

LEGEND table listing symbols for various features such as utility poles, manholes, iron rods, and fences.

TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY. THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MASSACHUSETTS STANDARD DETAIL REQUIREMENTS FOR ALTA/NPS/SLAND TITLE SURVEYS...

FELDMAN GEOSPATIAL. TIMOTHY R. AKURIS, PLS. (MA# 52782) T.AKURIS@FELDMANGEO.COM. 2/16/2024

DRAWING NAME: ALTA/NPS/SLAND TITLE SURVEY. 160 MAPLE STREET MAPLEGATE COUNTRY CLUB IN BELLINGHAM & FRANKLIN, MASS.

DATE: DECEMBER 23, 2023. FILENAME: 2301174-ALTA.dwg. REVISIONS table with columns for DATE, DESCRIPTION, and BY.

BOUNDARY DESCRIPTION(S) PER COMMITMENT NO. 007677 ISSUED BY CATIC TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF DECEMBER 14, 2023.

NO PROPERTY DESCRIPTION IN TITLE COMMITMENT.

BOUNDARY DESCRIPTION (PER SURVEY)

A CERTAIN PARCEL OF LAND SITUATED IN THE TOWN OF BELLINGHAM AND FRANKLIN, COUNTY OF NORFOLK AND THE COMMONWEALTH OF MASSACHUSETTS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EASTERLY SIDELINE OF MAPLE STREET, SAID POINT BEING N32°21'35"...

- NOTES: 1. BENCH MARK INFORMATION: ELEVATIONS WERE OBTAINED BY GPS OBSERVATIONS. 2. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83). 3. CONTOUR INTERVAL EQUALS ONE (1) FOOT.

EXCEPTIONS FROM COVERAGE (SURVEY RELATED ONLY) SCHEDULE B, PART II LISTED IN TITLE COMMITMENT NO. 007677 ISSUED BY CATIC TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF DECEMBER 14, 2023.

- 7. MATTERS AS SHOWN AND NOTED ON PLAN RECORDED IN PLAT BOOK F, PAGE 892. 8. MATTERS AS SHOWN AND NOTED ON PLAN RECORDED IN PLAT INSTRUMENT NO. 416. 9. MATTERS AS SHOWN AND NOTED ON PLAN RECORDED IN PLAT INSTRUMENT NO. 447.

TOWN OF FRANKLIN ZONING CLASSIFICATION

Table with columns: DIMENSIONAL TABLE PER - 'INDUSTRIAL' ZONING DISTRICT, MINIMUM LOT AREA, MINIMUM CONTIGUOUS FRONTAGE, etc.

TOWN OF BELLINGHAM ZONING CLASSIFICATION

Table with columns: DIMENSIONAL TABLE PER - 'SUBURBAN' ZONING DISTRICT, MINIMUM LOT AREA (2 FAMILY DWELLINGS), MINIMUM LOT AREA (OTHER), etc.

REFERENCES

- NORFOLK COUNTY REGISTRY OF DEEDS: PLAN NO. 20 OF 1965, PLAN NO. 462 OF 1974, PLAN NO. 140 OF 1983, etc.

MASSACHUSETTS LAND COURT

- LCC 6676A, LCC 24244A, LCC 24244B, LCC 24244C, LCC 24244D.

TOWN ENGINEERING DEPARTMENT

- CHW22894A, CHW22894B, CHW22894C, CHW22894D, CHW22894E, CHW22894F.

MASSACHUSETTS HIGHWAY DEPARTMENT

- 5507-16, 5507-17, 5507-18, 5511-1, 5511-2, 5511-3, 5511-4, 5511-5.

FELDMAN PROJECT ID: #220001

LIST OF POTENTIAL ENCROACHMENTS

- NOW OR FORMERLY LMP PROPERTIES, LLC: STOCKADE FENCE 4.8' OVER, STOCKADE FENCE 4.8' OVER, etc.

NOW OR FORMERLY UNITED STATES OF AMERICA

- PLAN NO. 563 OF 2003, PLAN NO. 694 OF 2020, PLAN IN BOOK 695, PAGE 12, PLAN IN BOOK 697, PAGE 47.

