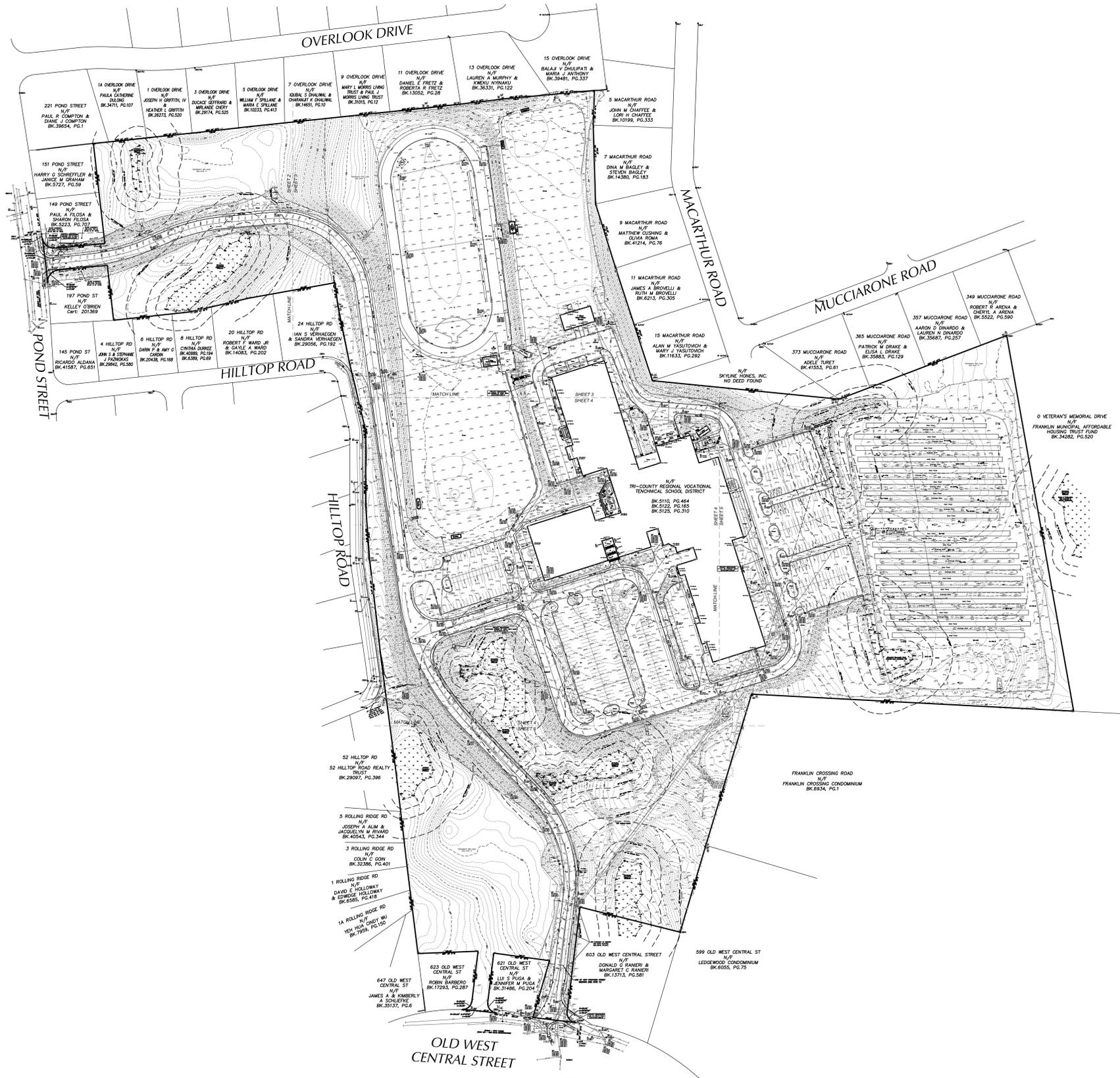


LOCUS MAP
not to scale

NOTES:

