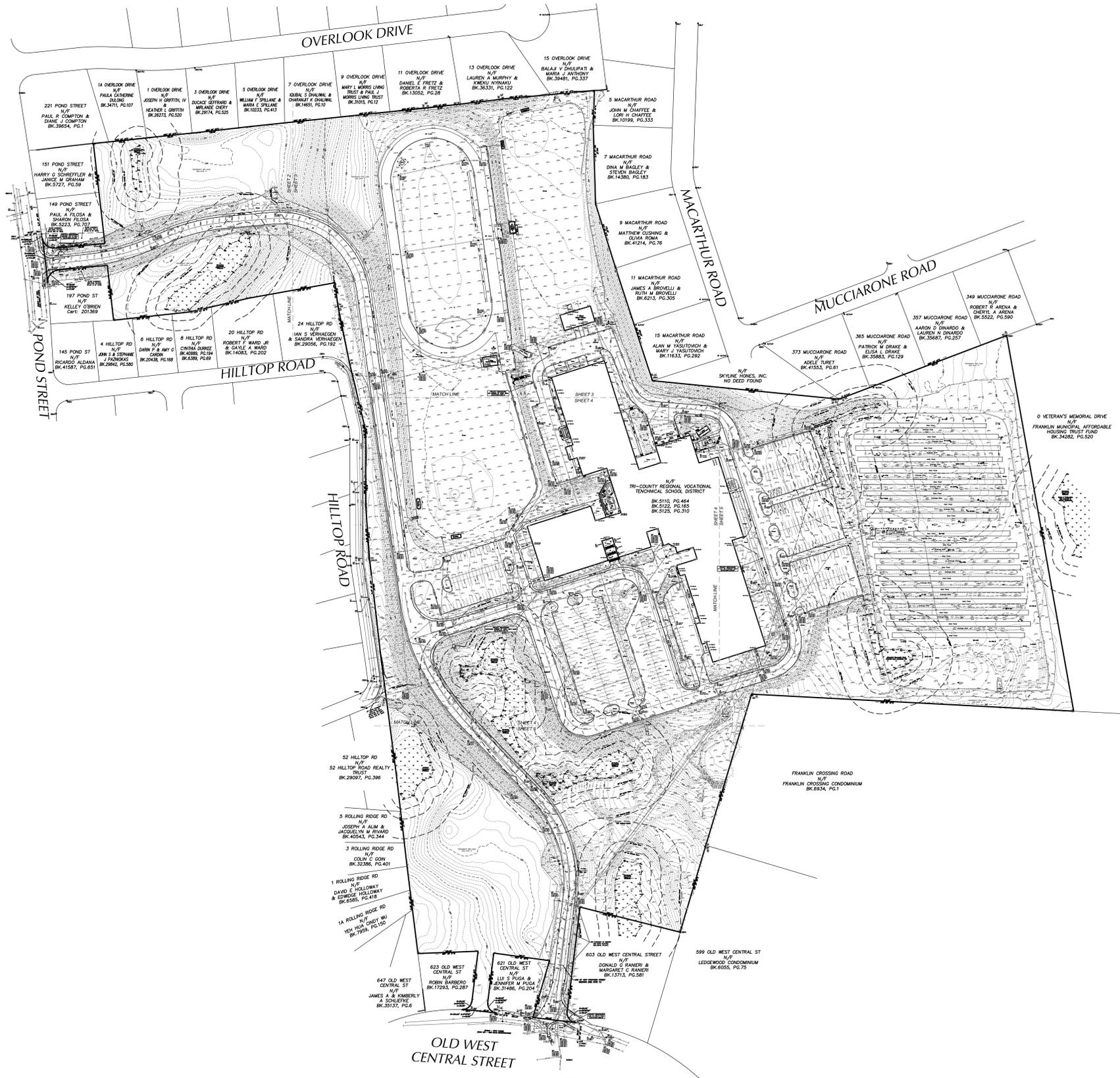


LOCUS MAP  
not to scale

NOTES:

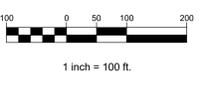
- THIS PLAN IS REFERENCED HORIZONTALLY TO THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM NORTH AMERICAN DATUM OF 1983 AND VERTICALLY TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 BY 87K GPS OBSERVATIONS TAKEN ON DECEMBER 8, 2022. SEE PLAN FOR PROJECT BENCHMARK LOCATION.
- THIS PLAN IS THE RESULT OF AN 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 250210303E, 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 159 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 362
  - PLAN 232 OF 1987 IN PLAN BOOK 303
  - 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. 34879A
  - SULLO CIVIL CASE NO. 2008-0811-7391
- 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
	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
	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
	WETTABLE 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



D.F. Fleming  
DANIEL F. FLEMING - P.L.S. No. 55496  
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 F SPILLANE  
BK.10233, PG.413

3 OVERLOOK DRIVE  
N/F  
DUJACE 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.52223, 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  
SAMIOTES CONSULTANTS, INC.

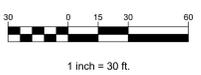
REVISION

NO.	DESCRIPTION

EXISTING CONDITIONS  
PLAN OF LAND

JOB # 2023.01	EX-2
DATE: 5/13/2024	
SCALE: 1"=30'	
DRAWN BY: SAC	
APPROVED BY: DFF	

FILE: 20233 TRI COUNTY SCHOOL, FRANKLIN TOPO.DWG  
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

NO.	DATE	DESCRIPTION

EXISTING CONDITIONS  
PLAN OF LAND

JOB # 23033.01  
DATE: 5/13/2024  
SCALE: 1"=30'  
DRAWN BY: SAC  
APPROVED BY: DFF  
EX-3  
SHEET 3 OF 6





MASSACHUSETTS STATE PLANE  
COORDINATE SYSTEM (MADS3)

PROJECT BENCHMARK  
SW CORNER OF CONC WALL  
ELEVATION=358.14

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)

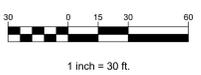
N/T  
TRI-COUNTY REGIONAL  
VOCATIONAL, TECHNICAL  
SCHOOL DISTRICT  
BK. 5101, PG. 287  
BK. 5125, PG. 310

PROJECT BENCHMARK  
NORTHERN CORNER OF CONC LIGHT BASE  
ELEVATION=346.72

PROJECT BENCHMARK  
X-CUT ON HIGHWAY 501  
ELEVATION=372.83

HILLTOP ROAD

52 HILLTOP RD  
N/T  
52 HILLTOP ROAD  
REALTY TRUST  
BK. 29007, PG. 396



samioles

Samioles Consultants Inc.  
Civil Engineers & Land Surveyors  
10 A Street  
Franklin, MA 01701  
T 508.877.6688  
F 508.877.8399  
www.samioles.com

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  
SAMIOTES CONSULTANTS, INC.

REVISION

EXISTING CONDITIONS  
PLAN OF LAND

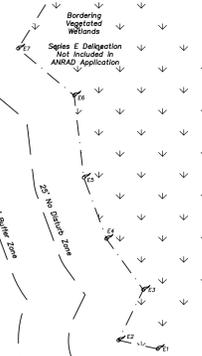
JOB # 23033.01	EX-4
DATE: 5/13/2024	
SCALE: 1"=30'	
DRAWN BY: RAC	
APPROVED BY: DFF	

FILE: 23033 TRI COUNTY SCHOOL, FRANKLIN TPOV.DWG

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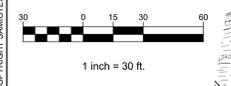


O VETERAN'S MEMORIAL DRIVE  
N/F  
FRANKLIN MUNICIPAL AFFORDABLE  
HOUSING TRUST FUND  
BK-34282, PG.529



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

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)



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)