SHEET 2

SHEET 4

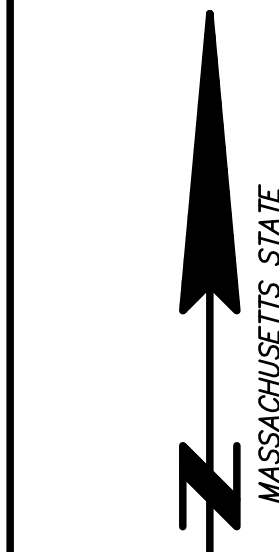
SHEET 3

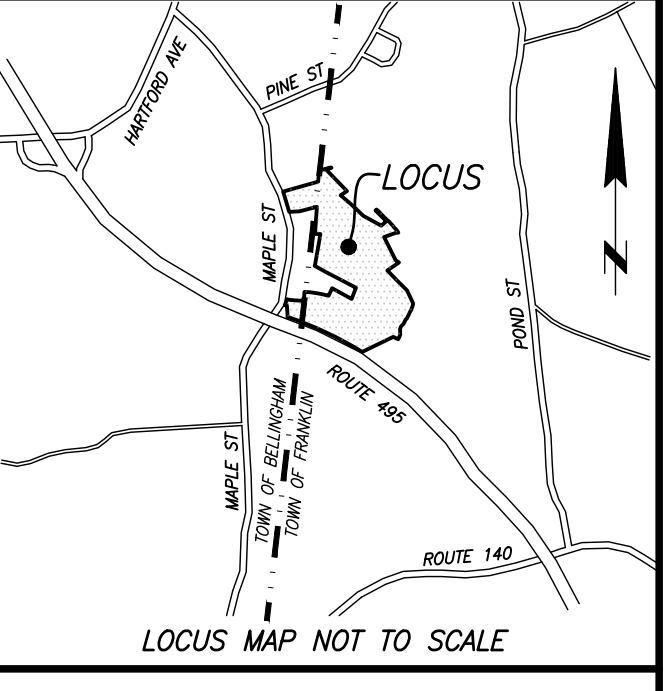
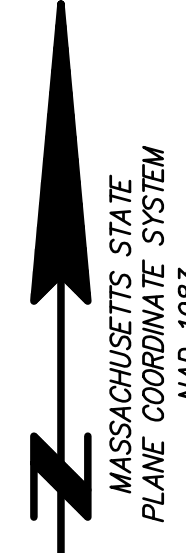
SHEET 5

