

THE BUILDING OFFSETS AS SHOWN ON THIS PLAN ARE NOT TO BE USED FOR THE ESTABLISHMENT OF PROPERTY LINES OR FOR THE ESTABLISHMENT OF ANY PROPOSED CONSTRUCTION UNLESS SAID CONSTRUCTION IS SHOWN HEREON.

THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE AND PURPOSE FOR THE PARTY STATED HEREON AND SHALL NOT BE USED BY ANY THIRD PARTY WITHOUT THE EXPRESSED WRITTEN PERMISSION OF GUERRIERE AND HALNON, INC.

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.

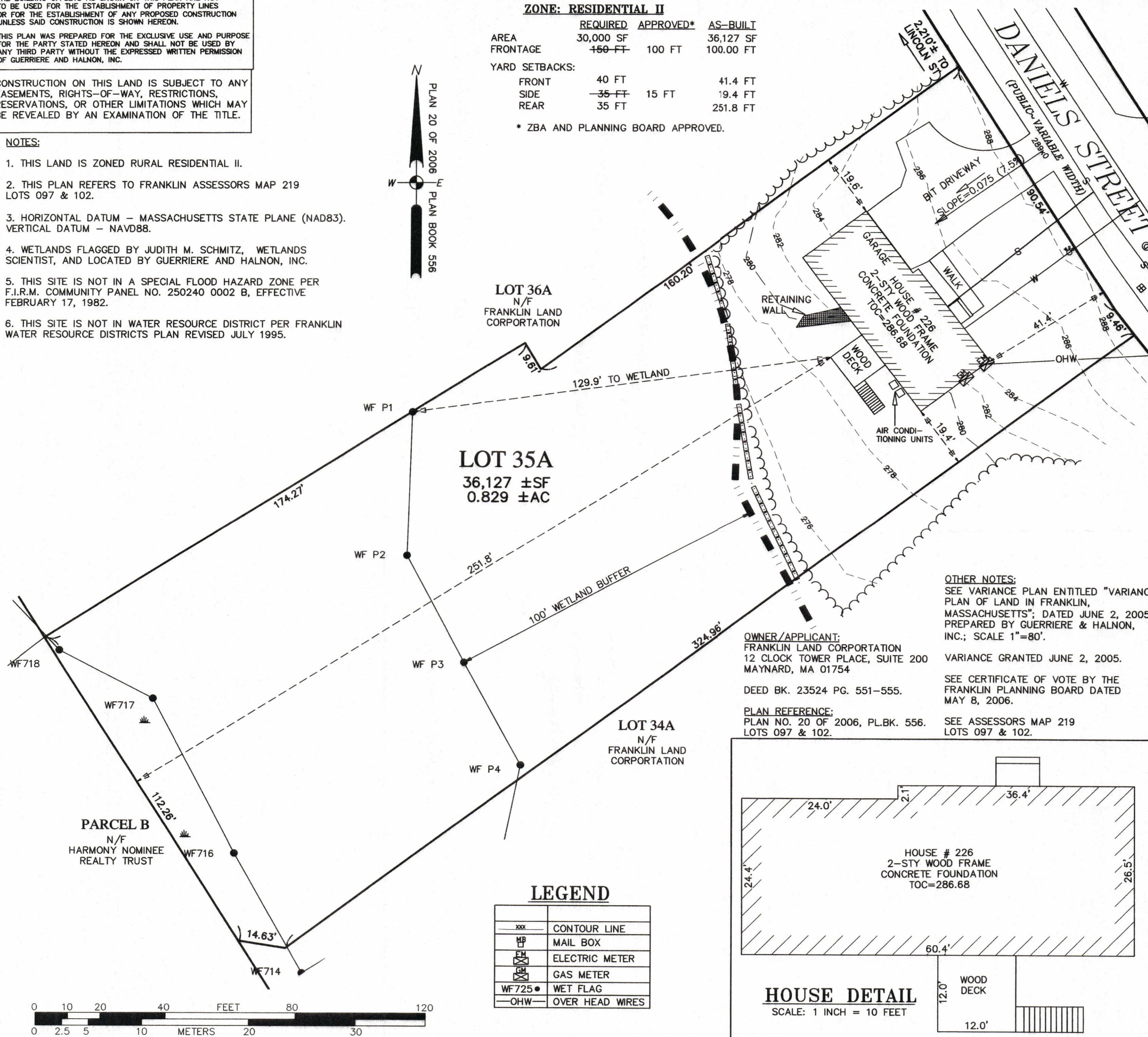
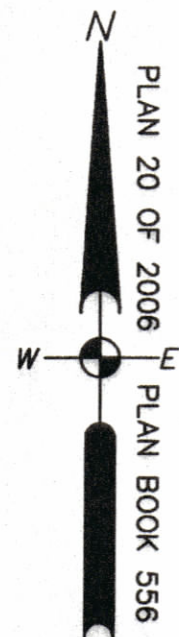
NOTES:

1. THIS LAND IS ZONED RURAL RESIDENTIAL II.
2. THIS PLAN REFERS TO FRANKLIN ASSESSORS MAP 219 LOTS 097 & 102.
3. HORIZONTAL DATUM - MASSACHUSETTS STATE PLANE (NAD83). VERTICAL DATUM - NAVD88.
4. WETLANDS FLAGGED BY JUDITH M. SCHMITZ, WETLANDS SCIENTIST, AND LOCATED BY GUERRIERE AND HALNON, INC.
5. THIS SITE IS NOT IN A SPECIAL FLOOD HAZARD ZONE PER F.I.R.M. COMMUNITY PANEL NO. 250240 0002 B, EFFECTIVE FEBRUARY 17, 1982.
6. THIS SITE IS NOT IN WATER RESOURCE DISTRICT PER FRANKLIN WATER RESOURCE DISTRICTS PLAN REVISED JULY 1995.

ZONE: RESIDENTIAL II

	REQUIRED	APPROVED*	AS-BUILT
AREA	30,000 SF	100 FT	36,127 SF
FRONTAGE	+50 FT	100 FT	100.00 FT
YARD SETBACKS:			
FRONT	40 FT	15 FT	41.4 FT
SIDE	-35 FT	15 FT	19.4 FT
REAR	35 FT		251.8 FT

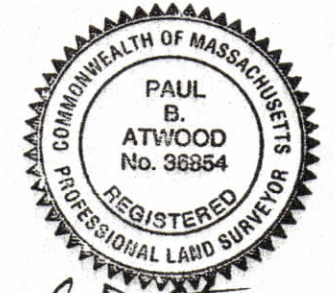
* ZBA AND PLANNING BOARD APPROVED.



DIG SAFE NOTE:
 UTILITIES ARE PLOTTED FROM FIELD LOCATION AND ANY RECORD INFORMATION AVAILABLE, AND SHOULD BE CONSIDERED APPROXIMATE. OTHER UTILITIES MAY EXIST WHICH ARE NOT EVIDENT OR FOR WHICH RECORD INFORMATION WAS NOT AVAILABLE. CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING. ALSO, CALL "DIG-SAFE" AT 1(888)344-7233 1(888)DIG-SAFE.

JOB NO. **F3118**

I certify that this plan was prepared from an on the ground survey and that the structure and improvements are located on the lot as shown hereon.



Paul B. Atwood
 Professional Land Surveyor

REVISIONS

DATE	REVISED

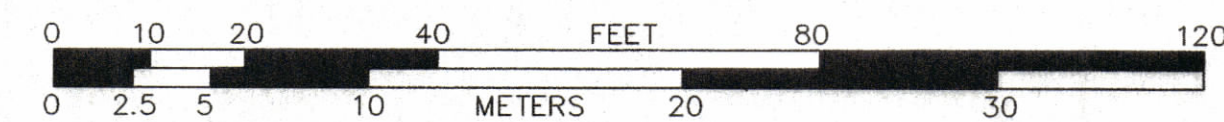


Guerriere & Halnon, Inc.
 Engineering & Land Surveying
 Ph. (508) 528-3221 38 POND STREET, STE 206
 Fx. (508) 528-7921 FRANKLIN, MASS. 02038
 www.guerriereandhalnon.com

