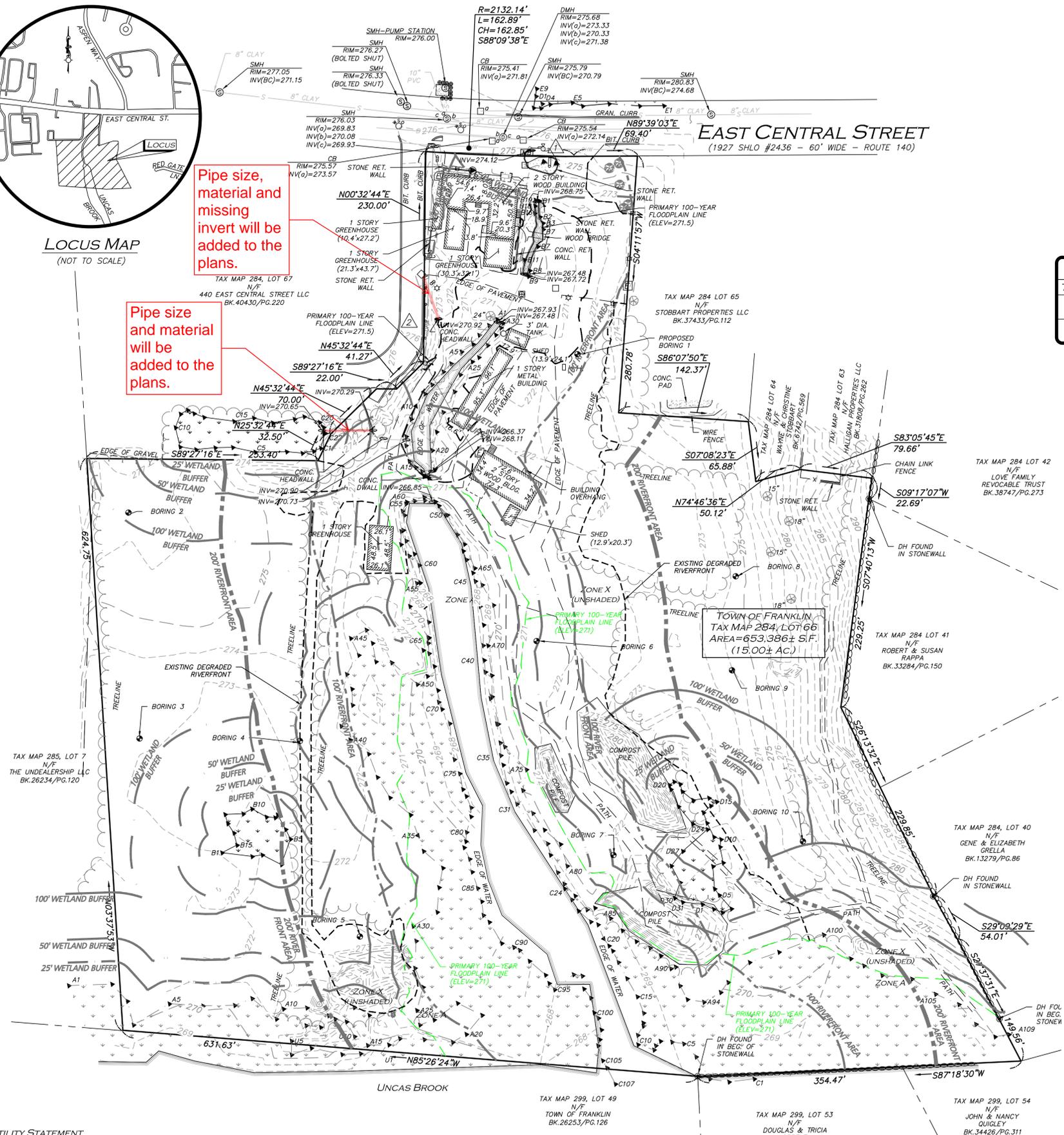


LOCUS MAP
(NOT TO SCALE)

Pipe size, material and invert will be added to the plans.

Pipe size and material will be added to the plans.