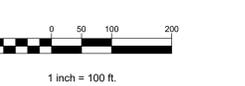
- THIS PLAN IS REFERENCED HORIZONTALLY TO THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM NORTH AMERICAN DATUM OF 1983 AND VERTICALLY TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 BY STIP GPS OBSERVATIONS TAKEN ON DECEMBER 8, 2022. SEE PLAN FOR PROJECT BENCHMARK LOCATION.
- THIS PLAN IS THE RESULT OF AN INSTRUMENT SURVEY PERFORMED IN NOVEMBER & DECEMBER OF 2022, JANUARY THROUGH APRIL OF 2023, & FEBRUARY THROUGH MAY OF 2024.
- UNDERGROUND UTILITIES ARE BASED UPON AN ACTUAL FIELD SURVEY AND INFORMATION OF RECORD. IT IS NOT WARRANTED THAT THEY ARE EXACTLY LOCATED, NOR THAT ALL UNDERGROUND CONDUITS OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN. CONTACT DIGSAFE 811 PRIOR TO ANY EXCAVATION.
- THE SUBJECT LAND AS SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, OR OTHER FLOOD AREA AS SHOWN ON FEMA NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM NUMBER 25021C0305E, HAVING AN EFFECTIVE DATE OF JULY 12, 2012).
- PROPERTY LINES SHOWN HEREON WERE DETERMINED FROM THE FOLLOWING PLANS OF RECORD FILED AT THE NORFOLK COUNTY REGISTRY OF DEEDS:
 - PLAN 41 OF 1956 IN PLAN BOOK 201
 - PLANS 590 & 591 OF 1957 IN PLAN BOOK 204
 - PLAN 153 OF 1960 IN BOOK 1705, PAGE 338
 - PLANS 561-566 OF 1962 IN PLAN BOOK 212
 - FORD COUNTY LAYOUT OF POND STREET
 - PLAN 559 & 560 OF 1969 IN PLAN BOOK 278
 - PLAN 947 OF 1969 IN PLAN BOOK 282
 - PLAN 1962 OF 1972 IN PLAN BOOK 234
 - PLAN 825 OF 1974 IN PLAN BOOK 242
 - PLAN 826 OF 1974 IN PLAN BOOK 245
 - PLAN 13 OF 1975 IN PLAN BOOK 247
 - PLAN 148 OF 1976 IN PLAN BOOK 248
 - PLAN 428 OF 1982 IN BOOK 6010, PAGE 261
 - PLAN 1563 OF 1984 IN PLAN BOOK 314
 - PLAN 125 OF 1986 IN PLAN BOOK 332
 - PLAN 397 OF 1986 IN PLAN BOOK 334
 - PLAN 1564 OF 1987 IN PLAN BOOK 303
 - PLAN 230 OF 1987 IN PLAN BOOK 304
 - PLAN 1564 OF 1987 IN PLAN BOOK 303
 - PLAN 264 OF 1989 IN PLAN BOOK 379
 - PLAN 428 OF 1989 IN PLAN BOOK 448
 - PLAN 207 OF 2002 IN PLAN BOOK 684
 - PLAN 207 OF 2002 IN PLAN BOOK 684
 - LAND COURT CASE NO. 34874
 - SILVA 131, 248, 298, 481, 731
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAY NOT SHOW OR REVEAL ANY FACTS THAT WOULD BE DISCLOSED BY ONE.
