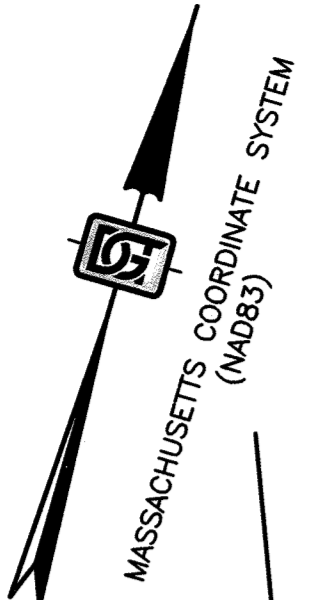
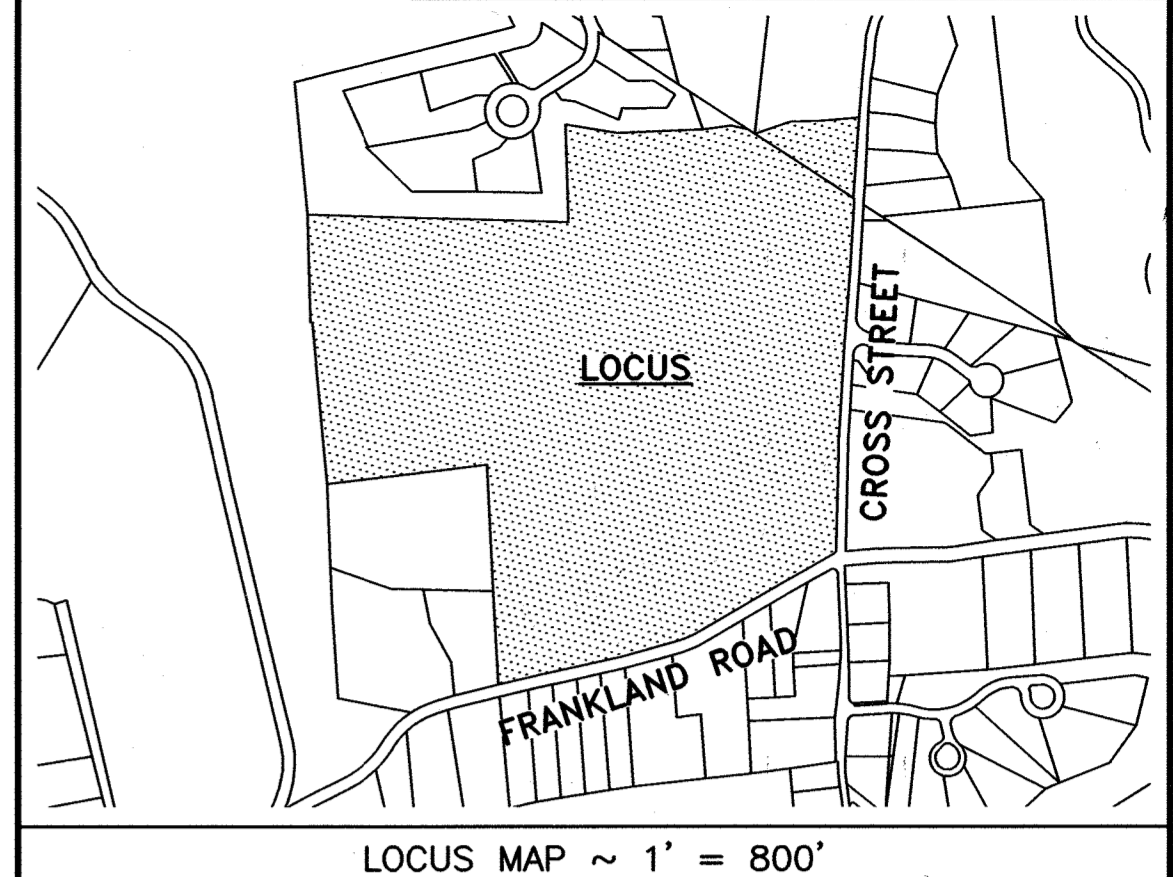


# Article 20

HOPKINTON & ASHLAND



NOW OR FORMERLY  
HOPKINTON AREA LAND TRUST  
BOOK 34639 PAGE 205  
0 FAWN RIDGE ROAD

NOW OR FORMERLY  
JOHN LAREAU  
BOOK 46420 PAGE 555  
REAR CROSS STREET

FOR REGISTRY USE ONLY

APPROVAL UNDER THE SUBDIVISION CONTROL LAW, NOT REQUIRED HOPKINTON PLANNING BOARD:

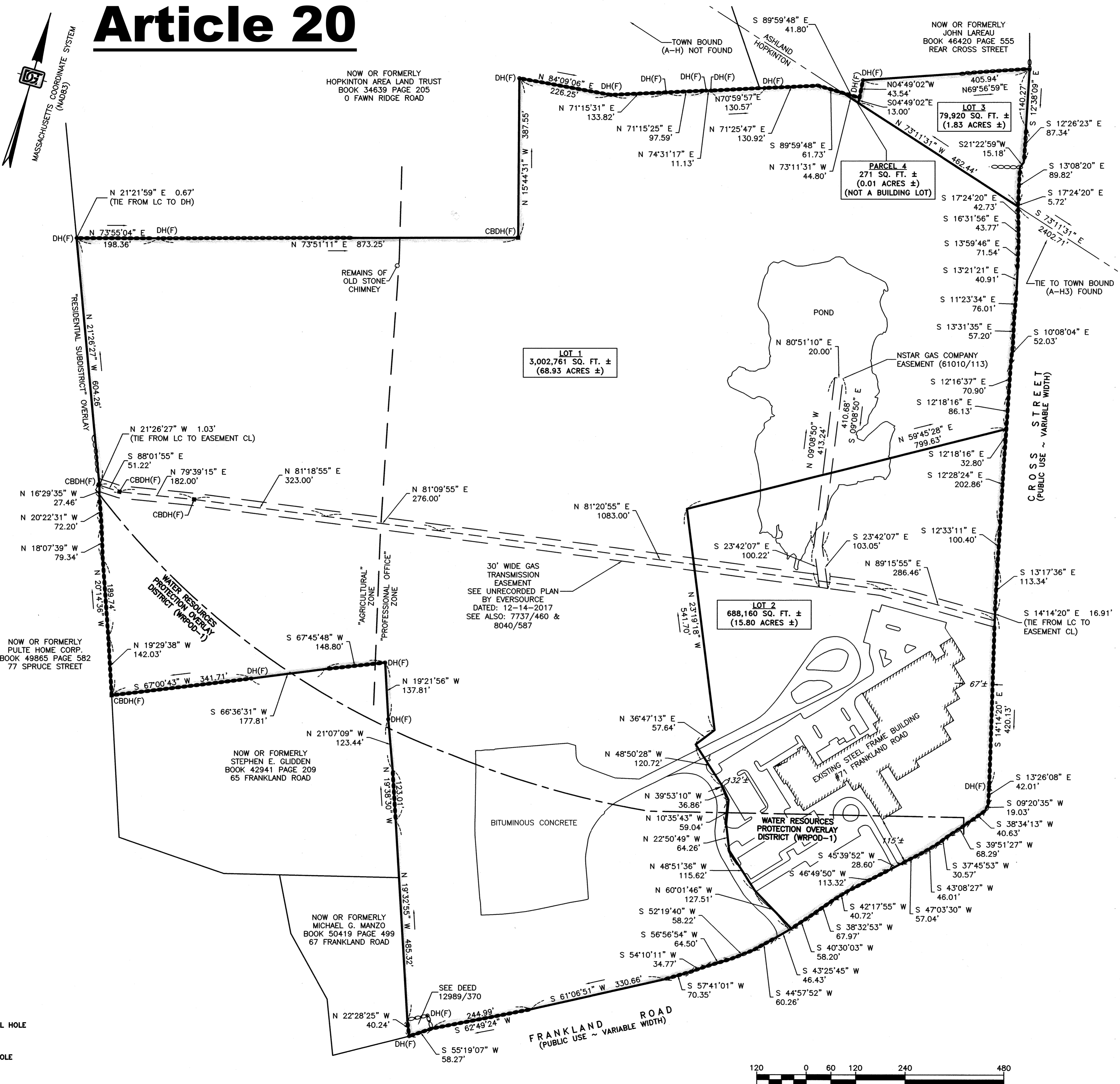
*[Signatures]*  
DATE: Dec 16, 2019

THIS ENDORSEMENT OF THE PLANNING BOARD SHOULD NOT BE CONSTRUED TO BE DETERMINATION OF CONFORMANCE WITH ZONING REGULATIONS.

APPROVAL UNDER THE SUBDIVISION CONTROL LAW, NOT REQUIRED ASHLAND PLANNING BOARD:

*[Signatures]*  
DATE: Dec 12, 2019

THIS ENDORSEMENT OF THE PLANNING BOARD SHOULD NOT BE CONSTRUED TO BE DETERMINATION OF CONFORMANCE WITH ZONING REGULATIONS.