SHEET 6

SHEET 8

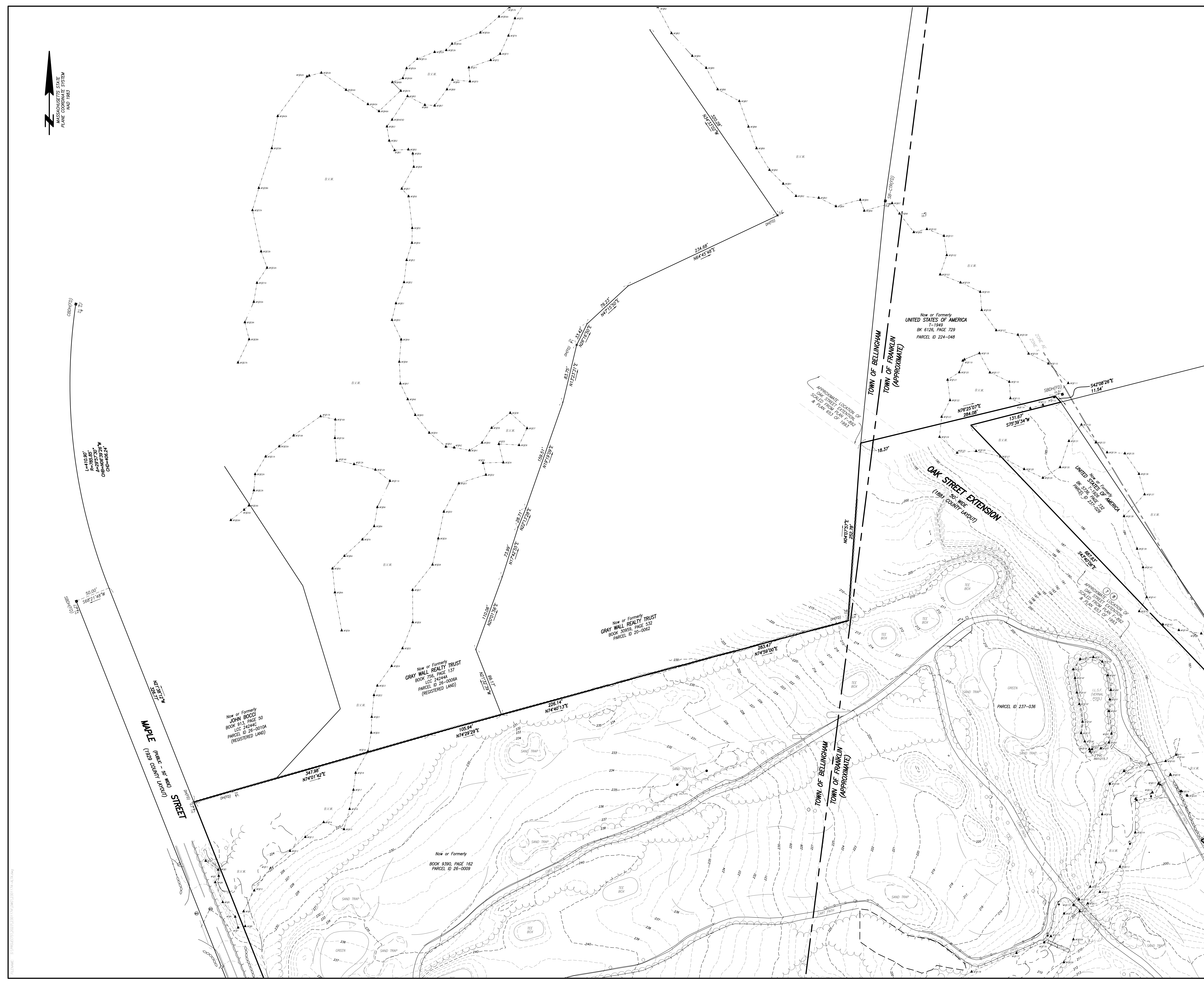
SHEET 7





LEGEND

- UTILITY POLE
- LIGHT POLE
- MANHOLE
- HYDRANT
- SIGN
- BOUND FOUND W/DRILL HOLE
- WETLAND FLAG NUMBER
- DELTA ANGLE
- FLAG POLE
- BITUMINOUS
- BORROWING VEGETATED WETLAND
- INTERMITTENT LAND SUBJECT TO FLOODING
- CONCRETE
- DRILL HOLE
- ESCUTCHEON PIN/LEAD PLUG
- STONE BOUND DRILL HOLE
- CONC BOUND DRILL HOLE
- IRON PIPE
- IRON ROD
- FOUND
- STATE HIGHWAY LAYOUT
- INVERT ELEVATION
- ARC LENGTH
- NO VISIBLE PIPES
- RADIUS
- SQUARE FEET
- CHORD BEARING
- CHORD DISTANCE
- DRAWN
- PIPE SIZE AND MATERIAL
- CAST IRON
- CORRUGATED PLASTIC PIPE
- CORRUGATED METAL PIPE
- POLYVINYL CHLORIDE
- REINFORCED CONCRETE PIPE
- WIREMESH CLAY PIPE
- OVERHEAD WIRES
- GUARD RAIL
- METAL FENCE
- FENCE
- STONE WALL



DRAWING NAME:
**ALTA/NSPS
LAND TITLE SURVEY**
MAPLEGATE COUNTRY CLUB
IN BELLINGHAM
& FRANKLIN, MASS.

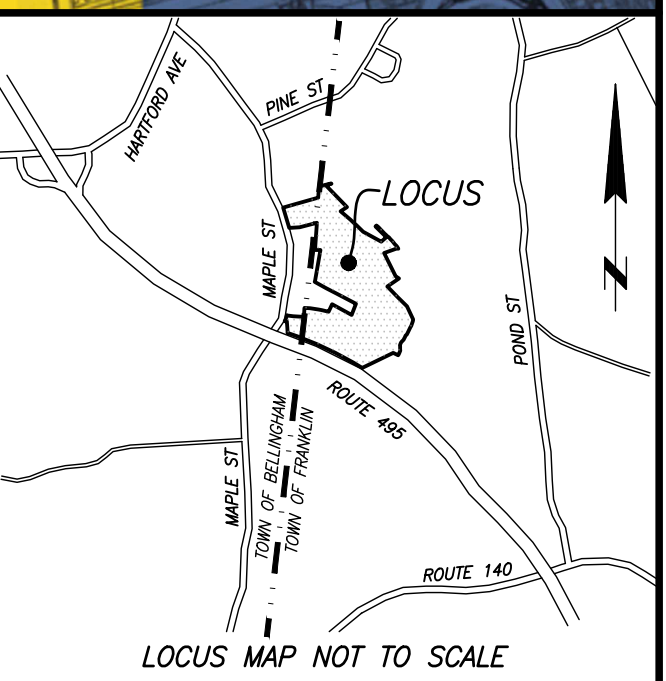
DATE: DECEMBER 23, 2023

REVISIONS:

FILENAME: 2301174-ALTA.dwg

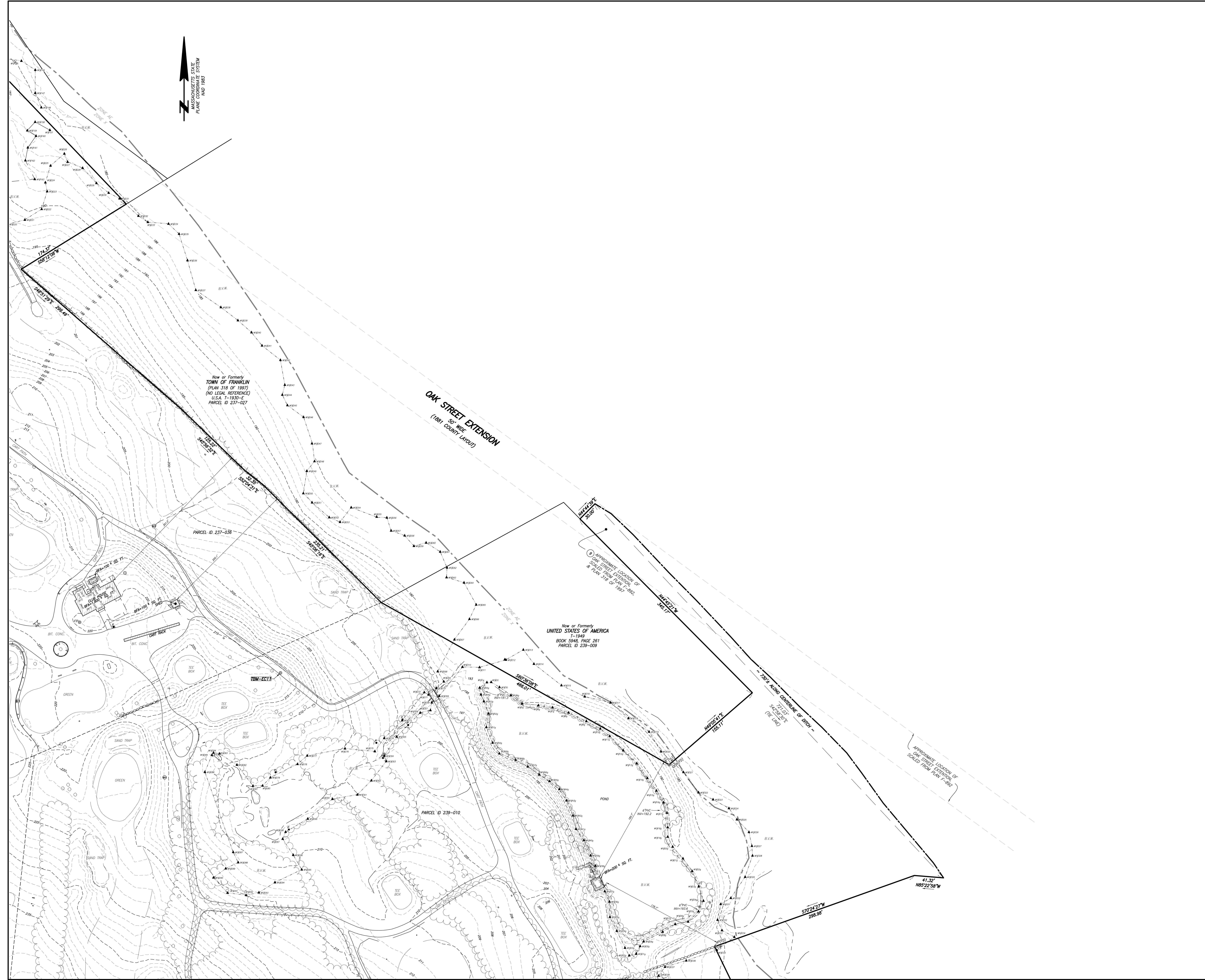
RESEARCH: SPP	FIELD CHIEF: EC/KF
TRNG MGR: TR/VCD	APPROVER: SPP
CALC: SPP	SCALE: SPP
FIELD CHK: KF	CRD FILE: XXX