- APPROXIMATE LOCATION OF RECORD TEST PITS AND BORNES ARE SHOWN HEREON FROM THE FOLLOWING PLANS:
 - PLAN ENTITLED "SUBSURFACE EXPLORATION PLAN, SOLAR PANEL ARRAY, FRANKLIN, MA" PREPARED BY PAUL B. ALINGER AND ASSOCIATES, INC. AND DATED JULY 2013
 - PLAN ENTITLED "SITE PLAN, TRI-COUNTY REGIONAL VOCATIONAL TECHNICAL HIGH SCHOOL, 147 POND STREET, FRANKLIN, MASSACHUSETTS" PREPARED BY O'REILLY, TALENT & ORIN, DATED OCTOBER 24, 2022 AND REVISED ON NOVEMBER 7, 2022
 - PLAN ENTITLED "PHONE LOCATION DRAWING, TRI-COUNTY REGIONAL VOCATIONAL TECHNICAL HIGH SCHOOL, 147 POND STREET, FRANKLIN, MA" PREPARED BY MOBEI ENGINEERING SERVICES, DATED APRIL 3, 2024
- CONTOURS OUTSIDE OF THE GROUND SURVEY LIMITS (GSL) HAVE BEEN GENERATED FROM LIDAR DATA COMPILED FROM INFORMATION AT COAST.NGA.MIL.GOV. OTHER SITE FEATURES MAY EXIST. ANY USER SHOULD DETERMINE THE SUITABILITY FOR ITS INTENDED USE AND ASSUME ALL RISK AND LIABILITY IN CONNECTION THEREWITH.
- WETLANDS WERE FIELD DELINEATED BY ENVIRONMENTAL CONSULTING & RESTORATION, LLC ON MARCH 23, 2023 & FEBRUARY 1, 2024.
- THE 20' WIDE DRAIN EASEMENT IS SHOWN HEREON FROM PLAN 472 OF 1992 IN PLAN BOOK 448. AN EASEMENT DEED WAS PREVIOUSLY RECORDED IN 1979 IN BOOK 030, PAGE 267. SAID DEED DOES NOT PROVIDE A WIDTH OF THE DRAIN EASEMENT AND DESCRIBES SAID DRAIN EASEMENT AS BEING OVER AND ACROSS A WAY FORMERLY KNOWN AS ALLEN LANE, AS SHOWN ON PLAN 590 OF 1967 IN PLAN BOOK 204. THE EXTENTS OF SAID FORMERLY ALLEN LANE AS SHOWN ON SAID PLAN CONSIST OF A PORTION OF THE CURRENT HILLTOP ROAD AND A CUL DE SAC OVER PORTIONS OF THE CURRENT LOTS AT 52 & 56 HILLTOP ROAD.
- PLAN 428 OF 1997 IN PLAN BOOK 448 SHOWS SEVEN AREAS OF PROPOSED STREET WIDENINGS OF OLD WEST CENTRAL STREET AND POND STREET. SAID WIDENINGS ARE SHOWN ON SAID PLAN AS PARCELS P-E-1 THROUGH P-E-7 RESPECTIVELY. WITH PARCELS P-E-7 REPRESENTING AN AREA OF PROPOSED STREET WIDENING OVER THE SUBJECT PROPERTY. A CORRESPONDING ORDER OF TAKING BY THE TOWN OF FRANKLIN WAS RECORDED IN DEED BOOK 1184, PAGE 391. SAID ORDER OF TAKING INCLUDES THE FEE TAKING OF ONLY SIX OF THE SEVEN PARCELS. PARCELS P-E-1 THROUGH P-E-6 RESPECTIVELY. PARCEL P-E-7 WAS NOT INCLUDED IN THE TOWN'S ORDER OF TAKING, AND THE PROPOSED STREET WIDENING OVER THE SUBJECT PROPERTY APPEARS TO NOT HAVE BEEN EFFECTUATED.

MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (NAD83)



LEGEND

○	CATCHBASIN
○	DRAIN MANHOLE
○	SEWER MANHOLE
○	CLEAN OUT
○	VENT
○	HYDRANT
○	WATER GATE
○	WATER SERVICE
○	UNKNOWN MANHOLE
○	POST INDICATOR VALVE
○	GAS METER
○	GAS GATE
○	ELECTRIC METER
○	ELECTRIC BOX
○	UTILITY POLE
○	TRANSFORMER
○	GUY WIRE
○	LIGHT POLE
○	HANDHOLE
○	SIGN
○	POST
○	BOLLARD
○	CONCRETE BOUND LEAD PLUG
○	CONCRETE BOUND DRILL HOLE
○	MASS HIGHWAY BOUND (CENTER BACK)
○	STONE BOUND DRILL HOLE
○	DRILLHOLE
○	IRON REBAR
○	WETLAND FLAG
○	DECIDUOUS TREE
○	CONIFEROUS TREE
○	SHRUB
○	STUMP
○	FLAGPOLE
○	HANDICAP PARKING SPACE
○	FLARED END SECTION
○	DRAIN LINE
○	SEWER LINE
○	WATER LINE
○	GAS LINE
○	ELECTRIC LINE
○	COMMUNICATIONS LINE
○	OVERHEAD WIRE
○	INDEX CONTOUR
○	INTERMEDIATE CONTOUR
○	GROUND SURVEY LIMITS
○	DOOR SILL ELEVATION
○	FINISHED FLOOR ELEVATION
○	RECORD
○	BITUMINOUS
○	EDGE OF CONCRETE
○	EDGE OF GRAVEL
○	EDGE OF STONE
○	VERTICAL CONCRETE CURB
○	VERTICAL GRANITE CURB
○	SLOPED ASPHALT CURB
○	OVERHANG
○	HAND RAIL
○	WETTED CLAY
○	DROP INLET
○	NO VISIBLE PIPE
○	UNABLE TO OPEN
○	CORRUGATED METAL PIPE
○	REINFORCED CONCRETE PIPE
○	POLYVINYL CHLORIDE
○	TOP OF PIPE
○	CHAIN LINE FENCE
○	METAL GUARD RAIL
○	MASONRY BLOCK WALL
○	RAILROAD TIE WALL
○	SOLID WHITE LINE
○	SOLID YELLOW LINE
○	LANDSCAPED AREA



TRI-COUNTY REGIONAL VOCATIONAL
TECHNICAL HIGH SCHOOL
147 POND STREET FRANKLIN, MA



Daniel Fleming
REGISTERED PROFESSIONAL
LAND SURVEYOR FOR
SAMIOLES CONSULTANTS, INC.