## NOTES

- 1.) RECORD OWNER IS LIBERTY MUTUAL INSURANCE COMPANY, A MASSACHUSETTS CORPORATION. SEE DEED IN BOOK 8040 PAGE 589 AND BOOK 12989 PAGE 370. SEE ALSO SPECIAL PERMIT DATED JANUARY 14, 2002 RECORDED IN BOOK 34786 PAGE 88.
- 2.) SEE HOPKINTON ASSESSORS PARCELS U7 7 0, R9 5 0 AND R9 4 0 AND ASHLAND ASSESSORS PARCEL 18-082-00-000.
- 3.) PARCEL FALLS WITHIN ZONING DISTRICTS PROFESSIONAL OFFICE, AGRICULTURAL AND THE WATER RESOURCES OVERLAY DISTRICT HOPKINTON AND RESIDENTIAL A (RA) IN ASHLAND.
- 4.) OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT ASSESSORS RECORDS.
- 5.) THE PARCEL LIES IN "ZONE X-UNSHADED", SHOWN ON FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 25017C0626F, DATE: JULY 7, 2014.
- 6.) SEE MIDDLESEX SOUTH REGISTRY OF DEEDS FOR RECORD DOCUMENTS.
- 7.) THE PROPERTY LINE SURVEY WAS PERFORMED IN JUNE AND JULY 2019 BY DGT ASSOCIATES.
- 9.) STONE WALLS HELD FOR STREET LINE PER CHAPTER 86, SECTION 2 OF MASSACHUSETTS GENERAL LAWS.
- 10.) LOT 3 DOES COMPLY WITH ASHLAND'S "RULE OF 22" AS WELL AS REQUIREMENTS FOR AREA AND FRONTAGE. DGT ASSOCIATES DID NOT DETERMINE WHETHER WETLANDS OR SOILS WILL AFFECT THE BUILDABILITY OF THE LOT.
- 11.) PARCEL 4 IS NOT TO BE CONSIDERED A SEPARATE BUILDING LOT UNDER THE CURRENT ASHLAND ZONING BYLAW.

## I HEREBY CERTIFY:

THAT THE PREPARATION OF THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS AS REVISED THROUGH JANUARY 12, 1988 AND THE STANDARDS AS SET OUT IN APPENDIX B OF THE MASSACHUSETTS DEED INDEXING STANDARDS VERSION 4.0 DATED JANUARY 1, 2018;

*[Signature]*  
PROFESSIONAL LAND SURVEYOR  
21 Nov. 2019  
DATE:



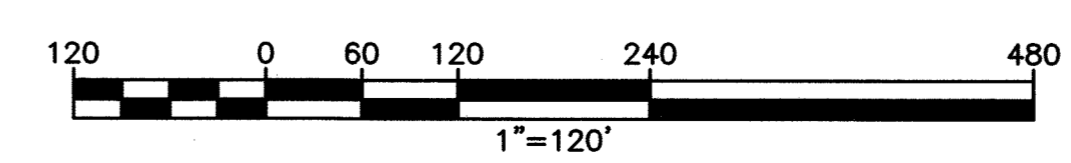
THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN ASSESSOR'S RECORDS.

## PLAN REFERENCES

1. PLAN 493 OF 1943
2. PLAN 561 OF 1953
3. PLAN 303 OF 1953
4. UNRECORDED PLAN BY EVERSOURCE DATED: 12-14-2017
5. PLAN BY SURVEYING AND MAPPING CONSULTANTS DATED: 8-30-2012 RECORDED WITH EASEMENT DOCUMENT IN BOOK 61010 PAGE 113.

## LEGEND

(F)	FOUND
CBDH	CONCRETE BOUND WITH DRILL HOLE
CBND	CONCRETE BOUND
DH	DRILL HOLE
IP	IRON PIPE
SBDH	STONE BOUND WITH DRILL HOLE
SBND	STONE BOUND
SSM	STEEL SURVEY MARKER



25490

SITE ADDRESS: 71 FRANKLAND ROAD HOPKINTON, MA 01748		RESEARCH: DWH/JAC
APPROVAL NOT REQUIRED PLAN OF LAND IN HOPKINTON & ASHLAND, MASSACHUSETTS MIDDLESEX COUNTY - SOUTH DISTRICT		FIELD: ABW/JAC
PREPARED FOR: LEVEL DESIGN GROUP 249 SOUTH STREET, UNIT 1 PLAINVILLE, MA 02762		CALCULATIONS: JAC
PREPARED BY: <b>DGT Associates</b> Surveying & Engineering Framingham • Boston • Worcester		DRAFTING: JAC/BLUESKY
1071 Worcester Road, Framingham, MA 01701 508-879-0030 www.DGTassociates.com		CHECK: DWH
PROJECT NO.: 25490		PROJ. MANAGER DWH, PLS
DATE: 21 NOV. 2019		APPROVED: DWH
SHEET 1 OF 1		

25490  
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