OTHER NOTES:
 SEE VARIANCE PLAN ENTITLED "VARIANCE PLAN OF LAND IN FRANKLIN, MASSACHUSETTS"; DATED JUNE 2, 2005; PREPARED BY GUERRIERE & HALNON, INC.; SCALE 1"=80'.
 VARIANCE GRANTED JUNE 2, 2005.
 SEE CERTIFICATE OF VOTE BY THE FRANKLIN PLANNING BOARD DATED MAY 8, 2006.
 SEE ASSESSORS MAP 219 LOTS 097 & 102.

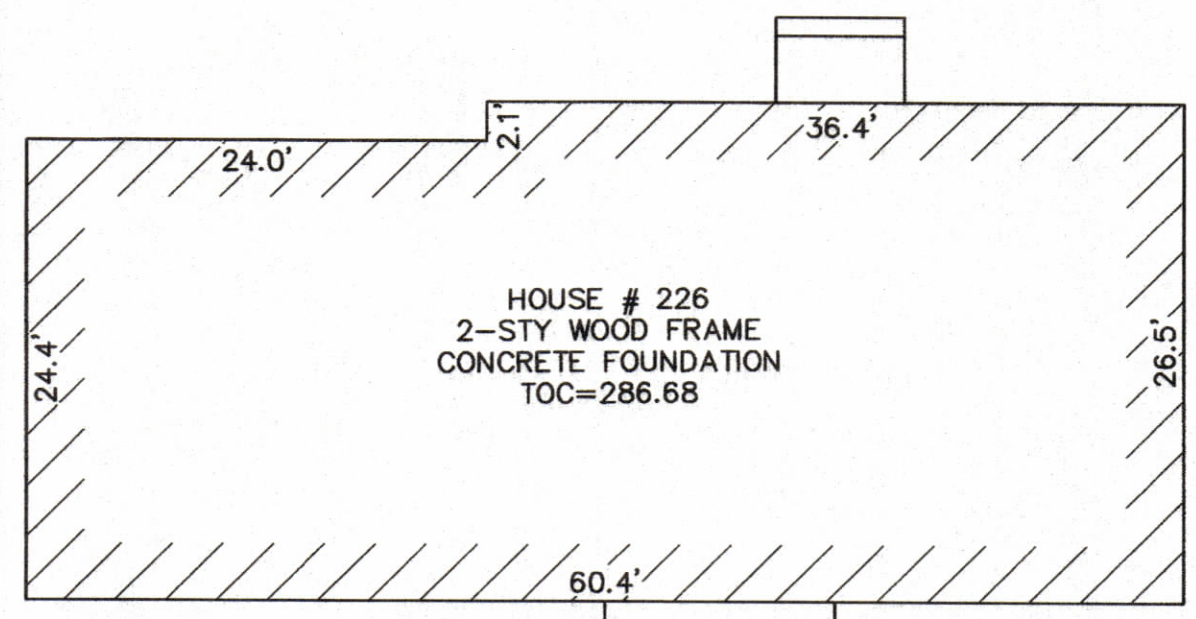
OWNER/APPLICANT:
 FRANKLIN LAND CORPORATION
 12 CLOCK TOWER PLACE, SUITE 200
 MAYNARD, MA 01754
 DEED BK. 23524 PG. 551-555.

PLAN REFERENCE:
 PLAN NO. 20 OF 2006, PL.BK. 556.
 LOTS 097 & 102.



LEGEND

---	CONTOUR LINE
MF	MAIL BOX
EM	ELECTRIC METER
GM	GAS METER
WF725	WET FLAG
OHW	OVER HEAD WIRES



HOUSE DETAIL
 SCALE: 1 INCH = 10 FEET

LOT 35A
DANIELS STREET

AS-BUILT
PLOT PLAN
 IN
FRANKLIN
MASSACHUSETTS

DATE	JULY 9, 2008	SCALE	1"=20'
SHEET	1 OF 1	JOB NO.	F3118