H) AREA OF RECENT LAND CLEARING OVER THE PROPERTY LINE
- (J) 4" PVC PIPE OUTFALLS 2.0' FROM THE PROPERTY LINE
- (K) TRASH DEBRIS DUMP ON-SITE

EXHIBIT 1

1"=50'



LOT 2A
(PL 913 OF 2019)

LOT 4A

AREA = 3,119,740± S.F.
= 71.619± AC.

LOT 3A

AREA = 455,800± S.F.
= 10.464± AC.

LOT 1
(PL 96 OF 2018)

Parcel Line Table

Line #	Length	Direction
L1	150.00	N17° 12' 27"E
L2	134.08	N17° 12' 27"E
L3	145.99	S74° 52' 18"E

OWNER

NEW HOPPING BROOK REALTY TRUST
42 WESTBORO ROAD
NORTH GRAFTON, MA 01536

DEED REFERENCE

DEED BK 31501 PAGE 99
DEED BK 43168 PAGE 172
DEED BK 43690 PAGE 512

ASSESSORS REFERENCE

PARCEL ID: 004.0-0006-0015.A

PLAN REFERENCES

MIDDLESEX COUNTY
PL 36 OF 2020
PL 913 OF 2019
PL 96 OF 2018
PL 702 OF 2004
PL 382 OF 2003
PL 284 OF 1983

NORFOLK COUNTY
PB 623 PL 7
PB 494 PL 157
PB 408 PL 543

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS, TITLE 260 CMR 6.00.
I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

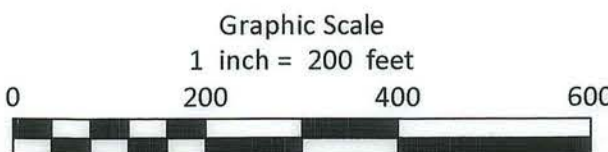


Richard W. Reid, Jr.
PROFESSIONAL LAND SURVEYOR

APRIL 28, 2020
DATE

DRWN BY: ZRB
CHK'D BY: PSB
APRVD BY: RWR

REV #	DATE	DESCRIPTION



Engineering Design Consultants, Inc.
32 Turnpike Road
Southborough, Massachusetts
(508) 480-0225

PROJECT:
HOPPING BROOK EXTENSION
HOPPING BROOK ROAD
(MIDDLESEX COUNTY - SOUTH DISTRICT)
HOLLISTON, MASSACHUSETTS

TITLE:
APPROVAL NOT REQUIRED
PLAN OF LAND
PREPARED FOR:
New Hopping Brook Realty Trust
42 Westboro Road
North Grafton, Massachusetts 01536

DATE:
APRIL 28, 2020
1 OF 1
EDC PROJECT NUMBER
3520