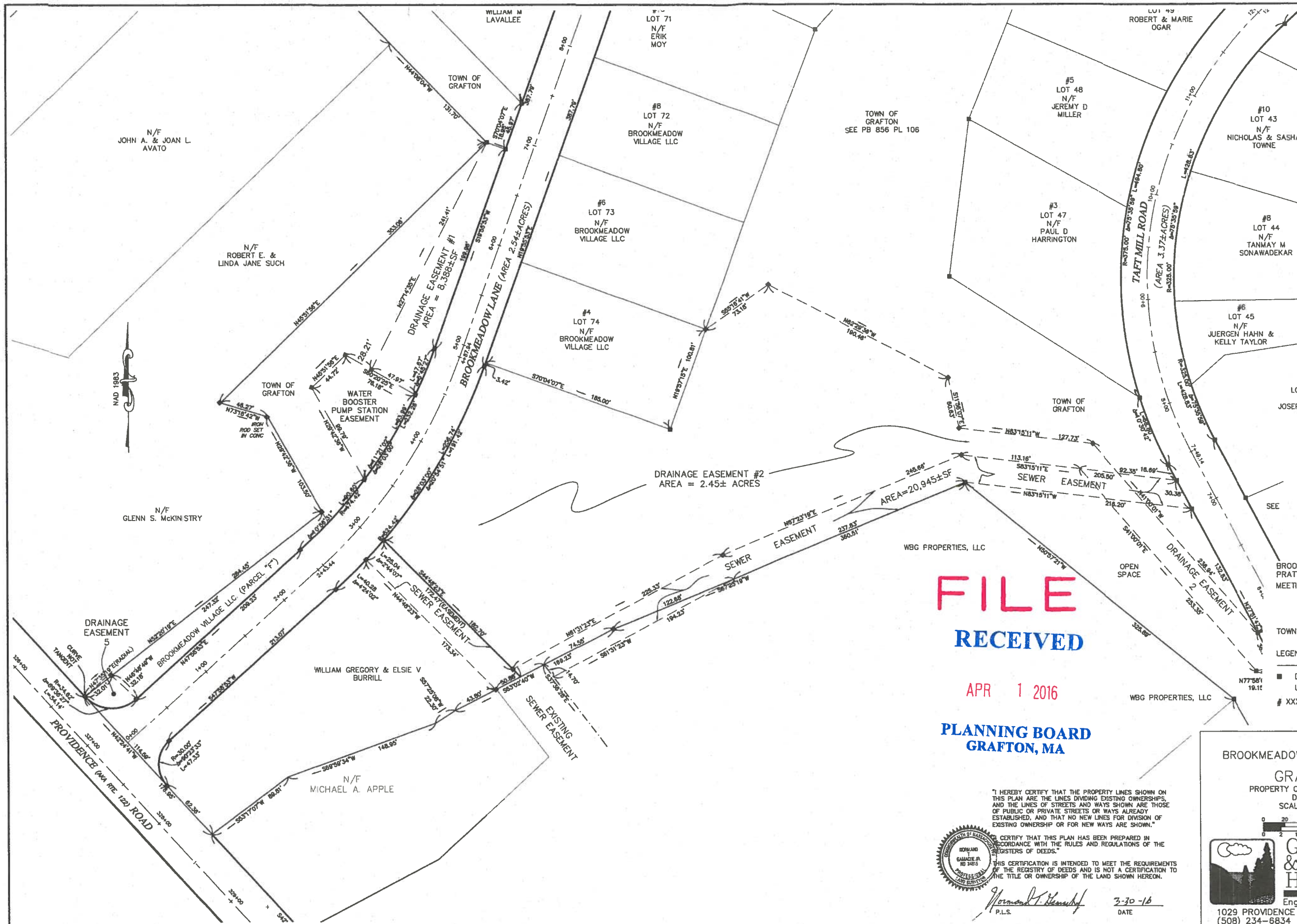


REGISTRY USE ONLY

APPROVED: GRAFTON PLANNING BOARD

DATE: _____
BEING A MAJORITY.

LAYOUT BY:
BOARD OF SELECTMEN

DATE: _____

BROOKMEADOW LANE TAFT MILL ROAD
PRATT STREET ACCEPTED AT A TOWN
MEETING HELD _____
DATE:

TOWN CLERK: _____

LEGEND

■ DRILL HOLE IN GRANITE BOUND (SET) UNLESS OTHERWISE NOTED

XXX DENOTES STREET ADDRESS

FILE
RECEIVED
APR 1 2016
PLANNING BOARD
GRAFTON, MA

"I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN."

"I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS."

THIS CERTIFICATION IS INTENDED TO MEET THE REQUIREMENTS OF THE REGISTRY OF DEEDS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE LAND SHOWN HEREON.

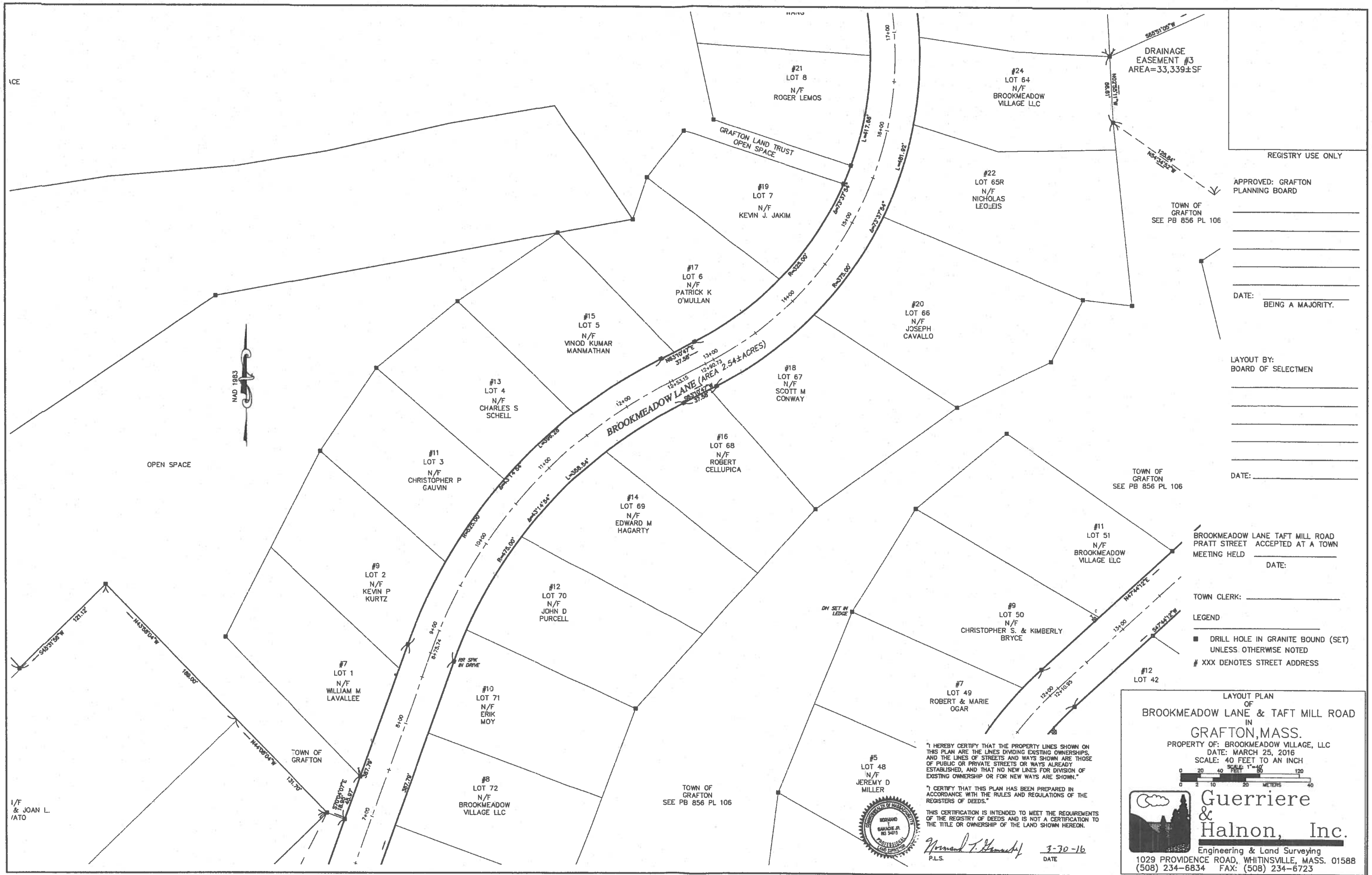
COMMONWEALTH OF MASSACHUSETTS
NORMAND T. GAMACHE JR.
NO 34815
PROFESSIONAL LAND SURVEYOR

