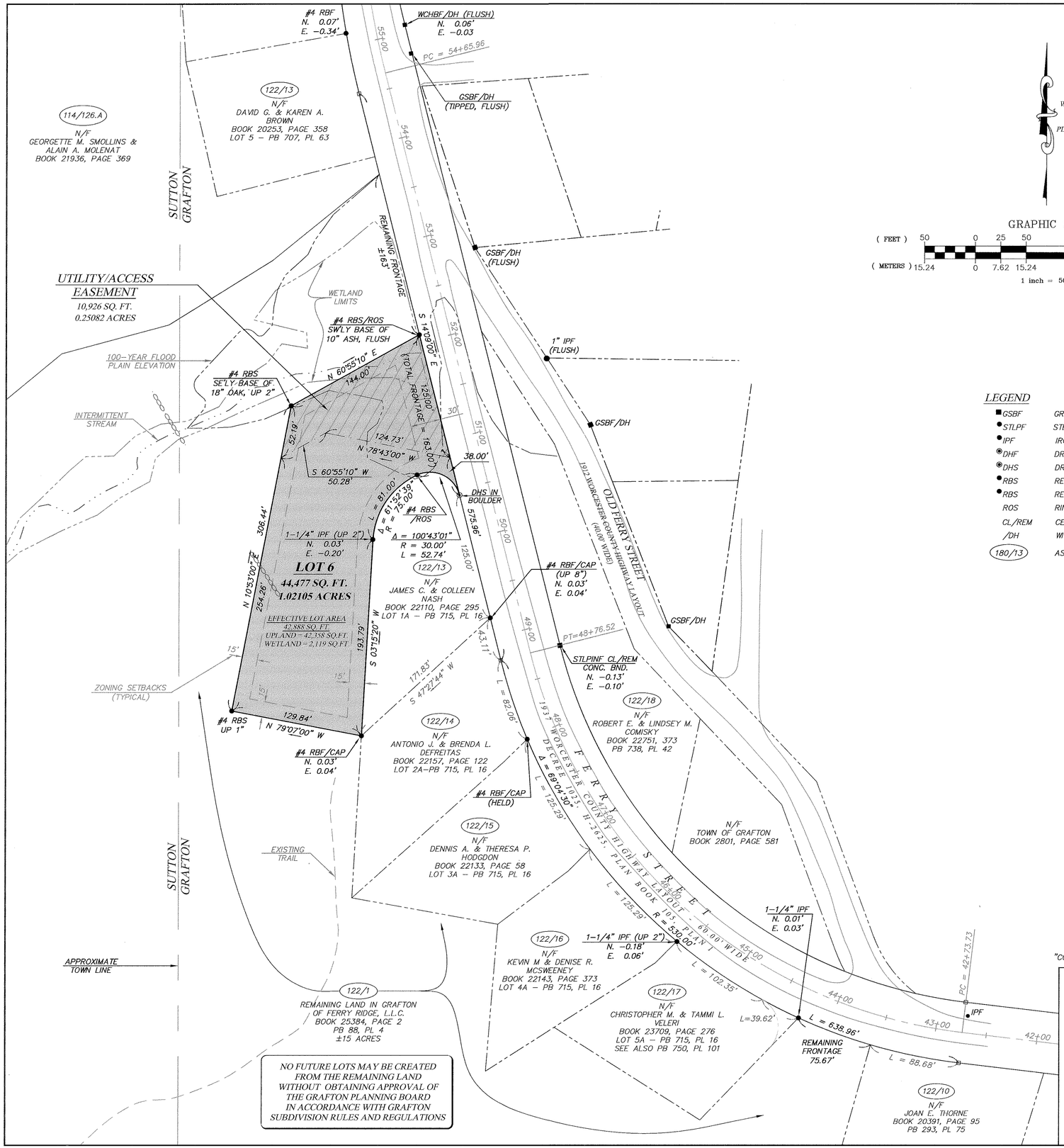


NO FUTURE LOTS MAY BE CREATED FROM THE REMAINING LAND WITHOUT OBTAINING APPROVAL OF THE GRAFTON PLANNING BOARD IN ACCORDANCE WITH GRAFTON SUBDIVISION RULES AND REGULATIONS

MERIDIAN OF 1938
WORCESTER COUNTY
LAYOUT OF
FERRY STREET
PLAN BOOK 105, PLAN 1

GRAPHIC SCALE

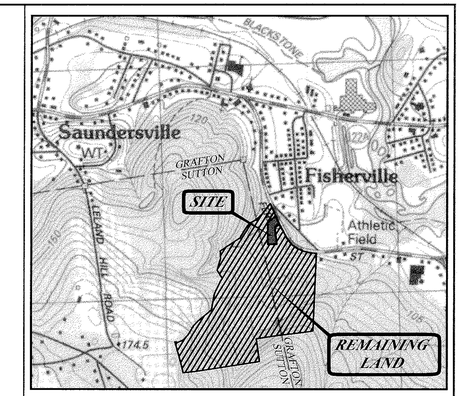
(FEET) 50 0 25 50 100 200

(METERS) 15.24 0 7.62 15.24 30.48 61.96

1 inch = 50 ft.

