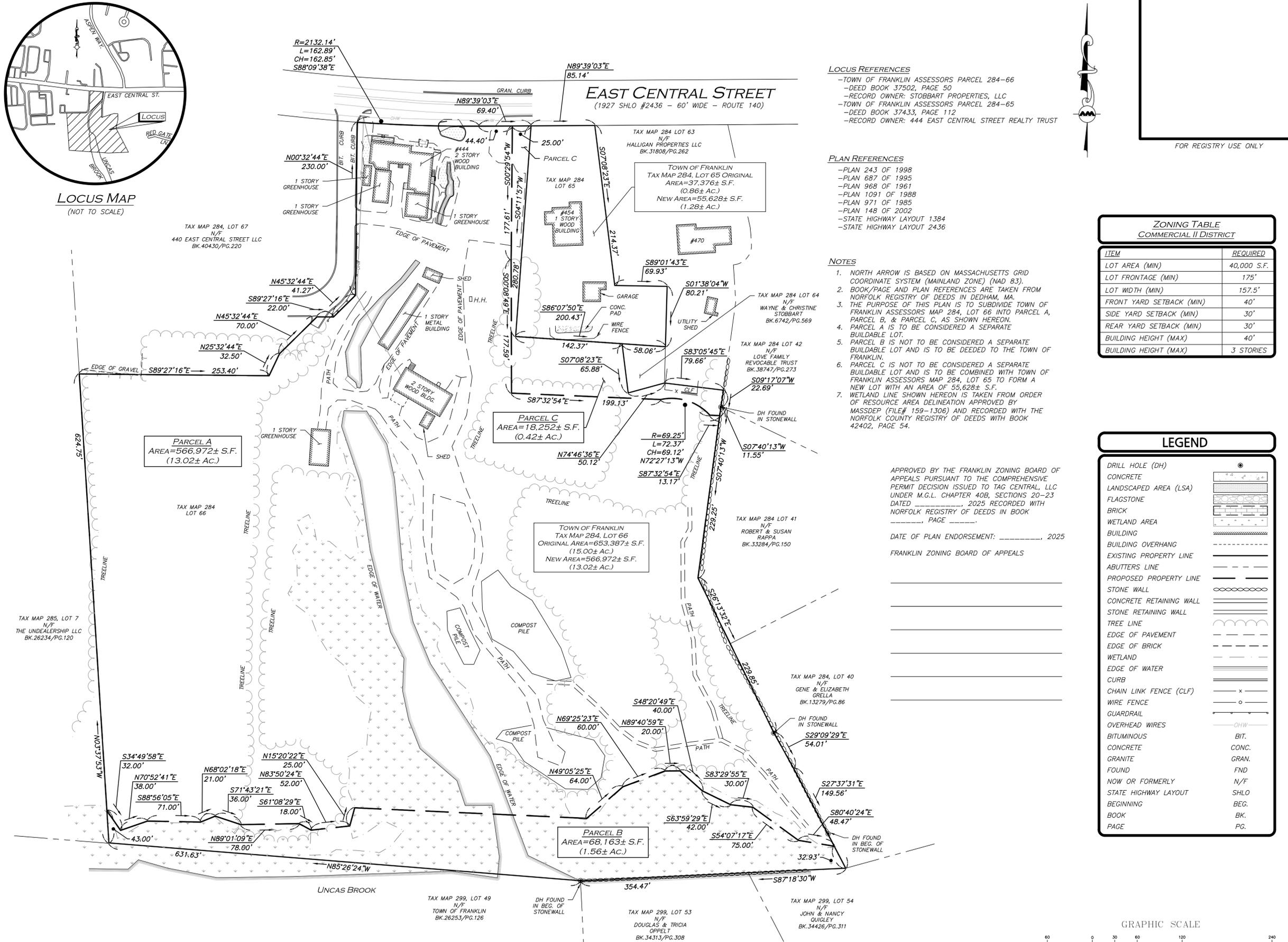


LOCUS MAP
(NOT TO SCALE)



- LOCUS REFERENCES**
- TOWN OF FRANKLIN ASSESSORS PARCEL 284-66
 - DEED BOOK 37502, PAGE 50
 - RECORD OWNER: STOBART PROPERTIES, LLC
 - TOWN OF FRANKLIN ASSESSORS PARCEL 284-65
 - DEED BOOK 37433, PAGE 112
 - RECORD OWNER: 444 EAST CENTRAL STREET REALTY TRUST

- PLAN REFERENCES**
- PLAN 243 OF 1998
 - PLAN 687 OF 1995
 - PLAN 968 OF 1961
 - PLAN 1091 OF 1988
 - PLAN 971 OF 1985
 - PLAN 148 OF 2002
 - STATE HIGHWAY LAYOUT 1384
 - STATE HIGHWAY LAYOUT 2436