REVISION

EXISTING CONDITIONS
PLAN OF LAND

KEY

13 OVERLOOK DRIVE
N/F
LAUREN A MURPHY &
KNEKU NYIRAKU
BK.36331, PG.122

11 OVERLOOK DRIVE
N/F
DANIEL E FRETZ &
ROBERTA R FRETZ
BK.13052, PG.28

9 OVERLOOK DRIVE
N/F
MARY L MORRIS LIVING TRUST &
PAUL J MORRIS LIVING TRUST
BK.31015, PG.12

7 OVERLOOK DRIVE
N/F
IOUBAL S DHALIWAL &
CHARANJIT K DHALIWAL
BK.14651, PG.10

5 OVERLOOK DRIVE
N/F
WILLIAM F SPILLANE &
MARIA E SPILLANE
BK.10233, PG.413

3 OVERLOOK DRIVE
N/F
DUACACE GEFFRARD &
MIRLANDE CHERY
BK.29174, PG.525

1 OVERLOOK DRIVE
N/F
JOSEPH M GRIFFITH IV &
HEATHER L GRIFFITH
BK.26273, PG.520

1A OVERLOOK DRIVE
N/F
PAULA CATHERINE DULONG
BK.34771, PG.107

221 POND STREET
N/F
PAUL R COMPTON &
DIANE J COMPTON
BK.39654, PG.1

151 POND STREET
N/F
HARRY G SCHREFFLER &
JANICE M GRAHAM
BK.52727, PG.59

149 POND STREET
N/F
PAUL A FLOSA &
SHARON FLOSA
BK.52233, PG.707

197 POND ST
N/F
KELLEY O'BRIEN
Cert: 201369

145 POND ST
N/F
RICARDO ALDANA
BK.41587, PG.651

4 HILLTOP RD
N/F
JOHN S & STEPHANIE J
PAZNIKOS
BK.29842, PG.560

6 HILLTOP RD
N/F
DARIN P & AMY C
GARDON
BK.20438, PG.168

8 HILLTOP RD
N/F
CYNTHIA DURKEE
BK.40889, PG.194
BK.6389, PG.69

20 HILLTOP RD
N/F
ROBERT F WARD JR
& GAYLE A WARD
BK.14083, PG.202

24 HILLTOP RD
N/F
IAN S VERHAEGEN &
SANDRA VERHAEGEN
BK.29006, PG.192

TRI-COUNTY REGIONAL
VOCATIONAL TECHNICAL
SCHOOL DISTRICT
BK.5113, PG.538
BK.5135, PG.14
BK.5138, PG.533
CERT# 108700

MASSACHUSETTS STATE PLANE
COORDINATE SYSTEM (NAD83)



TRI-COUNTY REGIONAL VOCATIONAL
TECHNICAL HIGH SCHOOL
147 POND STREET FRANKLIN, MA



D.F.
DANIEL F. FLEMING - P.L.S. No. 55476
REGISTERED PROFESSIONAL
LAND SURVEYOR FOR
SAMIOLES CONSULTANTS, INC.

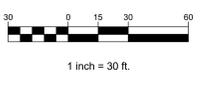
REVISION

NO.	DESCRIPTION

EXISTING CONDITIONS
PLAN OF LAND

JOB # 2023.01
DATE: 5/13/2024
SCALE: 1"=30'
DRAWN BY: SAC
APPROVED BY: DFF

EX-2
SHEET 2 OF 6



TRI-COUNTY REGIONAL VOCATIONAL
TECHNICAL HIGH SCHOOL
147 POND STREET FRANKLIN, MA



D.F. DANIEL FLEMING - P.L.S. No. 55476
REGISTERED PROFESSIONAL
LAND SURVEYOR FOR
SAMIOLES CONSULTANTS, INC.

REVISION

EXISTING CONDITIONS
PLAN OF LAND

JOB # 2023.01
DATE: 5/13/2024
SCALE: 1"=30'
DRAWN BY: SAC
APPROVED BY: OFF

EX-3

FILE: 2023 TRI COUNTY SCHOOL, FRANKLIN TOPO.DWG
SHEET 3 OF 6



MASSACHUSETTS STATE PLANE
COORDINATE SYSTEM (NAD83)

N/C COUNTY REGIONAL
VOCATIONAL TECHNICAL
SCHOOL DISTRICT
BK.5113, PG.538
BK.5135, PG.14
BK.5136, PG.533
CERT# 108700

0' Wetland Buffer

100' Wetland Buffer

RECORDED LAND

TOPOGRAPHY PER LIDAR
(SEE NOTE 7)