LEGEND

■GSBF	GRANITE STONE BOUND FOUND
●STLPF	STEEL PIN FOUND
●IPF	IRON PIPE FOUND
◉DHF	DRILL HOLE FOUND
◉DHS	DRILL HOLE SET
●RBS	REBAR SET IN RING OF STONES
●RBS	REBAR SET IN RING OF STONES
ROS	RING OF STONES
CL/REM	CENTERLINE REMAINS
/DH	WITH DRILL HOLE
(180/13)	ASSESSORS MAP & PARCEL



LOCUS PLAN
SCALE: 1"= 1000'

PROPERTY DATA

ASSESSORS PARCEL NO.:	MAP 122, LOT 1
LOT ADDRESS:	FERRY STREET
OWNER OF RECORD:	FERRY RIDGE, L.L.C.
LOCUS DEED:	BOOK 25384, PAGE 2
PLAN REFERENCES:	PLAN BOOK 88, PLAN 4
ZONING DISTRICT:	R–20, MEDIUM DENSITY RESIDENTIAL

DIMENSIONAL REQUIREMENTS:

	REQUIRED	PROVIDED
AREA	20,000 SQ.FT.	44,477 SQ.FT.
FRONTAGE	125 FT.	163.00 FT.
LOT WIDTH	125 FT.	125.00 FT.

NOTES

1) THIS PLAN WAS PREPARED FROM AN ACTUAL ON THE GROUND INSTRUMENT FIELD SURVEY AND THE DEEDS AND PLANS OF RECORD CITED HEREON.

2) THE BEARING BASIS FOR THIS SURVEY IS THE 1937 WORCESTER COUNTY HIGHWAY LAYOUT OF FERRY STREET, DECREE 1025, PLAN H–2625R, PLAN BOOK 105, PLAN 1. THE FINAL ORIENTATION AND TRANSLATION WAS DETERMINED BY A "BEST FIT ANALYSIS" OF THE WORCESTER COUNTY HIGHWAY BOUNDS FOUND AND DEPICTED ON THE PLAN AND A WORCESTER COUNTY HIGHWAY BOUND FOUND AT STATION 67+27.88, 19.72' LEFT.

I CERTIFY THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

BY: Brian C. MacEwen SURVEYOR DATE: 3/7/02

COMMONWEALTH OF MASSACHUSETTS
BRIAN C. MACEWEN
No. 37736
PROFESSIONAL LAND SURVEYOR

Brian C. MacEwen
PLS # 37736

REV.	DATE	DESCRIPTION	BY

JOB NUMBER: 01525	SURVEY DATE: JANUARY 2002	FIELD BOOK NO. SV-3 PAGES 2-5
COMPUTED: BCM	CHECKED: SBF	DRAFTED: BCM
SCALE: 1" = 50'	PLAN DATE: MARCH 7, 2002	SHEET 1 OF 1

"COMPLIANCE WITH ZONING OR OTHER REGULATIONS IS NEITHER EXPRESSED NOR IMPLIED"

FOR REGISTRY USE ONLY

WORCESTER DISTRICT REGISTRY
OF DEEDS — WORCESTER, MA
PLAN BOOK 780 PLAN 17
Received 5-17-02
3 h 18 m P M
Sheet 1 of 1
With Doc. #
in BOOK PAGE
Fee $ 48.00
ATTEST: Anthony J. Vigliotta
Register

APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED
PLANNING BOARD OF
GRAFTON, MA
DATE: 3/11/02

PLAN OF LAND LOCATED ON FERRY STREET GRAFTON, MASSACHUSETTS

PROPERTY OWNER
FERRY RIDGE, L.L.C.

PREPARED FOR
FERRY RIDGE, L.L.C.
896 BOSTON POST ROAD
MARLBORO, MASSACHUSETTS

GRAZ Engineering, L.L.C.
71 Elm Street, Worcester, MA 01609 (508) 792-3773

P:\Projects\FerryRidgeLLC\FerryStreet\Dwg\01525.dwg, ANR Plan, 03/07/02 02:04:16 PM, GRAZ Engineering, L.L.C.,Worcester, MA