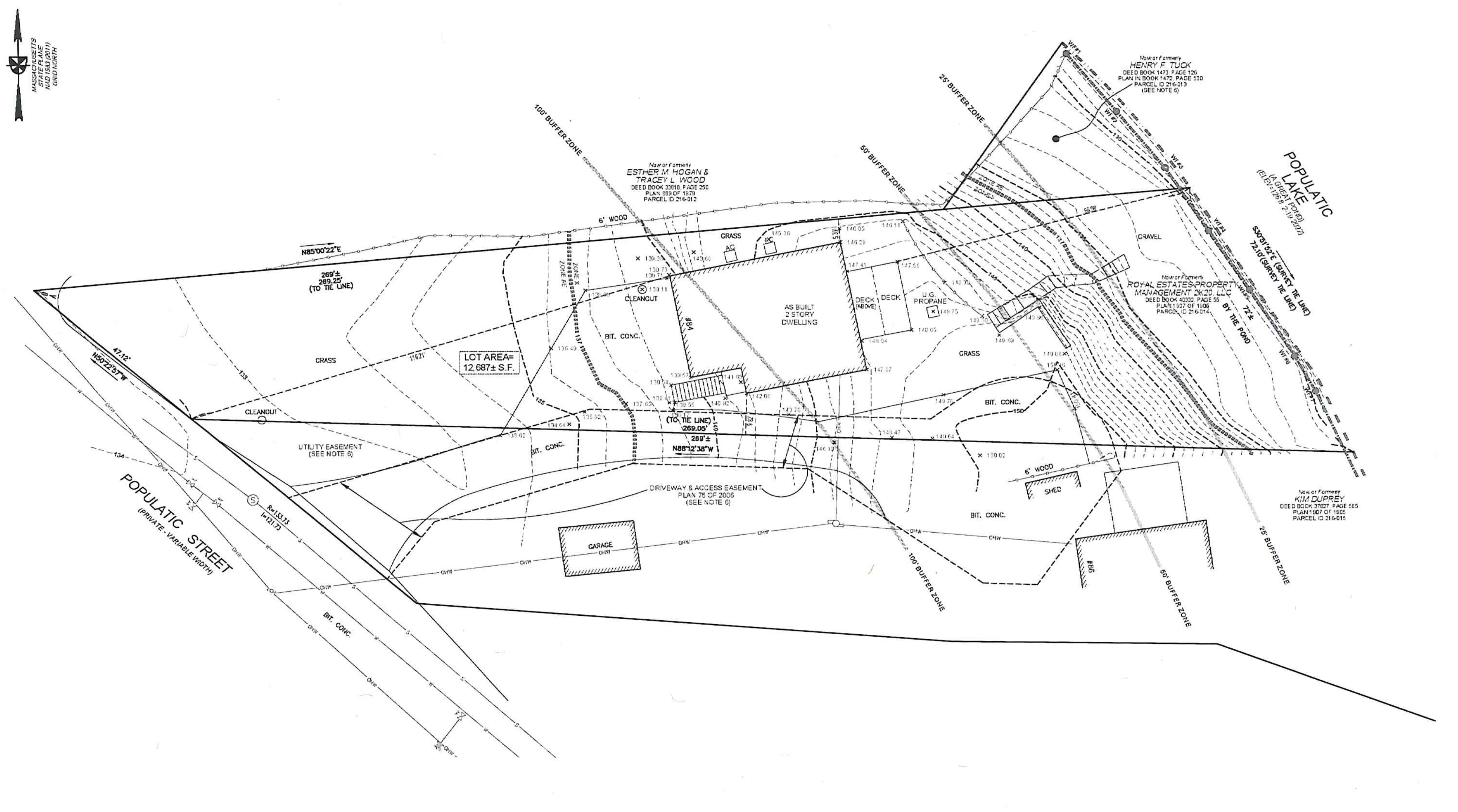

NOTES:

1) ELEVATIONS SHOWN HEREON REFER THE NORTH AMERICAN DATUM OF 1988. TIE TO NAVD88 AND NAD83 ARE FROM GPS SURVEY TIED TO MASSDOT CORS STATIONS "MAM", "MANS" & "MAWR".

2) THE SURVEY IS BASED ON DEEDS AND PLANS OF RECORD.

3) LIMITS OF 100 YEAR FLOOD PLAIN (ZONE AE) SHOWN HEREON FROM DATA ON FEMA FLOOD PLAIN MAP 25021C0144E WITH AN EFFECTIVE DATE OF JULY 17, 2012.

4) WETLAND FLAGS SHOWN HEREON WERE SET BY DEBORA J. ANDERSON WETLAND SCIENTIST, 45 WILLOW STREET NORWOOD MA 02062. PHONE NUMBER IS 781-603-6421

5) TITLE TO THE TRIANGLE ABUTTING LOT IS SHOWN FROM INFORMATION ON PLAN 76 OF 2006. THE SURVEYOR RECOMMENDS ADDITIONAL TITLE RESEARCH ON THIS PARCEL TO DETERMINE WHO HOLDS CURRENT TITLE TO THE LAND. THE LOCUS PARCEL MAY HAVE ACQUIRED RIGHTS TO THIS PARCEL. A LEGAL OPINION SHOULD BE SOUGHT TO DETERMINE THIS STATUS.

6) LOCUS IS SUBJECT TO AND BENEFITS FROM THE DRIVEWAY AND ACCESS EASEMENTS SHOWN ON PLAN 76 OF 2006 AS WELL AS PROVISIONS DESCRIBED IN DEED BOOK 24102, PAGE 533 OF THE UTILITY EASEMENT. BOTH EASEMENTS ARE SHOWN HEREON.

6-22-2023

DANIEL G. MacISAAC, PLS (#41408)

0 5 10 20 40

SCALE: 1"=10'

AS BUILT
PLOT PLAN
#84 POPULATIC STREET
FRANKLIN, MASSACHUSETTS
(NORFOLK COUNTY)

DANIEL MACISAAC
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LAND SURVEYOR

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PLS.MACISAAC@GMAIL.COM

CALC BY DGM	DATE JUNE 21, 2023	SCALE 1"=10'