40 0 20 40 80
SCALE: 1"=40'
SHEET NO. 2 OF 8



LEGEND

- UTILITY POLE
- LIGHT POLE
- MANHOLE
- HYDRANT
- SIGN
- BOUND FOUND W/DRILL HOLE
- WETLAND FLAG NUMBER
- DELTA ANGLE
- FLAG POLE
- BITUMINOUS POST
- BITUMINOUS
- BORROWING VEGETATED WETLAND
- INTERMITTENT LAND SUBJECT TO FLOODING
- CONCRETE
- DRILL HOLE
- ESCUTCHEON PIN/LEAD PLUG
- STONE BOUND DRILL HOLE
- CONC BOUND DRILL HOLE
- IRON PIPE
- IRON ROD
- FOUND
- STATE HIGHWAY LAYOUT
- INVERT ELEVATION
- ARC LENGTH
- NO VISIBLE PIPES
- RADIUS
- SQUARE FEET
- CHORD BEARING
- CHORD DISTANCE
- DRAIN
- PIPE SIZE AND MATERIAL
- CAST IRON
- CORRUGATED PLASTIC PIPE
- CORRUGATED METAL PIPE
- POLYVINYL CHLORIDE
- REINFORCED CONCRETE PIPE
- WIRREED CLAY PIPE
- OVERHEAD WIRES
- GUARD RAIL
- METAL FENCE
- FENCE
- STONE WALL



DRAWING NAME:
**ALTA/NSPS
LAND TITLE SURVEY**
MAPLEGATE COUNTRY CLUB
IN BELLINGHAM
& FRANKLIN, MASS.

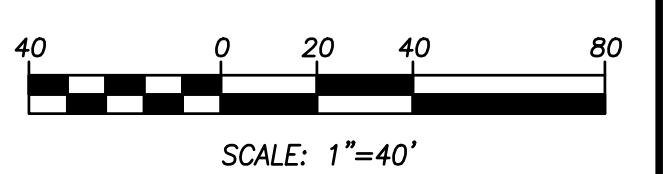
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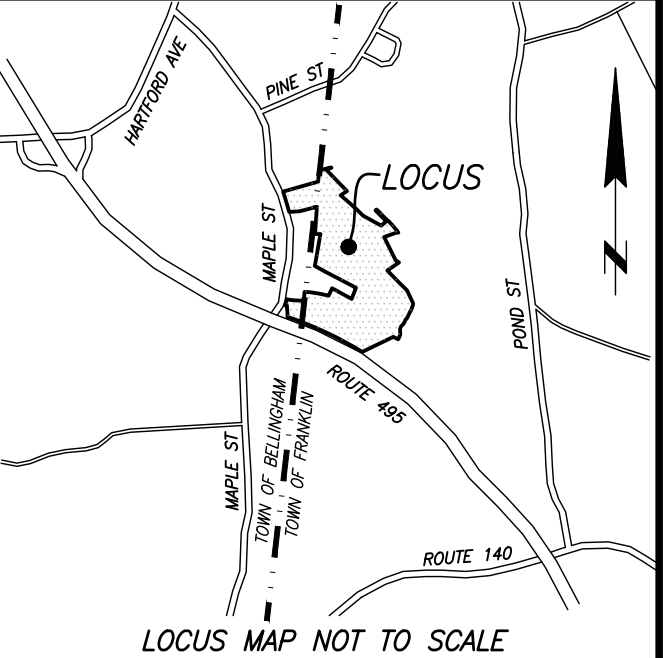
REVISIONS:

NO.	DATE	DESCRIPTION

FILENAME: 2301174-ALTA.dwg

RESEARCH: SPP	FIELD CHIEF: EC/XF
FIELD MGR: TR/VCO	APPROVER: SPP
CALC: SPP	DATE: SPP
FIELD CHK: XF	CRD FILE: XXX





LEGEND

- UTILITY POLE
- LIGHT POLE
- MANHOLE
- HYDRANT
- SIGN
- BOUND FOUND W/DRILL HOLE
- IRON ROD
- WF-## WETLAND FLAG NUMBER
- Δ-## DELTA ANGLE
- FP FLAG POLE
- BITUMINOUS POST
- BITUMINOUS
- B.V.W. BORDERING VEGETATED WETLAND
- LL.S.F. INTERMITTENT LAND SUBJECT TO FLOODING
- CONC CONCRETE
- DH DRILL HOLE
- EPLP ESCUTCHEON PIN/LEAD PLUG
- SBDRH STONE BOUND DRILL HOLE
- CBDRH CONC BOUND DRILL HOLE
- IP IRON PIPE
- IR IRON ROD
- FD FOUND
- S.H.L.O. STATE HIGHWAY LAYOUT
- I- INVERT ELEVATION
- L- ARC LENGTH
- NVP NO VISIBLE PIPES
- R- RADIUS
- SQ. FT. SQUARE FEET
- CHB CHORD BEARING
- CHD CHORD DISTANCE
- D DRAIN
- 12"(C) PIPE SIZE AND MATERIAL
- CI CAST IRON
- CPP CORRUGATED PLASTIC PIPE
- CMF CORRUGATED METAL PIPE
- PVC POLYVINYL CHLORIDE
- RCP REINFORCED CONCRETE PIPE
- WCP WIREMESH CLAY PIPE
- OHW OVERHEAD WIRES
- GUARD RAIL
- METAL FENCE
- FENCE
- STONE WALL

MAPLE STREET
(PUBLIC - 50' WID)
(1929 COUNTY LAYOUT)

TOWN OF BELLINGHAM
TOWN OF FRANKLIN
(APPROXIMATE)

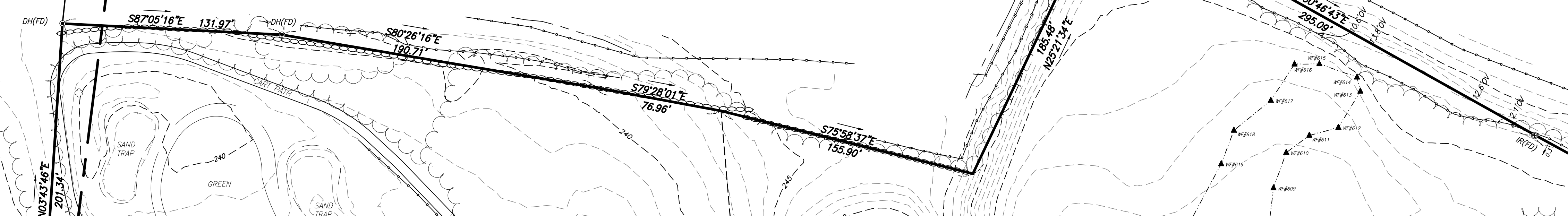
Now or Formerly
LMP PROPERTIES, LLC
BOOK 32050, PAGE 98
PARCEL ID 32-0007

Now or Formerly
NEW ENGLAND POWER COMPANY
BOOK 3855, PAGE 390
PARCEL ID 32-0008

Now or Formerly
LMP PROPERTIES, LLC
BOOK 32050, PAGE 98
PARCEL ID 239-011

PARCEL ID 239-012

PARCEL ID 239-010



DRAWING NAME:
**ALTA/NSPS
LAND TITLE SURVEY**

MAPLEGATE COUNTRY CLUB
IN BELLINGHAM
& FRANKLIN, MASS.

DATE: DECEMBER 23, 2023

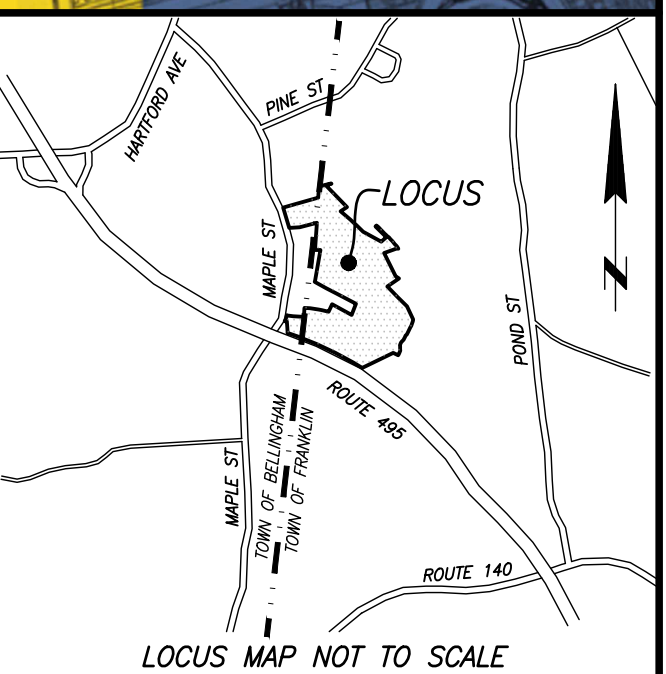
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FILENAME: 2301174-ALTA.dwg

RESEARCH: SPP	FIELD CHIEF: EC/JF
FIELD MGR: TR/VD	APPROVER: SPP
CALC: SPP	DATE: SPP
FIELD CHK: WF	CRD FILE: XXX

SCALE: 1"=40'