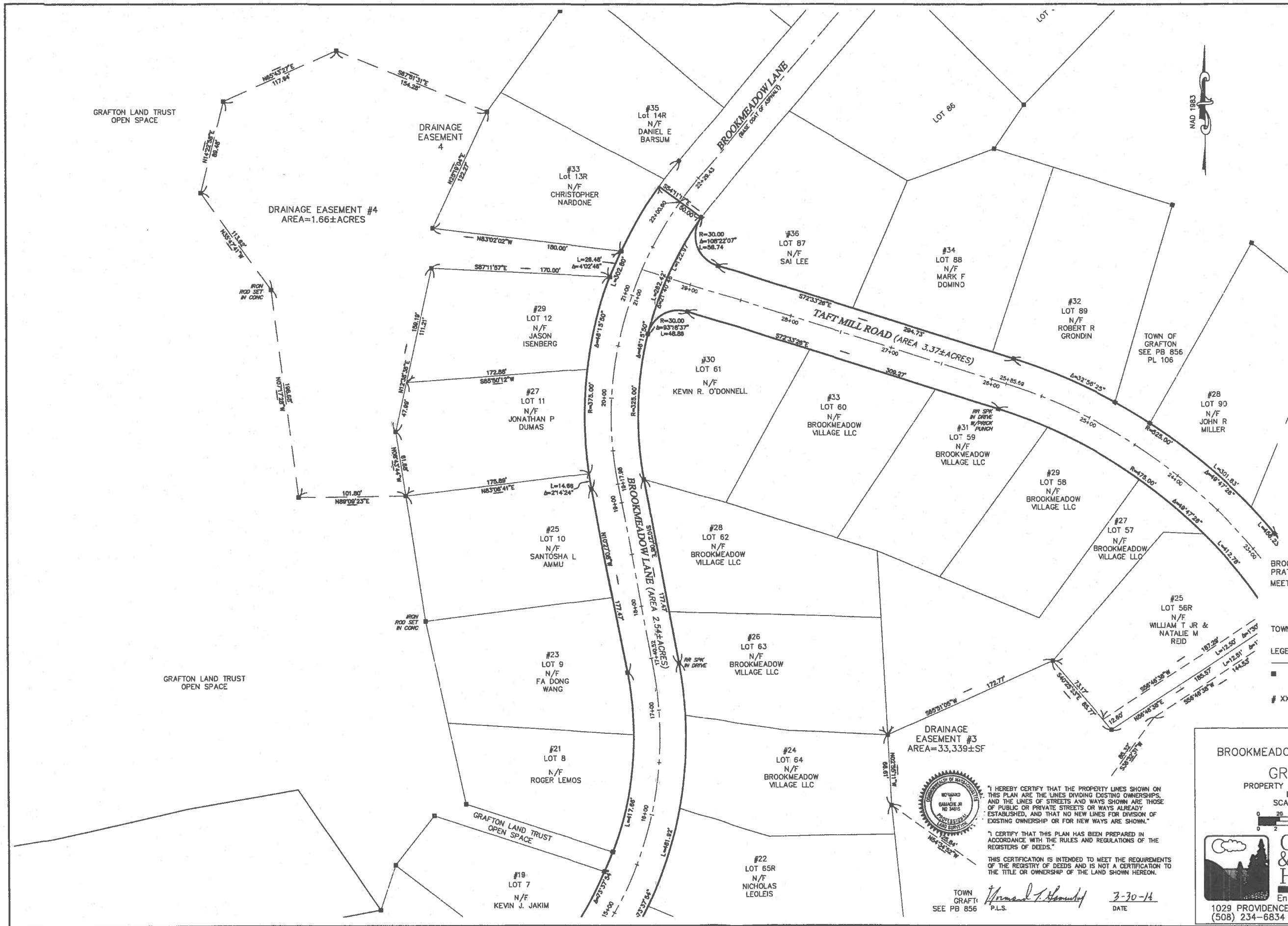
Normand T. Gamache Jr.
P.L.S.

3-30-16
DATE

LAYOUT PLAN OF
OF
BROOKMEADOW LANE & TAFT MILL ROAD
IN
GRAFTON, MASS.
PROPERTY OF: BROOKMEADOW VILLAGE, LLC
DATE: MARCH 25, 2016
SCALE: 40 FEET TO AN INCH
SCALE: 1"=40'
FEET 0 20 40 80 120
METERS 0 2 10 20 40

Guerriere & Halnon, Inc.
Engineering & Land Surveying
1029 PROVIDENCE ROAD, WHITINSVILLE, MASS. 01588
(508) 234-6834 FAX: (508) 234-6723


BROOKMEADOW LANE (AREA 2.54±ACRES)
NAD 1983
#21
LOT 8
N/F
ROGER LEMOS
GRAFTON LAND TRUST
OPEN SPACE
#19
LOT 7
N/F
KEVIN J. JAKIM
#17
LOT 6
N/F
PATRICK K
O'MULLAN
#15
LOT 5
N/F
VINOD KUMAR
MANMATHAN
#13
LOT 4
N/F
CHARLES S
SCHELL
#11
LOT 3
N/F
CHRISTOPHER P
GAUVIN
#9
LOT 2
N/F
KEVIN P
KURTZ
#7
LOT 1
N/F
WILLIAM M
LAVALLEE
OPEN SPACE
#24
LOT 64
N/F
BROOKMEADOW
VILLAGE LLC
#22
LOT 65R
N/F
NICHOLAS
LEOLEIS
#20
LOT 66
N/F
JOSEPH
CAVALLO
#18
LOT 67
N/F
SCOTT M
CONWAY
#16
LOT 68
N/F
ROBERT
CELLUPICA
#14
LOT 69
N/F
EDWARD M
HAGARTY
#12
LOT 70
N/F
JOHN D
PURCELL
#10
LOT 71
N/F
ERIK
MOY
#8
LOT 72
N/F
BROOKMEADOW
VILLAGE LLC
TOWN OF
GRAFTON
TOWN OF
GRAFTON
SEE PB 856 PL 106
DRAINAGE
EASEMENT #3
AREA=33,339±SF
TOWN OF
GRAFTON
SEE PB 856 PL 106
#11
LOT 51
N/F
BROOKMEADOW
VILLAGE LLC
#9
LOT 50
N/F
CHRISTOPHER S. & KIMBERLY
BRYCE
#7
LOT 49
ROBERT & MARIE
OGAR
#12
LOT 42
#5
LOT 48
N/F
JEREMY D
MILLER
TOWN OF
GRAFTON
SEE PB 856 PL 106
DH SET IN LEDGE
RR SPK IN DRIVE
REGISTRY USE ONLY
APPROVED: GRAFTON
PLANNING BOARD
DATE:
BEING A MAJORITY.
LAYOUT BY:
BOARD OF SELECTMEN
DATE:
BROOKMEADOW LANE TAFT MILL ROAD
PRATT STREET ACCEPTED AT A TOWN
MEETING HELD
DATE:
TOWN CLERK:
LEGEND
DRILL HOLE IN GRANITE BOUND (SET)
UNLESS OTHERWISE NOTED
XXX DENOTES STREET ADDRESS
"I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN."
"I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS."
THIS CERTIFICATION IS INTENDED TO MEET THE REQUIREMENTS OF THE REGISTRY OF DEEDS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE LAND SHOWN HEREON.
P.L.S.
3-30-16
DATE
LAYOUT PLAN
OF
BROOKMEADOW LANE & TAFT MILL ROAD
IN
GRAFTON, MASS.
PROPERTY OF: BROOKMEADOW VILLAGE, LLC
DATE: MARCH 25, 2016
SCALE: 40 FEET TO AN INCH
Guerriere & Halnon, Inc.
Engineering & Land Surveying
1029 PROVIDENCE ROAD, WHITINSVILLE, MASS. 01588
(508) 234-6834 FAX: (508) 234-6723



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TOWN
GRAFTON
SEE PB 856

P.L.S.

3-30-16
DATE

REGISTRY USE ONLY

APPROVED: GRAFTON
PLANNING BOARD

DATE: _____
BEING A MAJORITY.