EAST CENTRAL STREET
(1927 SHLO #2436 - 60' WIDE - ROUTE 140)



BENCHMARK SUMMARY

TBM #	DESCRIPTION	ELEV.
1	SPIKE SET IN PAVEMENT	276.77
2	MAG NAIL SET IN PAVEMENT	275.92

LEGEND

- DRILL HOLE (DH)
- DRAIN MANHOLE (DMH)
- SEWER MANHOLE (SMH)
- CATCH BASIN (CB)
- ROUND CATCH BASIN (RCB)
- UTILITY POLE
- UTILITY POLE W/LIGHT
- GUY WIRE
- WATER GATE
- INVERT (INV)
- LIGHT
- FLOODLIGHT
- TREE
- BUSH / SHRUB
- SIGN
- MAILBOX
- HAND HOLE
- ELECTRIC BOX
- FLAG POLE
- ELECTRIC METER
- CONCRETE (CONC.)
- LANDSCAPED AREA (LSA)
- FLAGSTONE
- WETLAND AREA
- BRICK
- BUILDING
- BUILDING OVERHANG
- 1' CONTOUR
- 5' CONTOUR
- PROPERTY LINE
- ABUTTERS LINE
- STONE WALL
- CONCRETE RETAINING WALL
- STONE RETAINING WALL
- TREE LINE
- EDGE OF PAVEMENT
- EDGE OF BRICK
- EDGE OF WATER
- CURB
- CHAIN LINK FENCE
- WIRE FENCE
- GUARDRAIL
- DRAIN LINE
- SEWER LINE
- OVERHEAD WIRES
- FINISHED FLOOR ELEVATION
- BUILDING HEIGHT
- BITUMINOUS
- GRANITE
- REINFORCED CONCRETE PIPE
- CORRUGATED METAL PIPE
- CAST IRON PIPE
- DUCTILE IRON PIPE
- HIGH DENSITY POLYETHYLENE PIPE HDPE
- FOUND
- NOW OR FORMERLY
- BOOK
- PAGE

LOCUS REFERENCES
 -TOWN OF FRANKLIN ASSESSORS PARCEL 284-66
 -DEED BOOK 37502, PAGE 50
 -RECORD OWNER: STOBART PROPERTIES LLC

PLAN REFERENCES
 -PLAN 243 OF 1998
 -PLAN 687 OF 1995
 -PLAN 988 OF 1961
 -PLAN 1091 OF 1988
 -PLAN 971 OF 1985
 -PLAN 148 OF 2002
 -STATE HIGHWAY LAYOUT 1384
 -STATE HIGHWAY LAYOUT 2436

- NOTES**
- NORTH ARROW IS BASED ON MASSACHUSETTS GRID COORDINATE SYSTEM (MAINLAND ZONE) (NAD 83).
 - BOOK/PAGE AND PLAN REFERENCES ARE TAKEN FROM NORFOLK REGISTRY OF DEEDS IN DEDHAM, MA.
 - VERTICAL DATUM IS NAVD 88, ESTABLISHED USING RTK GPS OBSERVATION.
 - CONTOUR INTERVAL IS ONE FOOT (1').
 - ALL DRAIN LINES SHOWN IN EAST CENTRAL STREET ARE 12".



WE HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL ON THE GROUND SURVEY PERFORMED ON OR BETWEEN DECEMBER 22, 2023 AND SEPTEMBER 5, 2025.

Digitally signed by
 Andrew J. Ruggles
 Date: 2025.09.10
 09:29:17-04'00'
 PROFESSIONAL LAND SURVEYOR FOR
 ALLEN & MAJOR ASSOCIATES, INC.



REV	DATE	DESCRIPTION
2.	09/08/25	DRAIN & SEWER INVERTS ADDED
1.	10/25/24	WETLAND FLAGS

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

PROJECT:
444 EAST CENTRAL STREET
 FRANKLIN, MA

PROJECT NO.	3317-01	DATE:	10/10/24
SCALE:	1" = 60'	DWG. NUMBER:	NAMB317-01-EC
DRAFTED BY:	KMT/COB	CHECKED BY:	AJR

PREPARED BY:

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DRAWING TITLE: **EXISTING CONDITIONS** SHEET No. **1**

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