HILLTOP RD
N/C
RT F WARD JR
& SANDRA VERHAEGEN
BK.29056, PG.192

24 HILLTOP RD
N/C
IAN S. VERHAEGEN
& SANDRA VERHAEGEN
BK.29056, PG.192

HILLTOP RD
N/C
RT F WARD JR
& SANDRA VERHAEGEN
BK.29056, PG.192

11 OVERLOOK DRIVE
N/C
DANIEL E. FRETZ &
ROBERTA R. FRETZ
BK.13052, PG.28

9 OVERLOOK DRIVE
N/C
MARY L. MORRIS LIVING TRUST &
PAUL V. MORRIS LIVING TRUST
BK.31015, PG.12

13 OVERLOOK DRIVE
N/C
LAUREN A. MURPHY &
KWEKU NYIMAKU
BK.36331, PG.122

15 OVERLOOK DRIVE
N/C
BALAJ V. SHALPATI &
MARIA J. ANTHONY
BK.39481, PG.337

5 MACARTHUR ROAD
N/C
JOHN M. CHAFFEE &
LORI H. CHAFFEE
BK.10199, PG.333

7 MACARTHUR ROAD
N/C
DINA M. BAGLEY &
STEVEN BAGLEY
BK.14386, PG.183

9 MACARTHUR ROAD
N/C
MATTHEW CUSHING &
OLIVIA ROMA
BK.41214, PG.76

11 MACARTHUR ROAD
N/C
JAMES A. BROVELLI &
RUTH M. BROVELLI
BK.6213, PG.305

15 MACARTHUR ROAD
N/C
ALAN M. YASUTOWICH &
MARY J. YASUTOWICH
BK.11633, PG.292

PROJECT BENCHMARK:
SW CORNER OF CONC. WALL
ELEVATION=358.14

1 inch = 30 ft.

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FILE: 2023 TRI COUNTY SCHOOL, FRANKLIN TOPO.DWG



15 MACARTHUR ROAD
N/F
ALAN M YASUTOMICH &
MARY J YASUTOMICH
BK.11633, PG.292

N/F
SKYLINE HOMES, INC.
NO DEED FOUND

365 MUCCARONE ROAD
N/F
PATRICK M DRAKE &
ELISA L DRAKE
BK.35883, PG.129

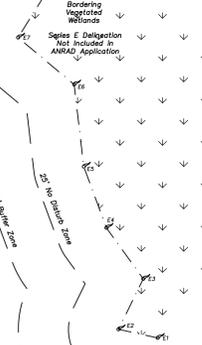
357 MUCCARONE ROAD
N/F
AARON D DINARDO &
LAUREN N DINARDO
BK.35687, PG.257

373 MUCCARONE ROAD
N/F
ADELE TURET
BK.41553, PG.61

TRI-COUNTY REGIONAL VOCATIONAL
TECHNICAL HIGH SCHOOL
147 POND STREET FRANKLIN, MA
MULTI STORY MASONRY BUILDING

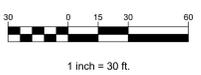
TOTAL AREA
2,639,323± S.F.
(60.59± ACRES)

O VETERAN'S MEMORIAL DRIVE
N/F
FRANKLIN MUNICIPAL AFFORDABLE
HOUSING TRUST FUND
BK.34282, PG.529



PROJECT BENCHMARK:
X-CUT ON HYDRANT BOLT
ELEVATION=372.83

FRANKLIN CROSSING ROAD
N/F
FRANKLIN CROSSING CONDOMINIUM
BK.6934, PG.1



TRI-COUNTY REGIONAL VOCATIONAL
TECHNICAL HIGH SCHOOL
147 POND STREET FRANKLIN, MA



D.F.
DANIEL F. FLEMING - P.L.S. No. 55476
REGISTERED PROFESSIONAL
LAND SURVEYOR FOR
SAMIOLES CONSULTANTS, INC.

REVISION

EXISTING CONDITIONS
PLAN OF LAND

JOB # 22033.01
DATE: 5/13/2024
SCALE: 1"=30'
DRAWN BY: SAC
APPROVED BY: OFF

EX-5

TRI-COUNTY REGIONAL VOCATIONAL
TECHNICAL HIGH SCHOOL
147 POND STREET FRANKLIN, MA



D.F. FLEMING
DANIEL F. FLEMING - P.L.S. No. 55476
REGISTERED PROFESSIONAL
LAND SURVEYOR FOR
SAMIOLES CONSULTANTS, INC.

REVISION

EXISTING CONDITIONS
PLAN OF LAND

JOB # 22033.01
DATE: 5/13/2024
SCALE: 1"=30'
DRAWN BY: BAC
APPROVED BY: DFF
EX-6
SHEET 6 OF 6
FILE: 22033 TRI-COUNTY SCHOOL, FRANKLIN TOPO.DWG



MASSACHUSETTS STATE PLANE
COORDINATE SYSTEM (NAD83)