LAYOUT BY:
BOARD OF SELECTMEN

DATE: _____

BROOKMEADOW LANE TAFT MILL ROAD
PRATT STREET ACCEPTED AT A TOWN
MEETING HELD _____
DATE:

TOWN CLERK: _____

LEGEND

■ DRILL HOLE IN GRANITE BOUND (SET)
UNLESS OTHERWISE NOTED

XXX DENOTES STREET ADDRESS

LAYOUT PLAN
OF
BROOKMEADOW LANE & TAFT MILL ROAD
IN
GRAFTON, MASS.
PROPERTY OF: BROOKMEADOW VILLAGE, LLC
DATE: MARCH 25, 2016
SCALE: 40 FEET TO AN INCH

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Halnon, Inc.
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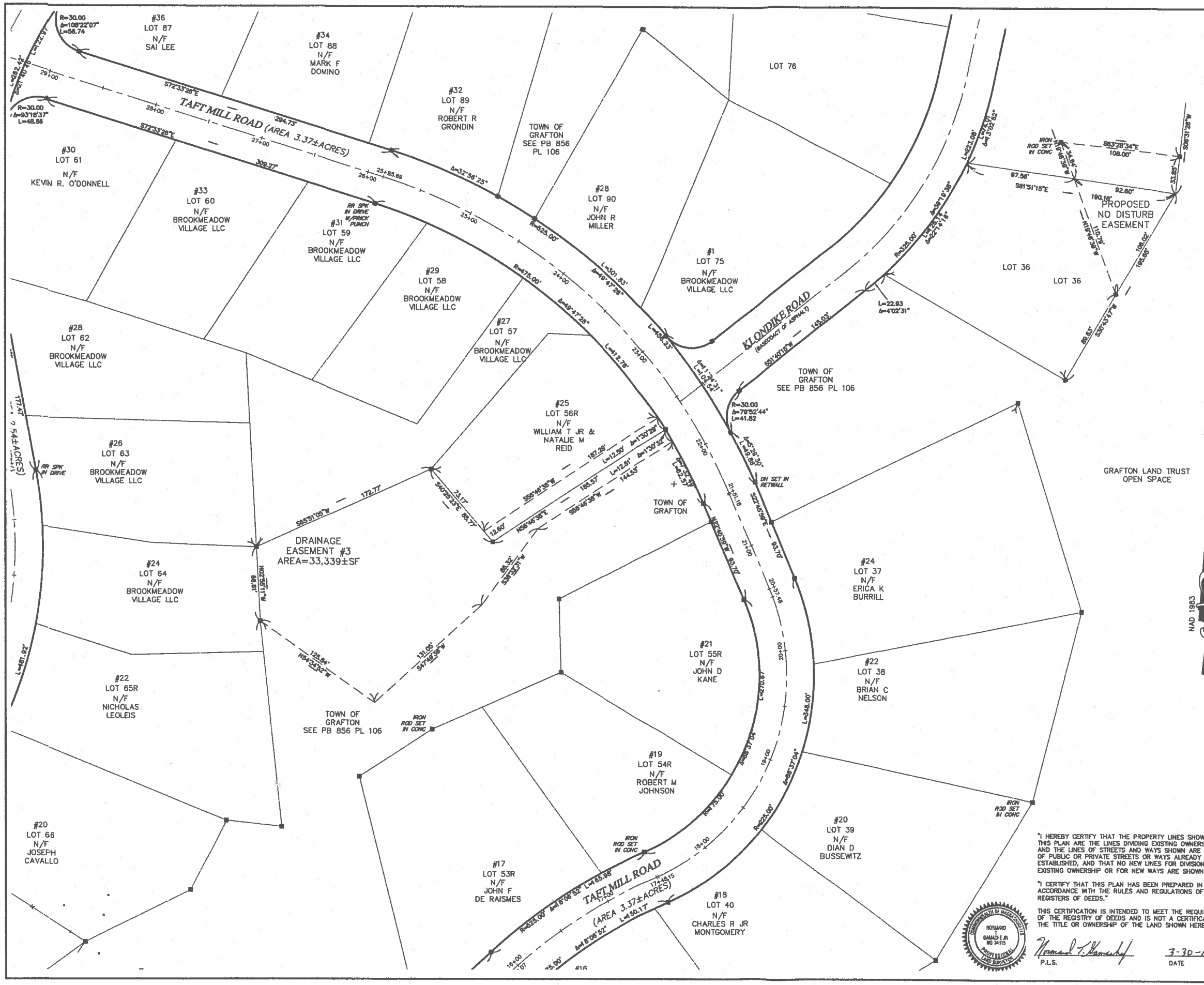

REGISTRY USE ONLY

APPROVED: GRAFTON PLANNING BOARD

DATE: _____
BEING A MAJORITY.

LAYOUT BY:
BOARD OF SELECTMEN

DATE: _____

BROOKMEADOW LANE TAFT MILL ROAD PRATT STREET ACCEPTED AT A TOWN MEETING HELD _____
DATE:

TOWN CLERK: _____

LEGEND

■ DRILL HOLE IN GRANITE BOUND (SET) UNLESS OTHERWISE NOTED

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COMMONWEALTH OF MASSACHUSETTS
NORMAND F. GAMACHE JR.
NO. 34315
PROFESSIONAL LAND SURVEYOR

P.L.S. 3-30-16 DATE

LAYOUT PLAN
OF
BROOKMEADOW LANE & TAFT MILL ROAD
IN
GRAFTON, MASS.
PROPERTY OF: BROOKMEADOW VILLAGE, LLC
DATE: MARCH 25, 2016
SCALE: 40 FEET TO AN INCH
SCALE 1"=40'
FEET 0 20 40 80 120
METERS 0 2 10 20 40

Guerriere & Halnon, Inc.
Engineering & Land Surveying
1029 PROVIDENCE ROAD, WHITINSVILLE, MASS. 01588
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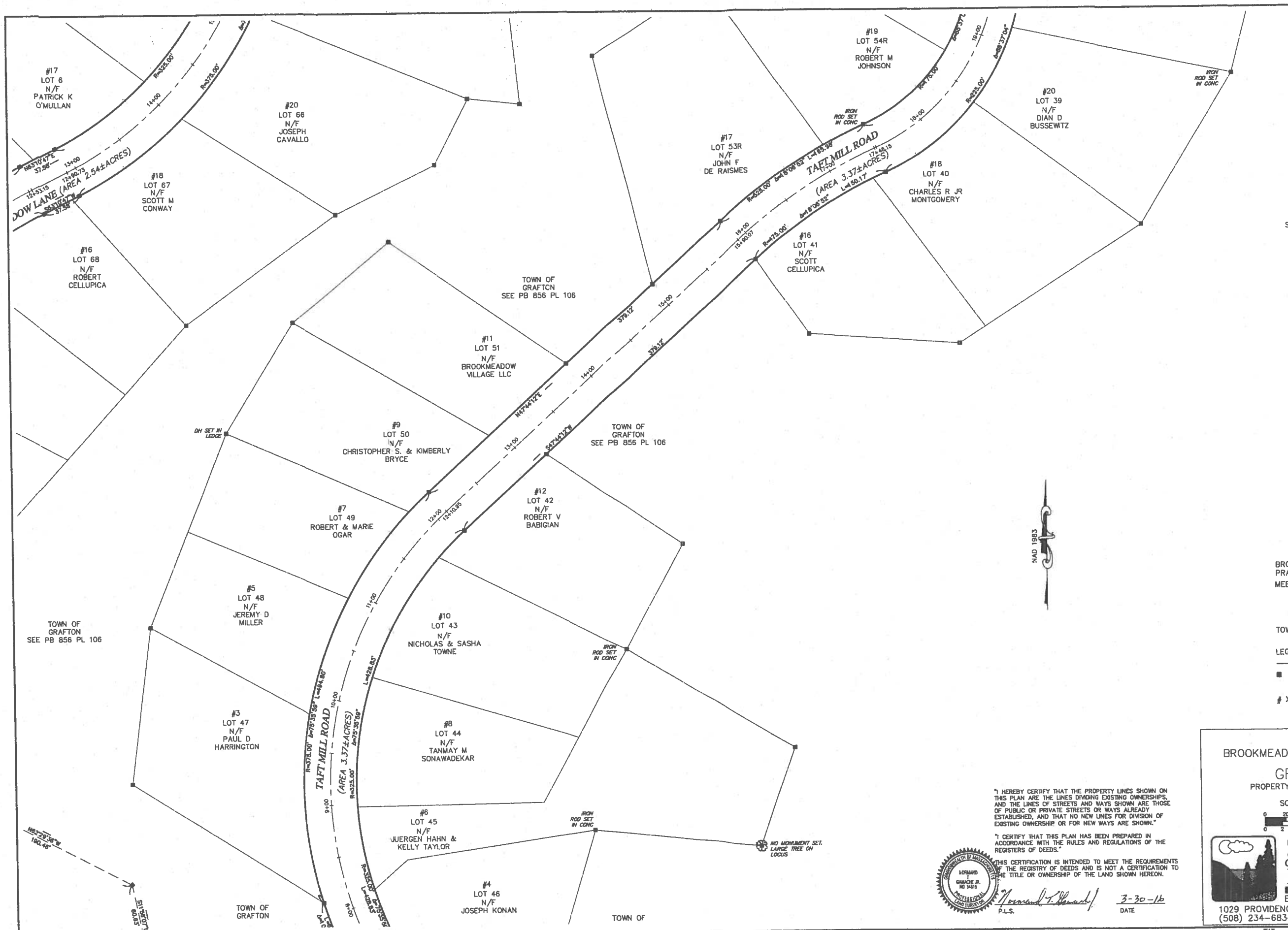

REGISTRY USE ONLY

APPROVED: GRAFTON
PLANNING BOARD

SEE _____

DATE: _____
BEING A MAJORITY.

