

DEFINITIVE SUBDIVISION PLAN OF LAND SCHMIDT'S FARM INC. 215 PROSPECT STREET FRANKLIN MASSACHUSETTS

I, NANCY DANIELLO, CLERK OF THE TOWN OF FRANKLIN, RECEIVED AND RECORDED FROM THE PLANNING BOARD COVENANT APPROVAL OF THIS PLAN ON _____ AND NO APPEAL WAS TAKEN FOR TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SAME.

TOWN CLERK DATE

REGISTRY USE ONLY
F4561

APPROVED DATE: _____
FRANKLIN PLANNING BOARD

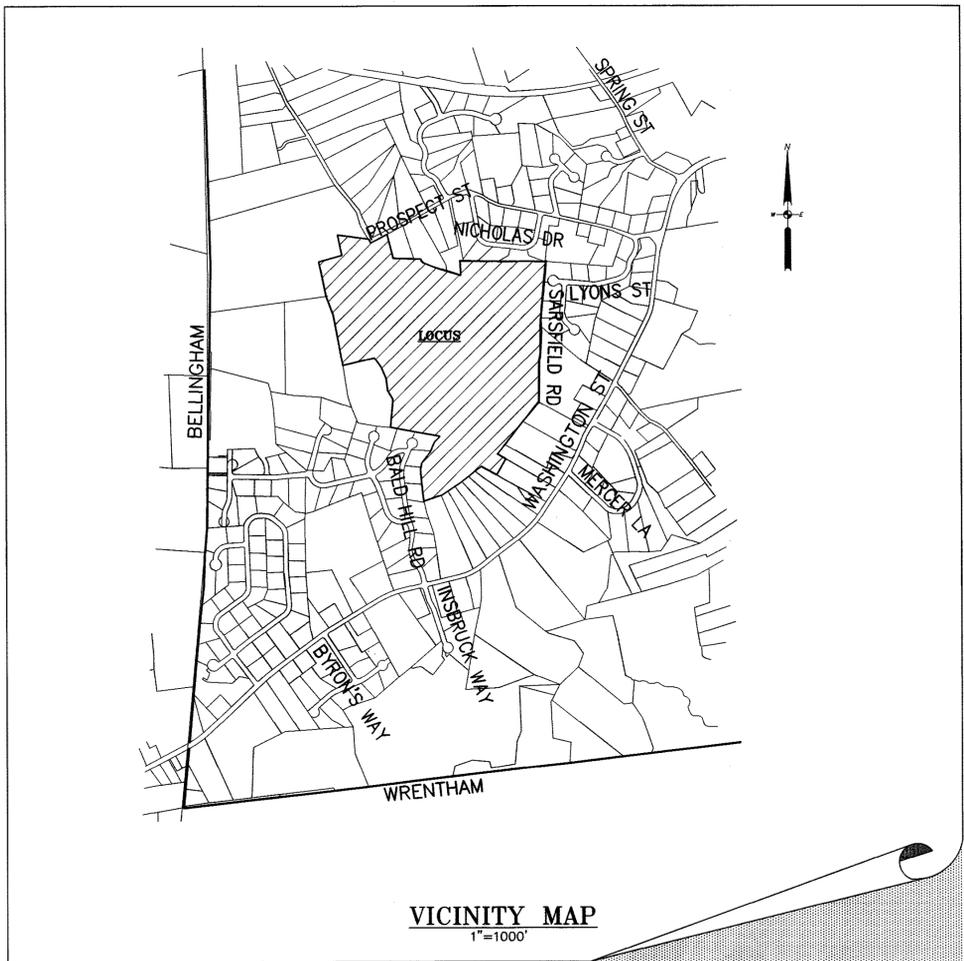
BEING A MAJORITY

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.
THIS IS NOT A CERTIFICATION AS TO THE TITLE OR OWNERSHIP OF THE LAND SHOWN HEREON.



CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

RURAL RESIDENTIAL I	
FRANKLIN ZONING BYLAW SECTION 185	
ATTACHMENT 9; LAST AMENDED 3-13-2019 BY AMENDMENT 19-831	
MINIMUM LOT AREA	40,000 SF
MINIMUM LOT FRONTAGE	200'
MINIMUM LOT DEPTH	200'
MINIMUM LOT WIDTH	180'
MINIMUM YARDS	
FRONT	40'
SIDE	40'
REAR	40'
% OF LOT UPLAND COVERED BY:	
STRUCTURES	20
STRUCTURES+PAVING	25



SHEET INDEX

0 OF 3	CERTIFICATE OF VOTE (OMITTED PENDING APPROVAL)
1 OF 3	COVER SHEET
2 OF 3	LOTING PLAN

OWNER
SCHMIDT'S FARM INC.
215 PROSPECT STREET
FRANKLIN, MA 02038
DEED BOOK 11712 PAGE 405
A.M. 325 LOT 3

APPLICANT(S)
SCHMIDT'S FARM INC.
215 PROSPECT STREET
FRANKLIN, MA 02038

TOWN OF FRANKLIN
355 EAST CENTRAL STREET
FRANKLIN, MA 02038

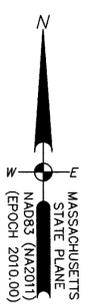
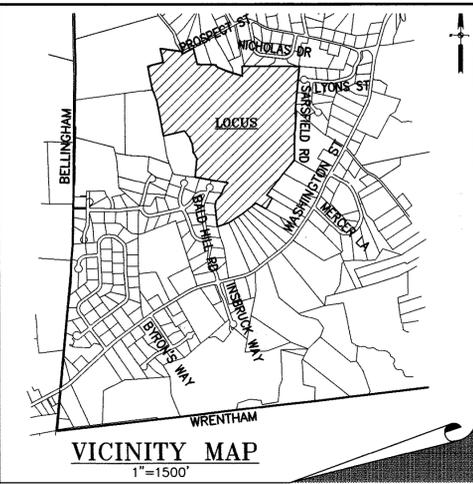
**DEFINITIVE SUBDIVISION
PLAN OF LAND
SCHMIDT'S FARM INC.
215 PROSPECT STREET
FRANKLIN
MASSACHUSETTS**