SHEET NO. 5 OF 8



LEGEND

- UTILITY POLE
- LIGHT POLE
- MANHOLE
- HYDRANT
- SIGN
- BOUND FOUND W/DRILL HOLE
- IRON ROD
- WF# WETLAND FLAG NUMBER
- Δ DELTA ANGLE
- FLAG POLE
- POST
- BT BITUMINOUS
- B.V.W. BORROWING VEGETATED WETLAND
- LL.S.F. INTERMITTENT LAND SUBJECT TO FLOODING
- CONC CONCRETE
- DH DRILL HOLE
- EPLP ESCUTCHEON PIN/LEAD PLUG
- SBDRH STONE BOUND DRILL HOLE
- CBDRH CONC BOUND DRILL HOLE
- IP IRON PIPE
- IR IRON ROD
- FD FOUND
- S.H.L.O. STATE HIGHWAY LAYOUT
- IN INVERT ELEVATION
- L ARC LENGTH
- NVP NO VISIBLE PIPES
- R RADIUS
- SQ. FT. SQUARE FEET
- CHB CHORD BEARING
- CHD CHORD DISTANCE
- D DRAIN
- 12"(C) PIPE SIZE AND MATERIAL
- CI CAST IRON
- CPP CORRUGATED PLASTIC PIPE
- CMF CORRUGATED METAL PIPE
- PVC POLYVINYL CHLORIDE
- RCP REINFORCED CONCRETE PIPE
- WCP WIREMESH CLAY PIPE
- OHW OVERHEAD WIRES
- GR GUARD RAIL
- X METAL FENCE
- FENCE
- STONE WALL



Now or Formerly
TOWN OF FRANKLIN
(PLAN 318 OF 1997)
(LEGAL REFERENCE NOT FOUND)

Now or Formerly
UNITED STATES OF AMERICA
BK 3912, PAGE 301
PARCEL ID 239-008

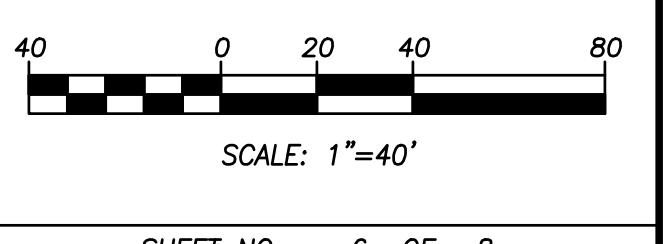
TOTAL LOT AREA
6,301,151± SQ. FT.
144.855± ACRES
(BELLINGHAM & FRANKLIN)

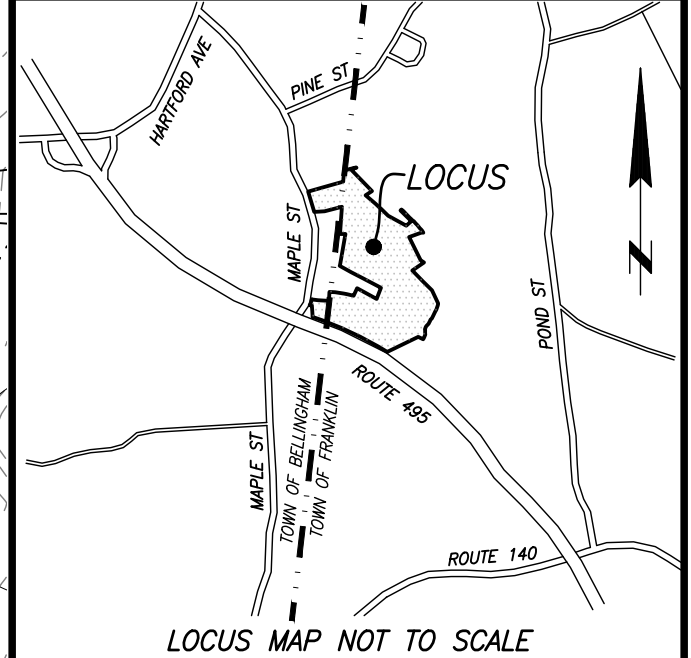
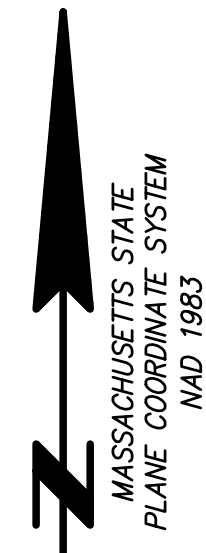
PARCEL ID 239-009

PARCEL ID 239-010

DRAWING NAME:
**ALTA/NSPS
LAND TITLE SURVEY**
MAPLEGATE COUNTRY CLUB
IN BELLINGHAM
& FRANKLIN, MASS.