LAYOUT BY:
BOARD OF SELECTMEN

DATE: _____

BROOKMEADOW LANE TAFT MILL ROAD
PRATT STREET ACCEPTED AT A TOWN
MEETING HELD _____
DATE:

TOWN CLERK: _____

LEGEND

■ DRILL HOLE IN GRANITE BOUND (SET)
UNLESS OTHERWISE NOTED

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COMMONWEALTH OF MASSACHUSETTS
NORMAND F. GAMACHE JR.
NO 34315
PROFESSIONAL LAND SURVEYOR

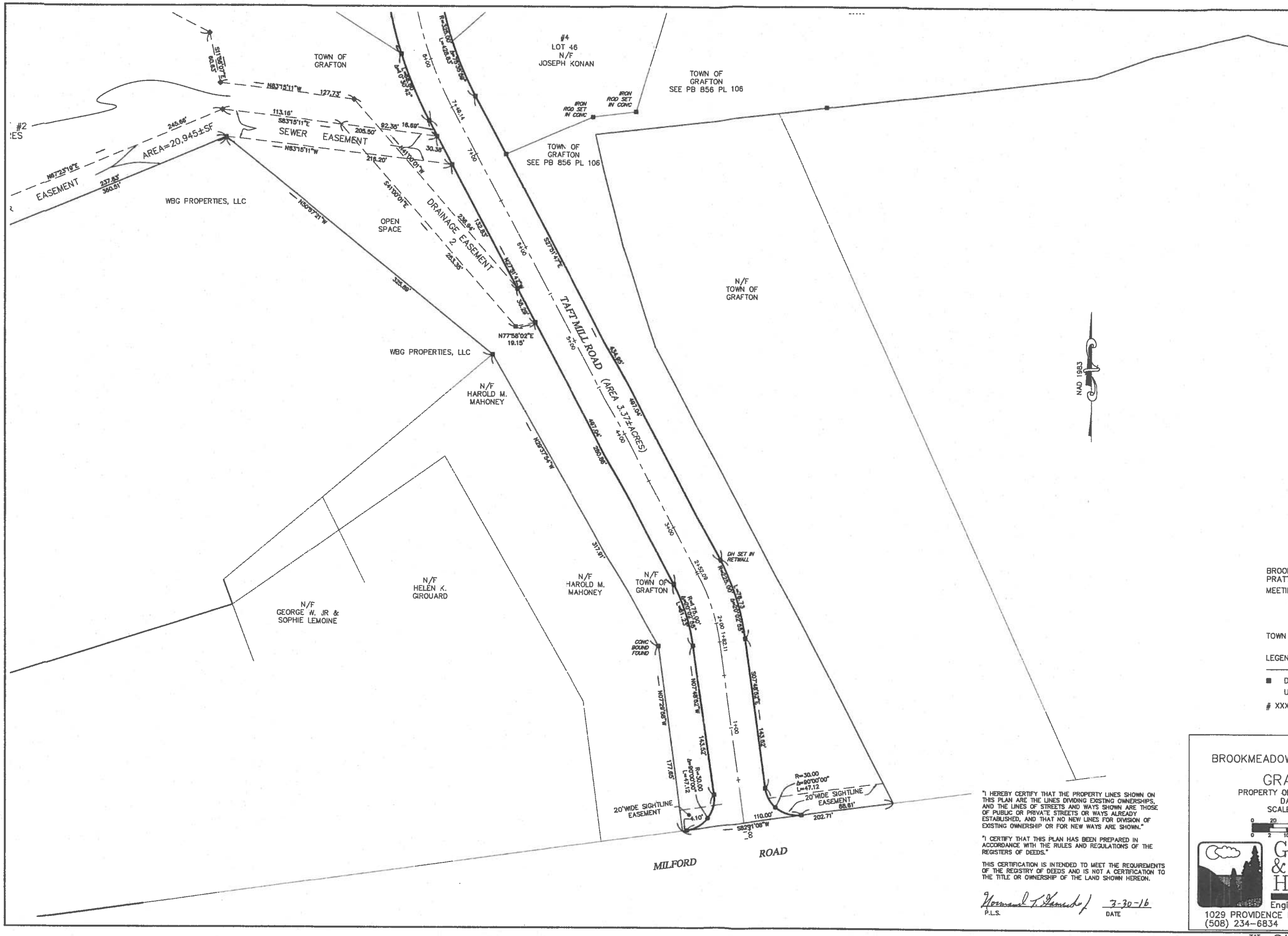
Normand F. Gamache Jr.
P.L.S.

3-30-16
DATE

LAYOUT PLAN
OF
BROOKMEADOW LANE & TAFT MILL ROAD
IN
GRAFTON, MASS.
PROPERTY OF: BROOKMEADOW VILLAGE, LLC
DATE: MARCH 25, 2016
SCALE: 40 FEET TO AN INCH

SCALE: 1"=40 FEET
0 20 40 80 120
0 2 10 20 40 METERS

Guerriere & Halnon, Inc.
Engineering & Land Surveying
1029 PROVIDENCE ROAD, WHITINSVILLE, MASS. 01588
(508) 234-6834 FAX: (508) 234-6723



REGISTRY USE ONLY

APPROVED: GRAFTON
PLANNING BOARD

DATE: _____
BEING A MAJORITY.

LAYOUT BY:
BOARD OF SELECTMEN

DATE: _____

BROOKMEADOW LANE TAFT MILL ROAD
PRATT STREET ACCEPTED AT A TOWN
MEETING HELD _____
DATE:

TOWN CLERK: _____

LEGEND

■ DRILL HOLE IN GRANITE BOUND (SET)
UNLESS OTHERWISE NOTED

XXX DENOTES STREET ADDRESS

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Normand F. Hamelin 7-30-16
P.L.S. DATE

LAYOUT PLAN
OF
BROOKMEADOW LANE & TAFT MILL ROAD
IN
GRAFTON, MASS.
PROPERTY OF: BROOKMEADOW VILLAGE, LLC
DATE: MARCH 25, 2016
SCALE: 40 FEET TO AN INCH

SCALE: 1"=40'
0 20 40 80 120 FEET
0 2 10 20 40 METERS

Guerriere & Halnon, Inc.
Engineering & Land Surveying
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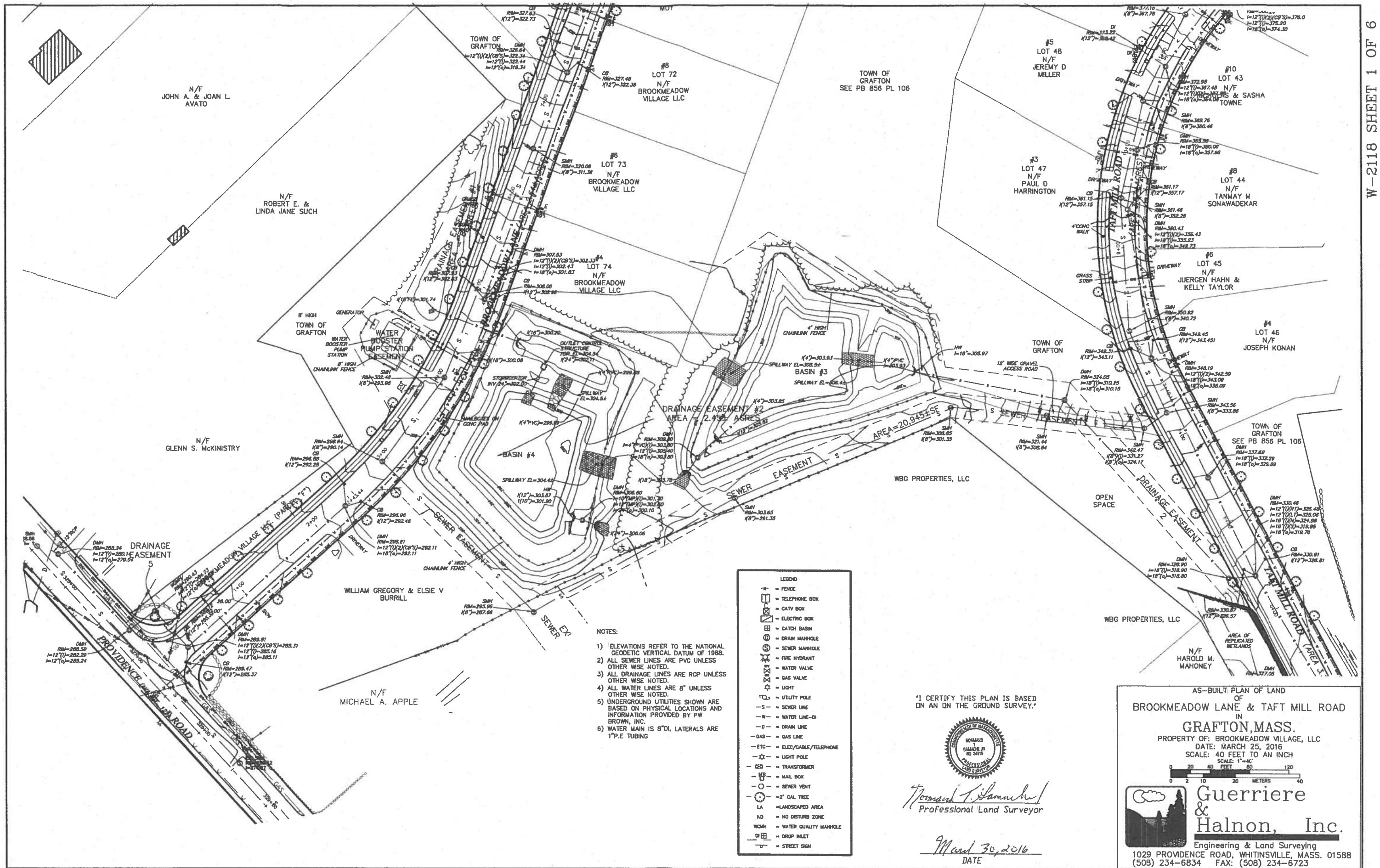