**COVER
SEPTEMBER 21, 2022**

DATE	REVISION DESCRIPTION



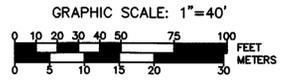
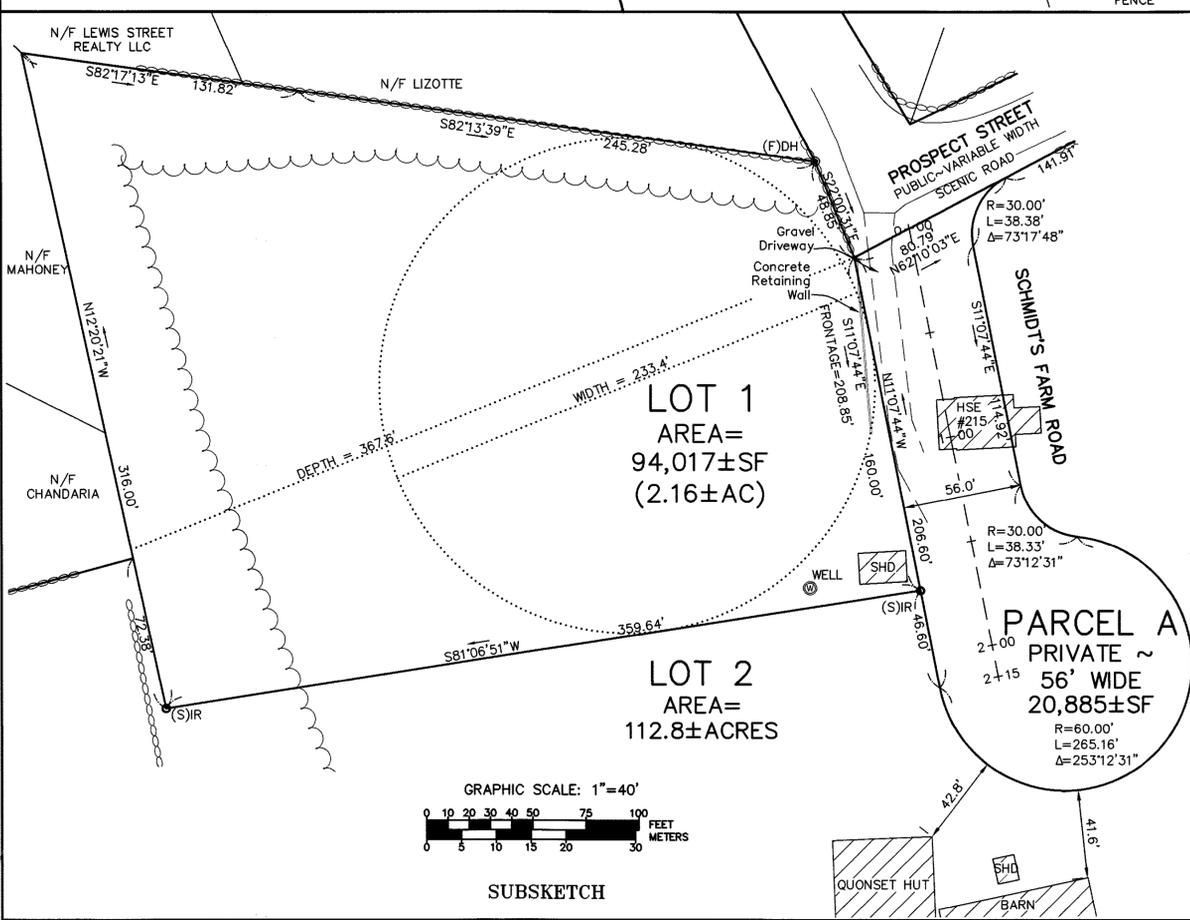
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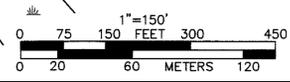
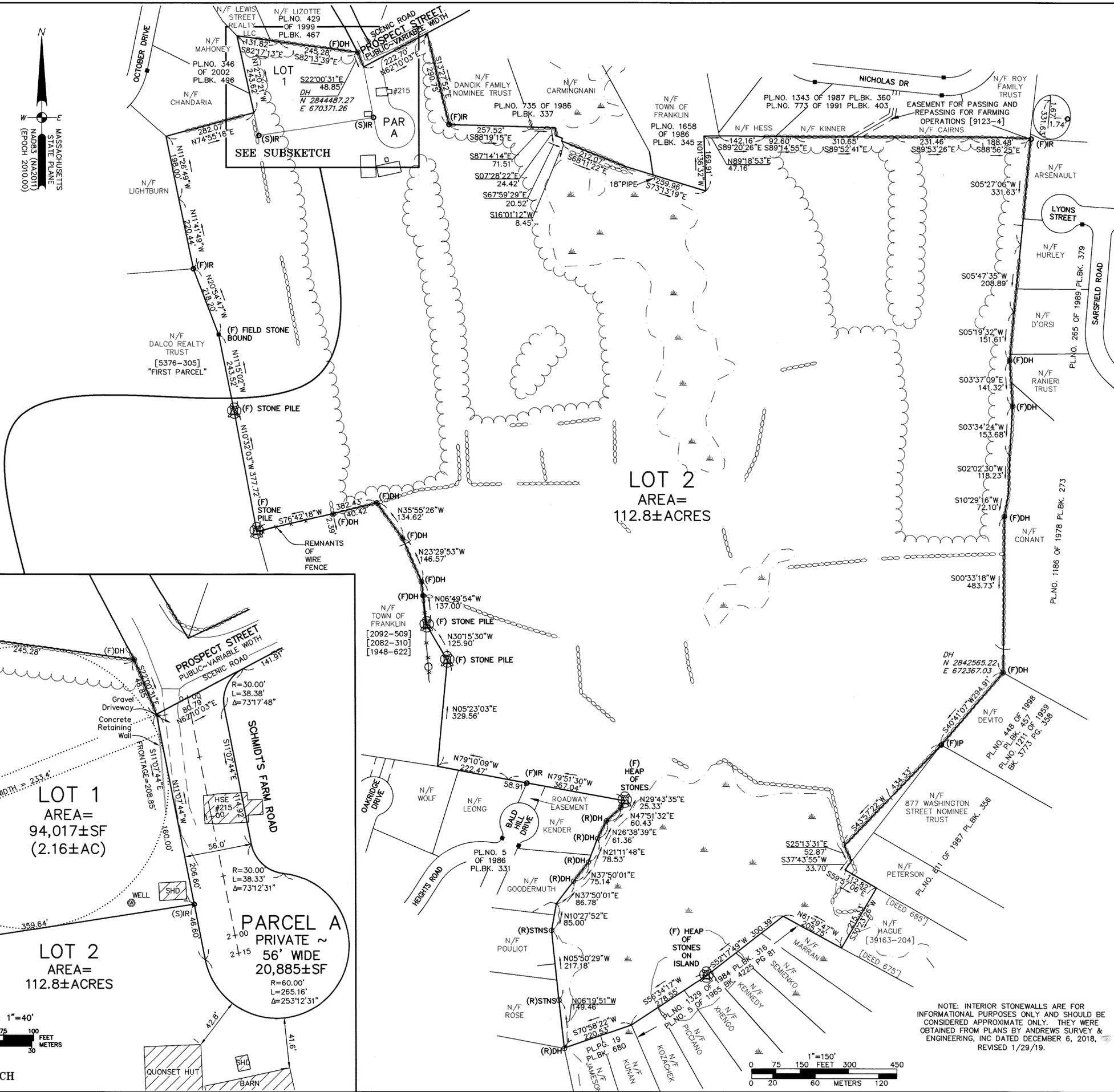
(F)	FOUND
(R)	RECORD
IR	IRON ROD
IP	IRON PIPE
DH	DRILL HOLE
W	WETLAND FROM MassGIS