DATE:	DECEMBER 23, 2023		
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RESEARCH:	SPP	FIELD CHIEF:	EC/JKF
TRNG MGR:	TRAV/DG	APPROVER:	SPP
CALC.:	SPP	DATE:	XXX
FIELD CHK:	WF	CRD FILE:	XXX





LEGEND

- UTILITY POLE
- LIGHT POLE
- MANHOLE
- HYDRANT
- SIGN
- BOUND FOUND W/DRILL HOLE
- IRON ROD
- WETLAND FLAG NUMBER
- DELTA ANGLE
- FLAG POLE
- POST
- BITUMINOUS
- BORROWING VEGETATED WETLAND
- INTERMITTENT LAND SUBJECT TO FLOODING
- CONCRETE
- DRILL HOLE
- ESCUTCHEON PIN/LEAD PLUG
- STONE BOUND DRILL HOLE
- CONC BOUND DRILL HOLE
- IRON PIPE
- IRON ROD
- FOUND
- STATE HIGHWAY LAYOUT
- INVERT ELEVATION
- ARC LENGTH
- NO VISIBLE PIPES
- RADIUS
- SQUARE FEET
- CHORD BEARING
- CHORD DISTANCE
- PIPE SIZE AND MATERIAL
- CAST IRON
- CORROGATED PLASTIC PIPE
- CORROGATED METAL PIPE
- POLYVINYL CHLORIDE
- REINFORCED CONCRETE PIPE
- WIRREED CLAY PIPE
- OVERHEAD WIRES
- GUARD RAIL
- METAL FENCE
- FENCE
- STONE WALL

DRAWING NAME:
**ALTA/NSPS
LAND TITLE SURVEY**
MAPLEGATE COUNTRY CLUB
& FRANKLIN, MASS.

DATE: DECEMBER 23, 2023

REVISIONS:

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RESEARCH: SPP	FIELD CHIEF: EC/KF
FIELD MGR: TR/VCS	APPROVER: SPP
CALC: SPP	DATE: XXX
FIELD CHK: WF	CRD FILE: XXX

40 0 20 40 80
SCALE: 1"=40'
SHEET NO. 7 OF 8

MAPLE STREET
(PUBLIC - 50' WIDE)
(1929 COUNTY LAYOUT)

Now or Formerly
SCOTT A. & KAREN L.
RHODES
BOOK 52914, PAGE 279
PARCEL ID 32-0010

Now or Formerly
NEW ENGLAND POWER COMPANY
BOOK 3855, PAGE 390
PLAN L-6948
PARCEL ID 32-0008

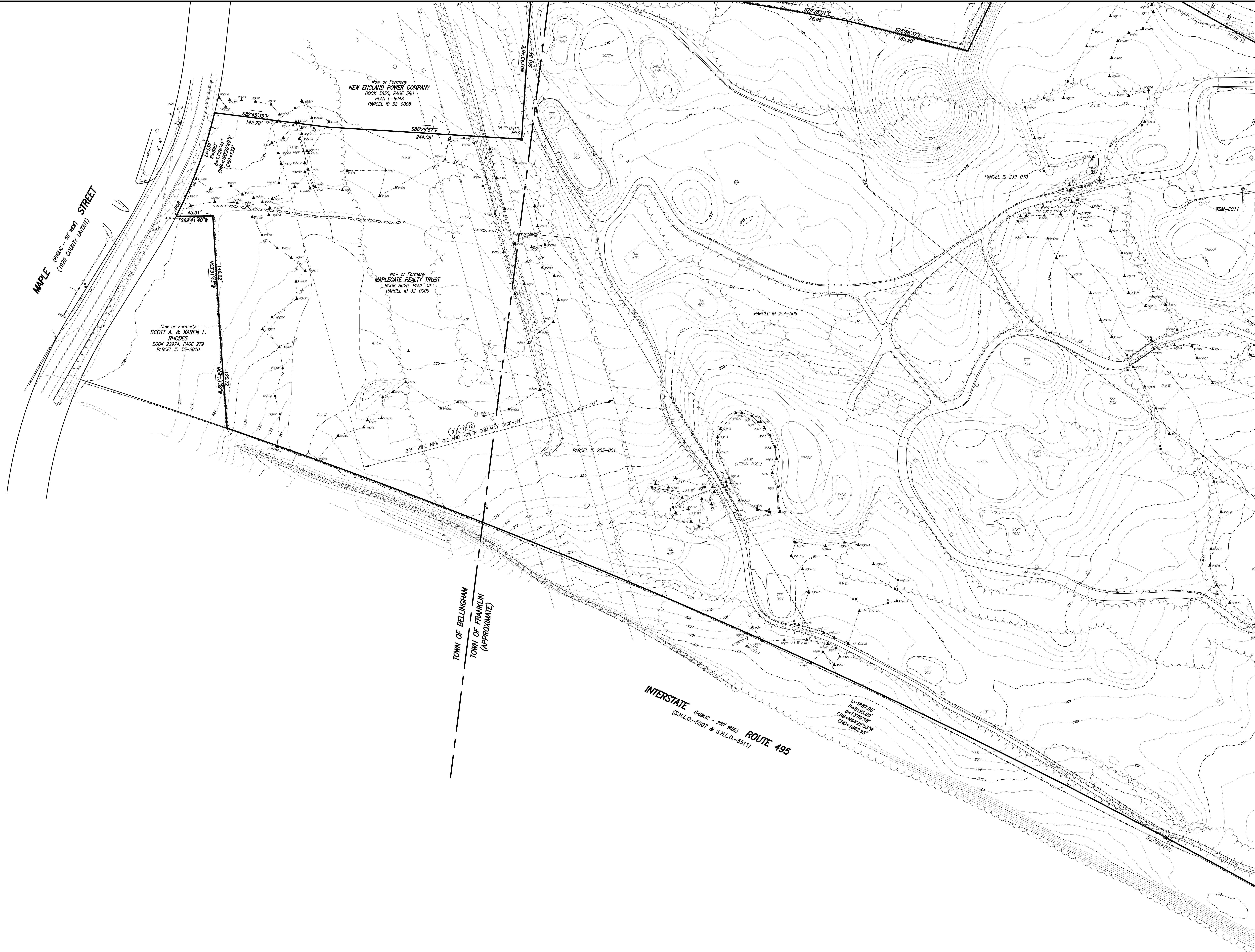
Now or Formerly
MAPLEGATE REALTY TRUST
BOOK 8625, PAGE 19
PARCEL ID 32-0009