NOTES:

1) ELEVATIONS REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1988.
2) ALL SEWER LINES ARE PVC UNLESS OTHER WISE NOTED.
3) ALL DRAINAGE LINES ARE RCP UNLESS OTHER WISE NOTED.
4) ALL WATER LINES ARE 8" UNLESS OTHER WISE NOTED.
5) UNDERGROUND UTILITIES SHOWN ARE BASED ON PHYSICAL LOCATIONS AND INFORMATION PROVIDED BY PW BROWN, INC.
6) WATER MAIN IS 8"DI, LATERALS ARE 1"P.E TUBING

"I CERTIFY THIS PLAN IS BASED ON AN ON THE GROUND SURVEY."

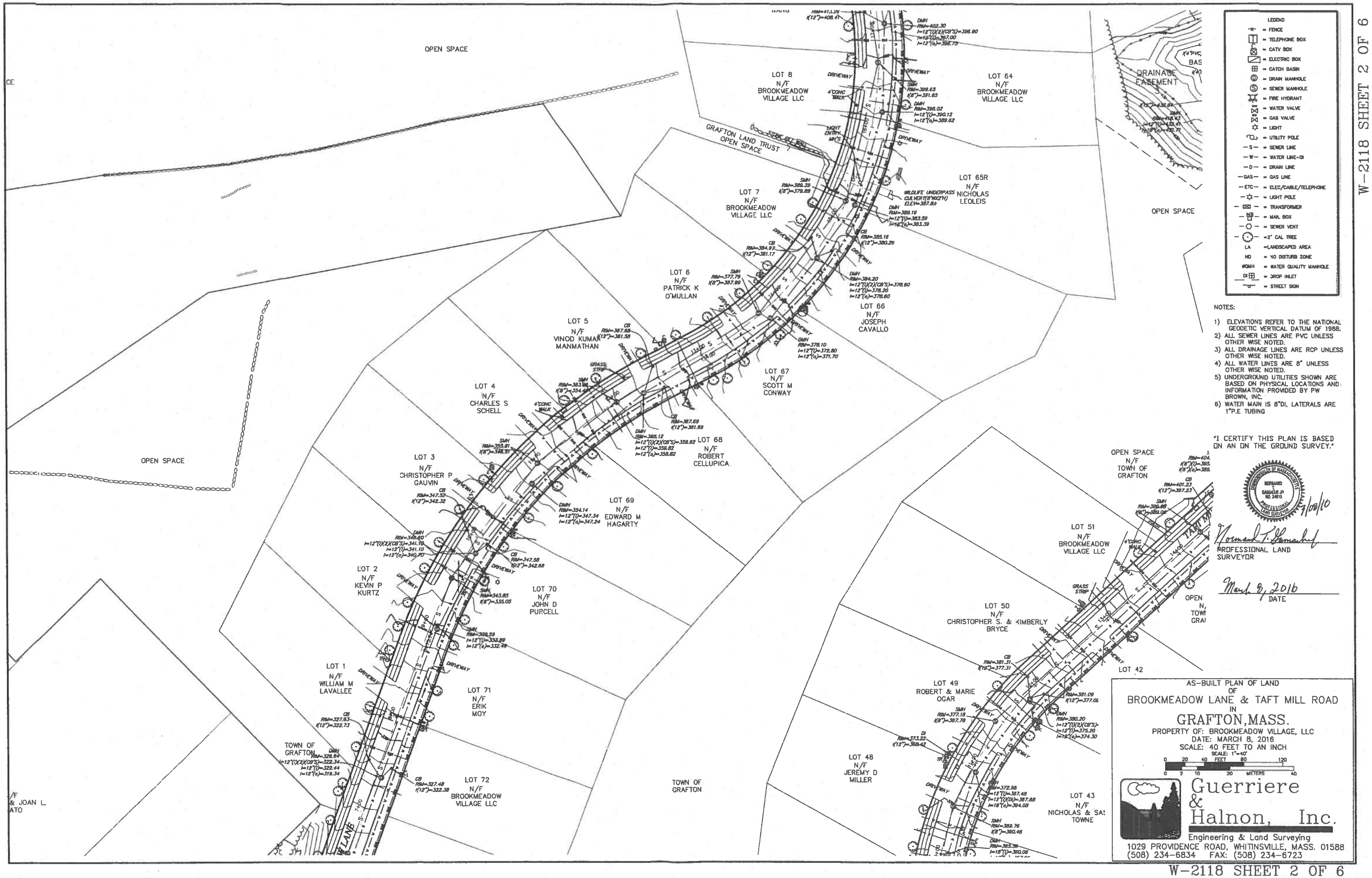
COMMONWEALTH OF MASSACHUSETTS
MORMAND T. GAMACHE JR.
NO. 34815
PROFESSIONAL LAND SURVEYOR

Mormand T. Gamache Jr.
Professional Land Surveyor

March 30, 2016
DATE

AS-BUILT PLAN OF LAND
OF
BROOKMEADOW LANE & TAFT MILL ROAD
IN
GRAFTON, MASS.
PROPERTY OF: BROOKMEADOW VILLAGE, LLC
DATE: MARCH 25, 2016
SCALE: 40 FEET TO AN INCH
SCALE: 1"=40'
FEET 0 20 40 60 120
METERS 0 2 10 20 40

Guerriere & Halnon, Inc.
Engineering & Land Surveying
1029 PROVIDENCE ROAD, WHITINSVILLE, MASS. 01588
(508) 234-6834 FAX: (508) 234-6723



LEGEND

- = FENCE
- = TELEPHONE BOX
- = CATV BOX
- = ELECTRIC BOX
- = CATCH BASIN
- = DRAIN MANHOLE
- = SEWER MANHOLE
- = FIRE HYDRANT
- = WATER VALVE
- = GAS VALVE
- = LIGHT
- = UTILITY POLE
- —S— = SEWER LINE
- —W— = WATER LINE-DI
- —D— = DRAIN LINE
- —GAS— = GAS LINE
- —ETC— = ELEC/CABLE/TELEPHONE
- = LIGHT POLE
- = TRANSFORMER
- = MAIL BOX
- = SEWER VENT
- = 2" CAL TREE
- LA = LANDSCAPED AREA
- ND = NO DISTURB ZONE
- WQMH = WATER QUALITY MANHOLE
- DI = DROP INLET
- = STREET SIGN

NOTES:

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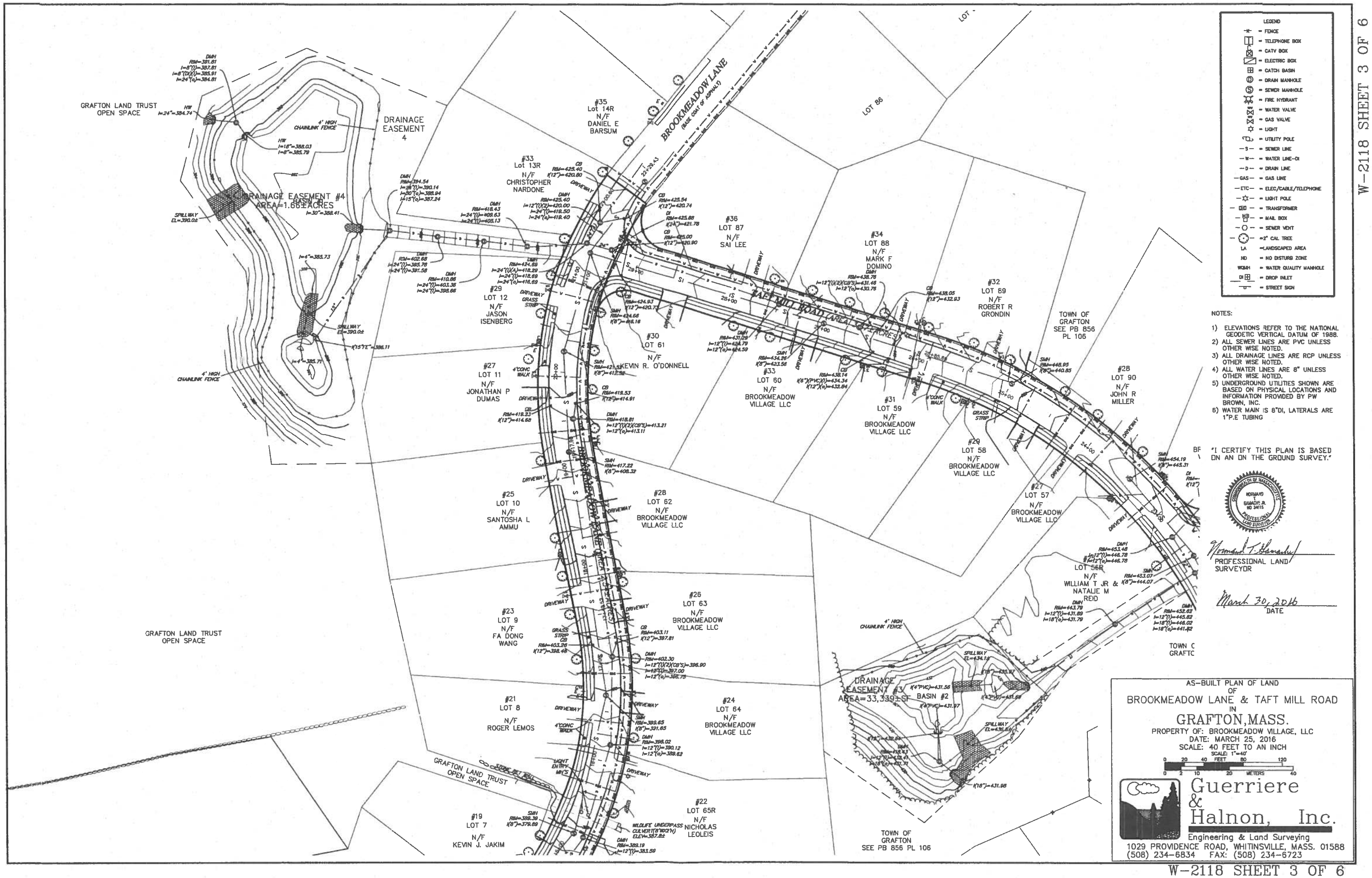
COMMONWEALTH OF MASSACHUSETTS
NORMAND J. GAMACHE JR.
NO. 34815
PROFESSIONAL LAND SURVEYOR
3/08/16

PROFESSIONAL LAND SURVEYOR

March 8, 2016
DATE

AS-BUILT PLAN OF LAND
OF
BROOKMEADOW LANE & TAFT MILL ROAD
IN
GRAFTON, MASS.
PROPERTY OF: BROOKMEADOW VILLAGE, LLC
DATE: MARCH 8, 2016
SCALE: 40 FEET TO AN INCH
SCALE: 1"=40'
0 20 40 80 120 FEET
0 2 10 20 40 METERS

Guerriere & Halnon, Inc.
Engineering & Land Surveying
1029 PROVIDENCE ROAD, WHITINSVILLE, MASS. 01588
(508) 234-6834 FAX: (508) 234-6723



LEGEND

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COMMONWEALTH OF MASSACHUSETTS — NORMAND T. GAMACHE JR. NO 34615 — PROFESSIONAL LAND SURVEYOR

Normand T. Gamache Jr.
PROFESSIONAL LAND SURVEYOR

March 30, 2016
DATE

AS-BUILT PLAN OF LAND
OF
BROOKMEADOW LANE & TAFT MILL ROAD
IN
GRAFTON, MASS.
PROPERTY OF: BROOKMEADOW VILLAGE, LLC
DATE: MARCH 25, 2016
SCALE: 40 FEET TO AN INCH
SCALE: 1"=40'
0 20 40 FEET 80 120
0 10 20 METERS 40

Guerriere & Halnon, Inc.
Engineering & Land Surveying
1029 PROVIDENCE ROAD, WHITINSVILLE, MASS. 01588
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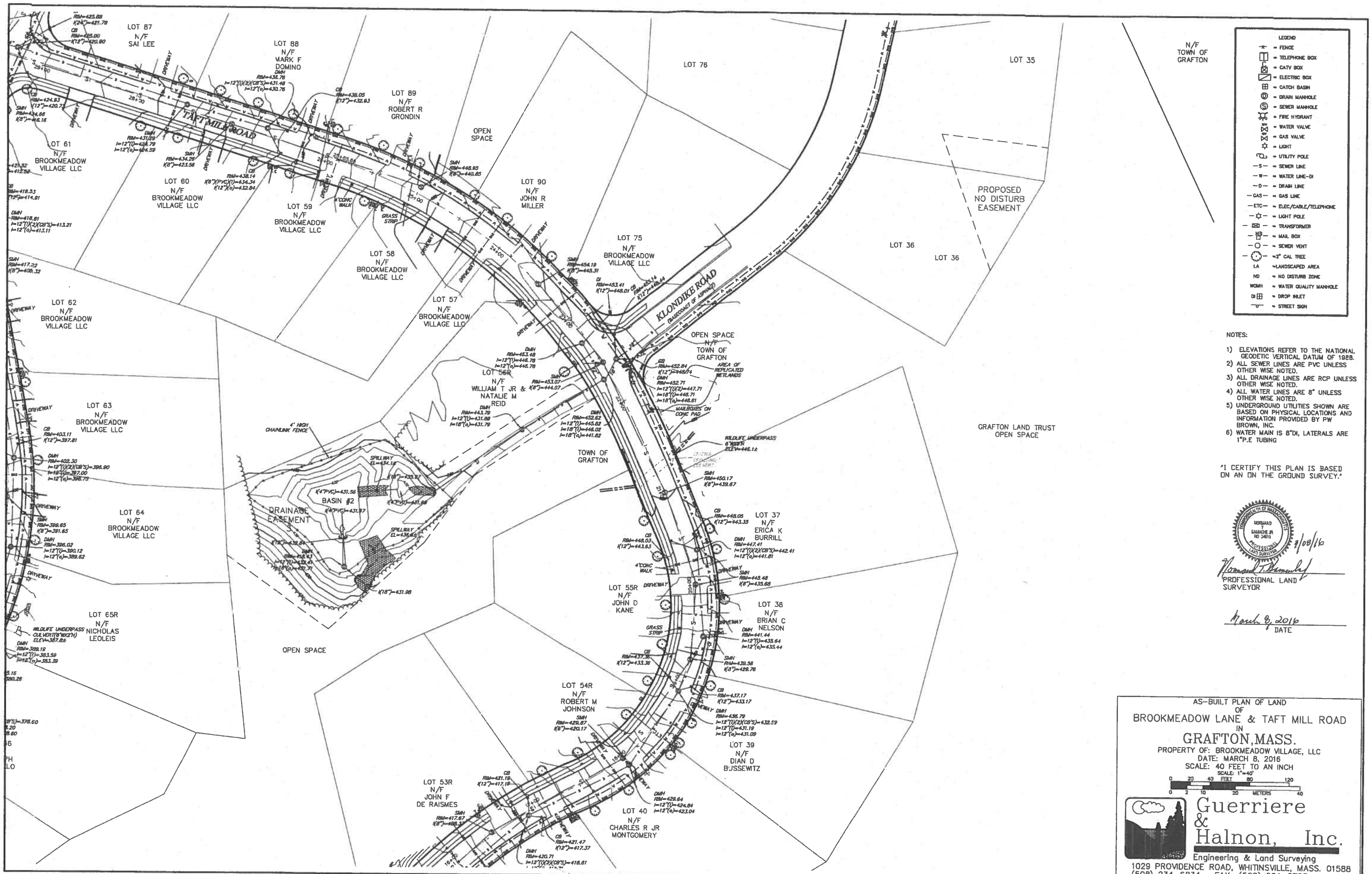

LEGEND

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NOTES:

1) ELEVATIONS REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1928.
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"I CERTIFY THIS PLAN IS BASED ON AN ON THE GROUND SURVEY."