NOTES:

- LOT 1 IS TO BE RETAINED BY SCHMIDT'S FARM INC.
- LOT 2 IS TO BE CONVEYED TO THE TOWN OF FRANKLIN.
- PARCEL A IS TO BE CONVEYED TO THE TOWN OF FRANKLIN WITH ACCESS RIGHTS TO BE RETAINED BY SCHMIDT'S FARM INC.



SUBSKETCH

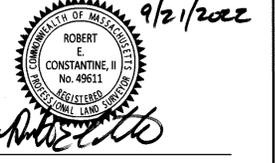


NOTE: INTERIOR STONEWALLS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD BE CONSIDERED APPROXIMATE ONLY. THEY WERE OBTAINED FROM PLANS BY ANDREWS SURVEY & ENGINEERING, INC DATED DECEMBER 6, 2018, REVISED 1/29/19.

APPROVED DATE: _____
 FRANKLIN PLANNING BOARD

 BEING A MAJORITY

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 PLAN OF LAND
 SCHMIDT'S FARM INC.
 215 PROSPECT STREET
 FRANKLIN
 MASSACHUSETTS
 LOTTING PLAN**

SEPTEMBER 21, 2022

DATE	REVISION DESCRIPTION

Guerriere & Halon, Inc.
 ENGINEERING & LAND SURVEYING
 55 WEST CENTRAL ST. PH. (508) 528-3221
 FRANKLIN, MA 02038 FX. (508) 528-7921
 www.gandhengineering.com

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