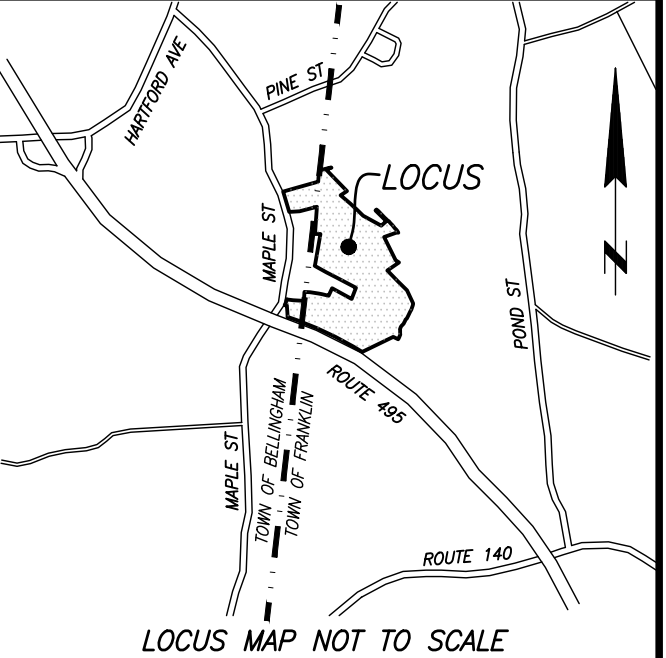
325' WIDE NEW ENGLAND POWER COMPANY EASEMENT

TOWN OF BELLINGHAM
TOWN OF FRANKLIN
(APPROXIMATE)

INTERSTATE ROUTE 495
(PUBLIC - 200' WIDE)
(S.H.L.O.-3507 & S.H.L.O.-3511)

L=1887.00'
R=41252.00'
CB=11209.94'
CB=11209.94'
CB=1882.95'

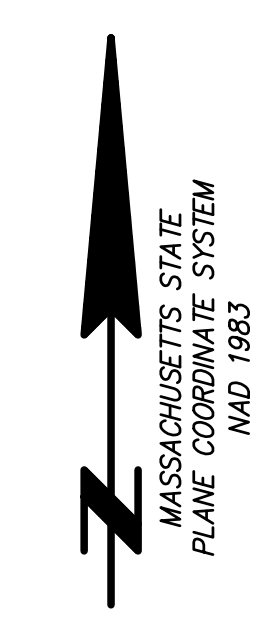




LOCUS MAP NOT TO SCALE

LEGEND

⊕	UTILITY POLE
⊙	LIGHT POLE
⊗	MANHOLE
⊕	HYDRANT
⊕	SOCK
⊕	BOUND FOUND W/DRILL HOLE
⊕	IRON ROD
WF-##	WETLAND FLAG NUMBER
Δ-##	DELTA ANGLE
⊕	FLAG POLE
⊕	POST
BT	BITUMINOUS
B.V.W.	BORDERING VEGETATED WETLAND
I.L.S.F.	INTERMITTENT LAND SUBJECT TO FLOODING
CONC	CONCRETE
DH	DRILL HOLE
EPLP	ESCUTCHEON PIN/LEAD PLUG
SBDR	STONE BOUND DRILL HOLE
CBDR	CONC BOUND DRILL HOLE
IP	IRON PIPE
IR	IRON ROD
FD	FOUND
S.H.L.O.	STATE HIGHWAY LAYOUT
IN	INVERT ELEVATION
L	ARC LENGTH
NVP	NO VISIBLE PIPES
R	RADIUS
SQ. FT.	SQUARE FEET
CHB	CHORD BEARING
CHD	CHORD DISTANCE
DRW	DRAWN
12"(C)	PIPE SIZE AND MATERIAL
CI	CAST IRON
CPP	CORRUGATED PLASTIC PIPE
CMF	CORRUGATED METAL PIPE
PVC	POLYVINYL CHLORIDE
RCF	REINFORCED CONCRETE PIPE
WCP	WIRREED CLAY PIPE
OWW	OVERHEAD WIRES
G	GUARD RAIL
M	METAL FENCE
F	FENCE
SM	STONE WALL



MAPLE GATE COUNTRY CLUB
PLANE COORDINATE SYSTEM
MAD 1983



DRAWING NAME:
**ALTA/NSPS
LAND TITLE SURVEY**

MAPLE GATE COUNTRY CLUB
IN BELLINGHAM
& FRANKLIN, MASS.

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RESEARCH:	SPP	FIELD CHIEF:	EQ/XF
FIELD MGR:	TRAVCO	APPROVER:	
CALC:	SPP	CADD:	SPP
FIELD CHK:	WF	CORD FILE:	XXX

40 0 20 40 80
SCALE: 1"=40'
SHEET NO. 8 OF 8