COMMONWEALTH OF MASSACHUSETTS
MORNARD T. GAMACHE JR.
NO 34615
PROFESSIONAL LAND SURVEYOR

3/08/16

PROFESSIONAL LAND SURVEYOR

March 8, 2016
DATE

AS-BUILT PLAN OF LAND
OF
BROOKMEADOW LANE & TAFT MILL ROAD
IN
GRAFTON, MASS.
PROPERTY OF: BROOKMEADOW VILLAGE, LLC
DATE: MARCH 8, 2016
SCALE: 40 FEET TO AN INCH
SCALE: 1"=40'
0 20 40 80 120 FEET
0 2 10 20 40 METERS

Guerriere & Halnon, Inc.
Engineering & Land Surveying
1029 PROVIDENCE ROAD, WHITINSVILLE, MASS. 01588
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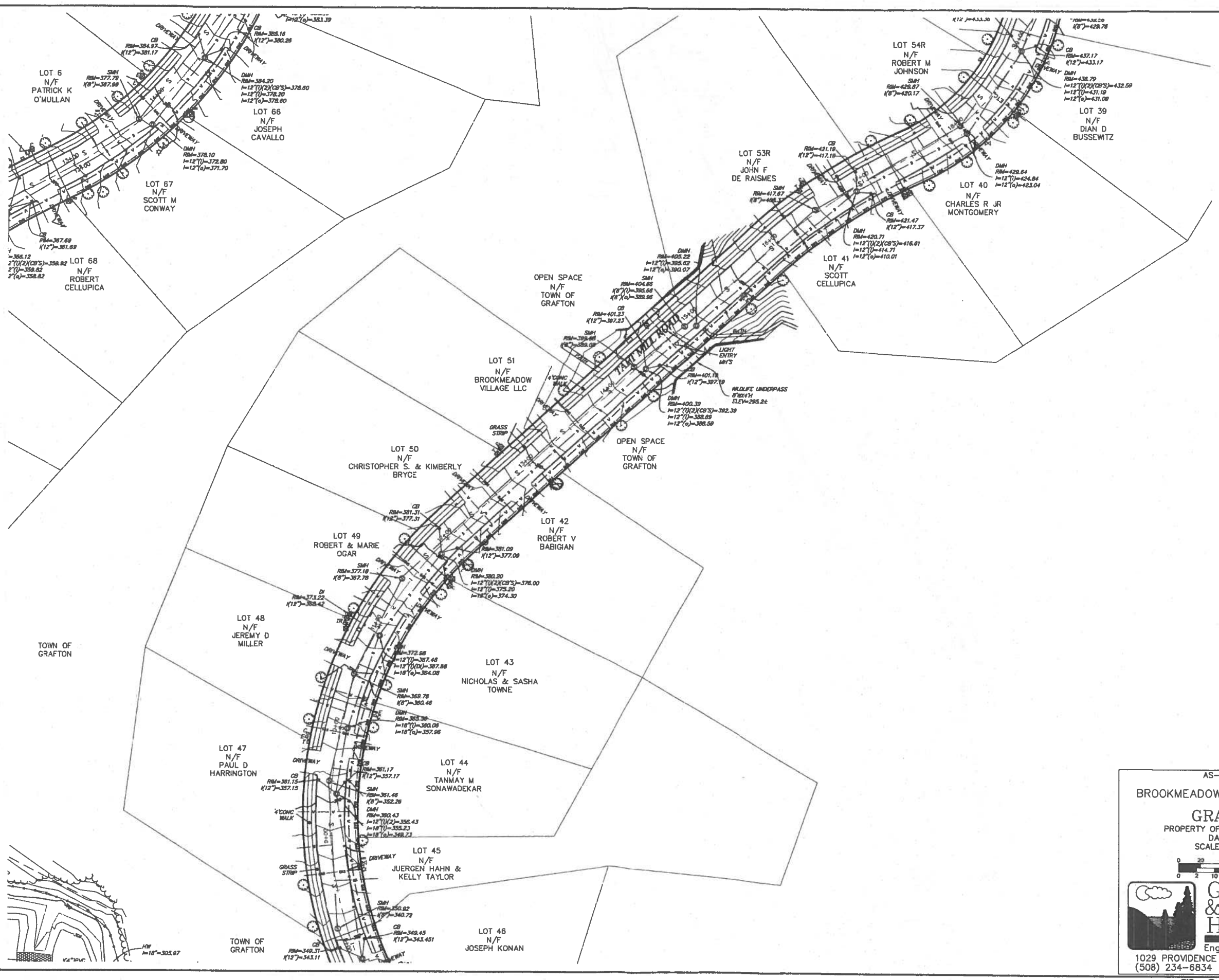

LEGEND

- = FENCE
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- = ELECTRIC BOX
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1) ELEVATIONS REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1988.
2) ALL SEWER LINES ARE PVC UNLESS OTHER WISE NOTED.
3) ALL DRAINAGE LINES ARE RCP UNLESS OTHER WISE NOTED.
4) ALL WATER LINES ARE 8" UNLESS OTHER WISE NOTED.
5) UNDERGROUND UTILITIES SHOWN ARE BASED ON PHYSICAL LOCATIONS AND INFORMATION PROVIDED BY PW BROWN, INC.
6) WATER MAIN IS 8"DI, LATERALS ARE 1"P.E TUBING

"I CERTIFY THIS PLAN IS BASED ON AN ON THE GROUND SURVEY."

COMMONWEALTH OF MASSACHUSETTS
NORMAND J. GAMACHE JR.
NO. 34615
PROFESSIONAL LAND SURVEYOR

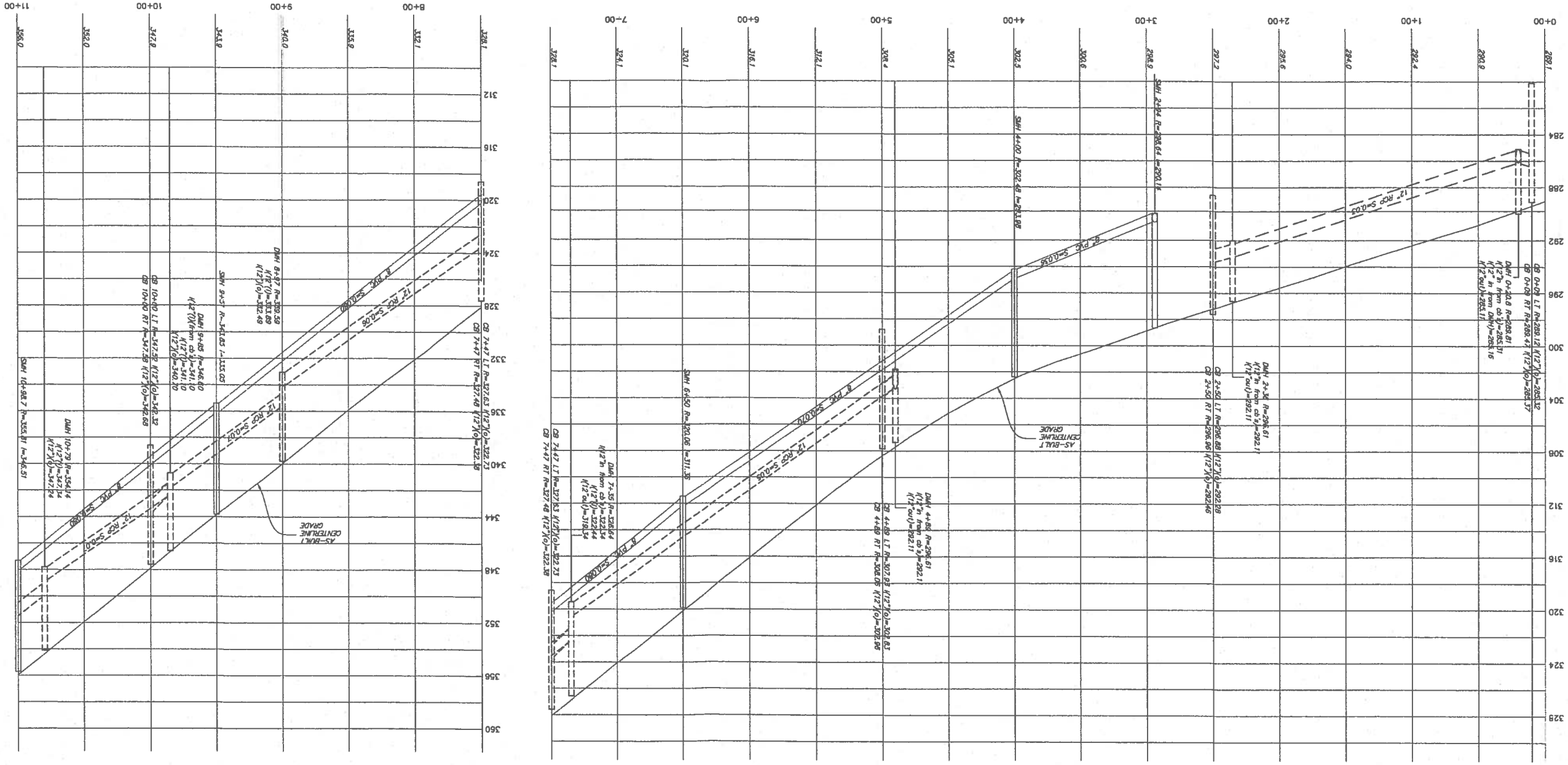
3/08/2016

PROFESSIONAL LAND SURVEYOR

March 8, 2016
DATE

AS-BUILT PLAN OF LAND
OF
BROOKMEADOW LANE & TAFT MILL ROAD
IN
GRAFTON, MASS.
PROPERTY OF: BROOKMEADOW VILLAGE, LLC
DATE: MARCH 8, 2016
SCALE: 40 FEET TO AN INCH
SCALE: 1"=40'
0 20 40 FEET 80 120
0 2 10 20 METERS 40