- NOTES**
1. NORTH ARROW IS BASED ON MASSACHUSETTS GRID COORDINATE SYSTEM (MAINLAND ZONE) (NAD 83).
 2. BOOK/PAGE AND PLAN REFERENCES ARE TAKEN FROM NORFOLK REGISTRY OF DEEDS IN DEDHAM, MA.
 3. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TOWN OF FRANKLIN ASSESSORS MAP 284, LOT 66 INTO PARCEL A, PARCEL B, & PARCEL C, AS SHOWN HEREON.
 4. PARCEL A IS TO BE CONSIDERED A SEPARATE BUILDABLE LOT.
 5. PARCEL B IS NOT TO BE CONSIDERED A SEPARATE BUILDABLE LOT AND IS TO BE DEEDED TO THE TOWN OF FRANKLIN.
 6. PARCEL C IS NOT TO BE CONSIDERED A SEPARATE BUILDABLE LOT AND IS TO BE COMBINED WITH TOWN OF FRANKLIN ASSESSORS MAP 284, LOT 65 TO FORM A NEW LOT WITH AN AREA OF 55,628± S.F.
 7. WETLAND LINE SHOWN HEREON IS TAKEN FROM ORDER OF RESOURCE AREA DELINEATION APPROVED BY MASSDEP (FILE# 159-1306) AND RECORDED WITH THE NORFOLK COUNTY REGISTRY OF DEEDS WITH BOOK 42402, PAGE 54.

APPROVED BY THE FRANKLIN ZONING BOARD OF APPEALS PURSUANT TO THE COMPREHENSIVE PERMIT DECISION ISSUED TO TAG CENTRAL, LLC UNDER M.G.L. CHAPTER 40B, SECTIONS 20-23 DATED _____, 2025 RECORDED WITH NORFOLK REGISTRY OF DEEDS IN BOOK _____, PAGE _____.

DATE OF PLAN ENDORSEMENT: _____, 2025

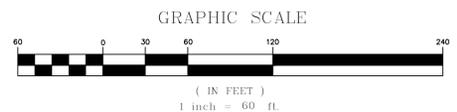
FRANKLIN ZONING BOARD OF APPEALS

ZONING TABLE
COMMERCIAL II DISTRICT

ITEM	REQUIRED
LOT AREA (MIN)	40,000 S.F.
LOT FRONTAGE (MIN)	175'
LOT WIDTH (MIN)	157.5'
FRONT YARD SETBACK (MIN)	40'
SIDE YARD SETBACK (MIN)	30'
REAR YARD SETBACK (MIN)	30'
BUILDING HEIGHT (MAX)	40'
BUILDING HEIGHT (MAX)	3 STORIES

LEGEND

DRILL HOLE (DH)	
CONCRETE	
LANDSCAPED AREA (LSA)	
FLAGSTONE	
BRICK	
WETLAND AREA	
BUILDING	
BUILDING OVERHANG	
EXISTING PROPERTY LINE	
ABUTTERS LINE	
PROPOSED PROPERTY LINE	
STONE WALL	
CONCRETE RETAINING WALL	
STONE RETAINING WALL	
TREE LINE	
EDGE OF PAVEMENT	
EDGE OF BRICK	
WETLAND	
EDGE OF WATER	
CURB	
CHAIN LINK FENCE (CLF)	
WIRE FENCE	
GUARDRAIL	
OVERHEAD WIRES	
BITUMINOUS	
CONCRETE	
GRANITE	
FOUND	
NOW OR FORMERLY	
STATE HIGHWAY LAYOUT	
BEGINNING	
BOOK	
PAGE	



N:\PROJECTS\3317-01A\SURVEY\DRAWINGS\CURRENT\3-3317-01A-ANR.DWG

WE HEREBY CERTIFY THAT:
THIS PLAN IS THE RESULT OF AN ACTUAL ON THE GROUND SURVEY PERFORMED ON OR BETWEEN DECEMBER 22, 2023 AND JANUARY 16, 2025.
THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS DATED JANUARY 1, 1976 AND REVISED JANUARY 12, 1988. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN OF FRANKLIN ASSESSOR'S INFORMATION. THE ABOVE IS CERTIFIED TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF.

ALLEN & MAJOR ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYOR FOR ALLEN & MAJOR ASSOCIATES, INC.



REV	DATE	DESCRIPTION
1.	08/25/25	ENDORSEMENT BLOCK UPDATED

OWNER:
444 EAST CENTRAL STREET REALTY TRUST
454 EAST CENTRAL STREET
FRANKLIN, MA 02038

OWNER:
STOBART PROPERTIES, LLC
454 EAST CENTRAL STREET
FRANKLIN, MA 02038

APPLICANT:
TAG CENTRAL LLC
275 REGATTA DRIVE
JUPITER, FL 33477

PROJECT:
444 EAST CENTRAL STREET
FRANKLIN, MA

PROJECT NO. 3317-01 DATE: 07/31/25

SCALE: 1" = 60' DWG. NAME: 3-3317-01A-ANR

DRAFTED BY: COB CHECKED BY: AJR

PREPARED BY:

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environmental consulting • landscape architecture
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DRAWING TITLE: APPROVAL NOT REQUIRED SHEET No. 1