Guerriere & Halnon, Inc.
Engineering & Land Surveying
1029 PROVIDENCE ROAD, WHITINSVILLE, MASS. 01588
(508) 234-6834 FAX: (508) 234-6723



"WARNING"
EXISTING UTILITY LINES INDICATED OR NOTED ON THESE DRAWINGS ARE SHOWN AS OBTAINED FROM EXISTING INFORMATION AND ARE ONLY APPROXIMATE IN LOCATION. THE CONTRACTOR SHALL TAKE CARE IN THESE AREAS TO AVOID DAMAGE TO EXISTING UTILITY LINES AND/OR HAVE TO PERSONNEL ENGAGED IN WORKING IN THESE AREAS. CALL "DIG SAFE" 1-888-344-7233

EXISTING LINES OTHER THAN THOSE INDICATED ON THESE DRAWINGS MAY BE ON THE SITE. THE CONTRACTOR IS WARNED TO PROCEED WITH CAUTION WITH ALL WORK ESPECIALLY EXCAVATION WORK. HE IS TO MAKE ALL POSSIBLE INVESTIGATIONS AS TO POSSIBLE UNMARKED UTILITY LINES.

NOTES:

1) ELEVATIONS REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1988.

2) STORM DRAIN SHOWN DASHED.

"I CERTIFY THIS PLAN IS BASED ON AN ON THE GROUND SURVEY."

MOHAMMAD GANJALI
No. 34615
MASSACHUSETTS
PROFESSIONAL LAND SURVEYOR

Mohammad Ganjali
Professional Land Surveyor

Mohammad Ganjali
Date

NOTE: CONSTRUCTION ON THIS LOT(OR LAND) IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, RESERVATIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

DATE	REVISION	INIT

OWNER/APPLICANT

BROOKMEADOW VILLAGE, LLC
67 CAPE ROAD
MENDON, MA. 01756

AS-BUILT PROFILE
OF
BROOKMEADOW LANE
SHOWING SEWER MAIN
AND STORM DRAIN
IN
"BROOKMEADOW VILLAGE"
GRAFTON, MASS.

DATE: MARCH 25, 2016
SCALE: 1"=40'

0 20 40 FEET 80 120
0 2 10 20 METERS 40

Guerriere & Halnon, Inc.
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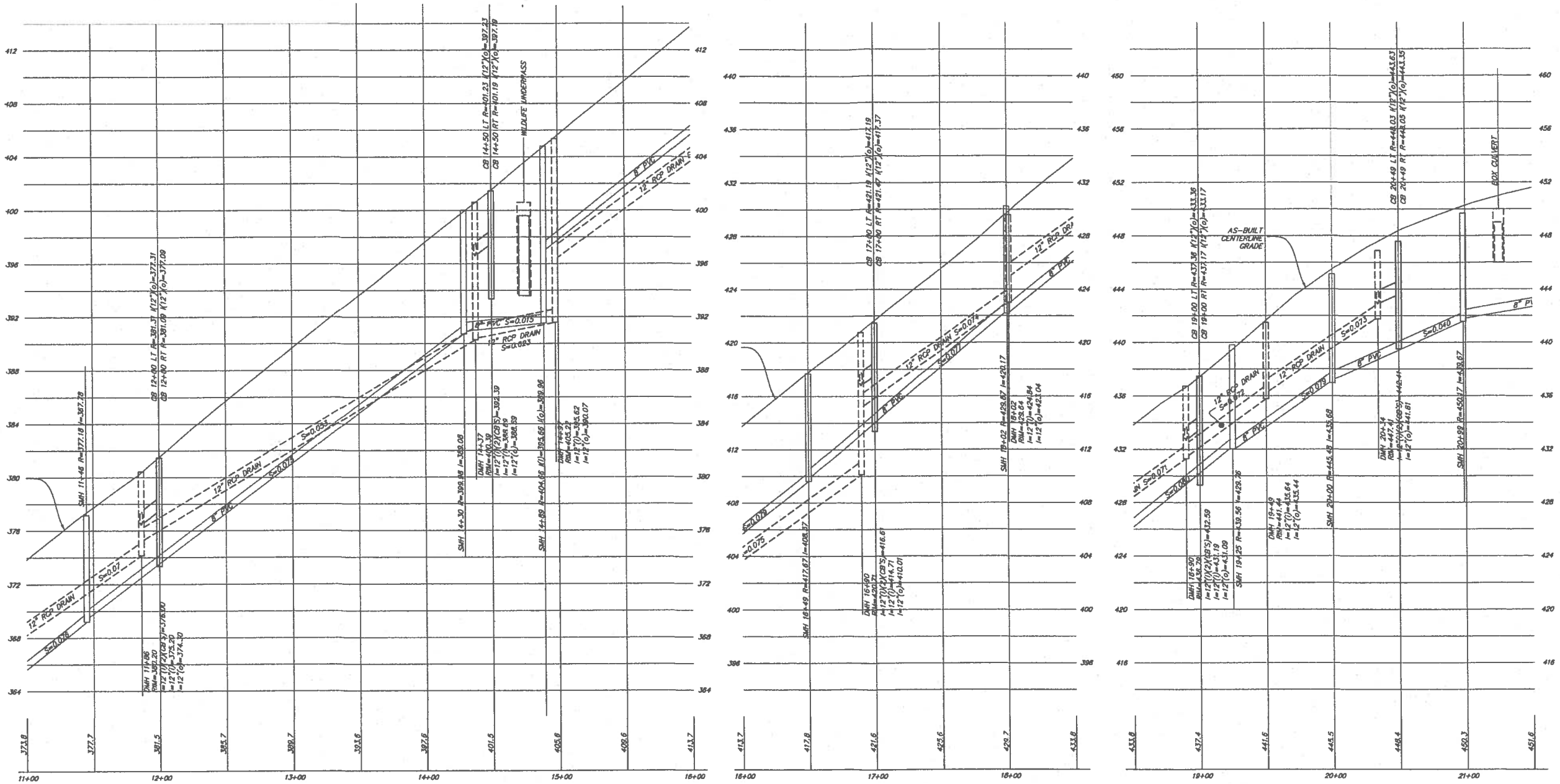
1029 PROVIDENCE ROAD, WHITINSVILLE, MASS. 01588
(508) 234-6834 FAX: (508) 234-6723
WWW.GUERRIEREANDHALNON.COM

CPH

SHEET 1 OF 2

W-2118

W-2118



SEWER & DRAIN PROFILE
1"=40' HOR., 1"=4' VERT.

"WARNING"

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NOTES:

1) ELEVATIONS REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1988.

2) STORM DRAIN SHOWN DASHED.

"I CERTIFY THIS PLAN IS BASED ON AN ON THE GROUND SURVEY."

COMMONWEALTH OF MASSACHUSETTS
NORMAND GAMACHE JR.
NO. 34515
PROFESSIONAL LAND SURVEYOR

Normand T. Gamache Jr.
Professional Land Surveyor

March 3, 2016
Date

NOTE: CONSTRUCTION ON THIS LOT(OR LAND) IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, RESERVATIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

DATE	REVISION	INIT

OWNER/APPLICANT

BROOKMEADOW VILLAGE, LLC
67 CAPE ROAD
MENDON, MA. 01756

AS-BUILT PROFILE
OF
TAFT MILL ROAD
SHOWING SEWER MAIN
AND STORM DRAIN
IN
"BROOKMEADOW VILLAGE"
GRAFTON, MASS.

SCALE: 1"= 40'
DATE: MARCH 23, 2016

SCALE: 1"=40'
0 20 40 FEET 80 120
0 2 10 20 METERS 40

Guerriere & Halnon, Inc.
Engineering & Land Surveying
1029 PROVIDENCE ROAD, WHITINSVILLE, MASS. 01588
(508) 234-8834 FAX: (508) 234-6723
WWW.GUERRIEREANDHALNON.COM

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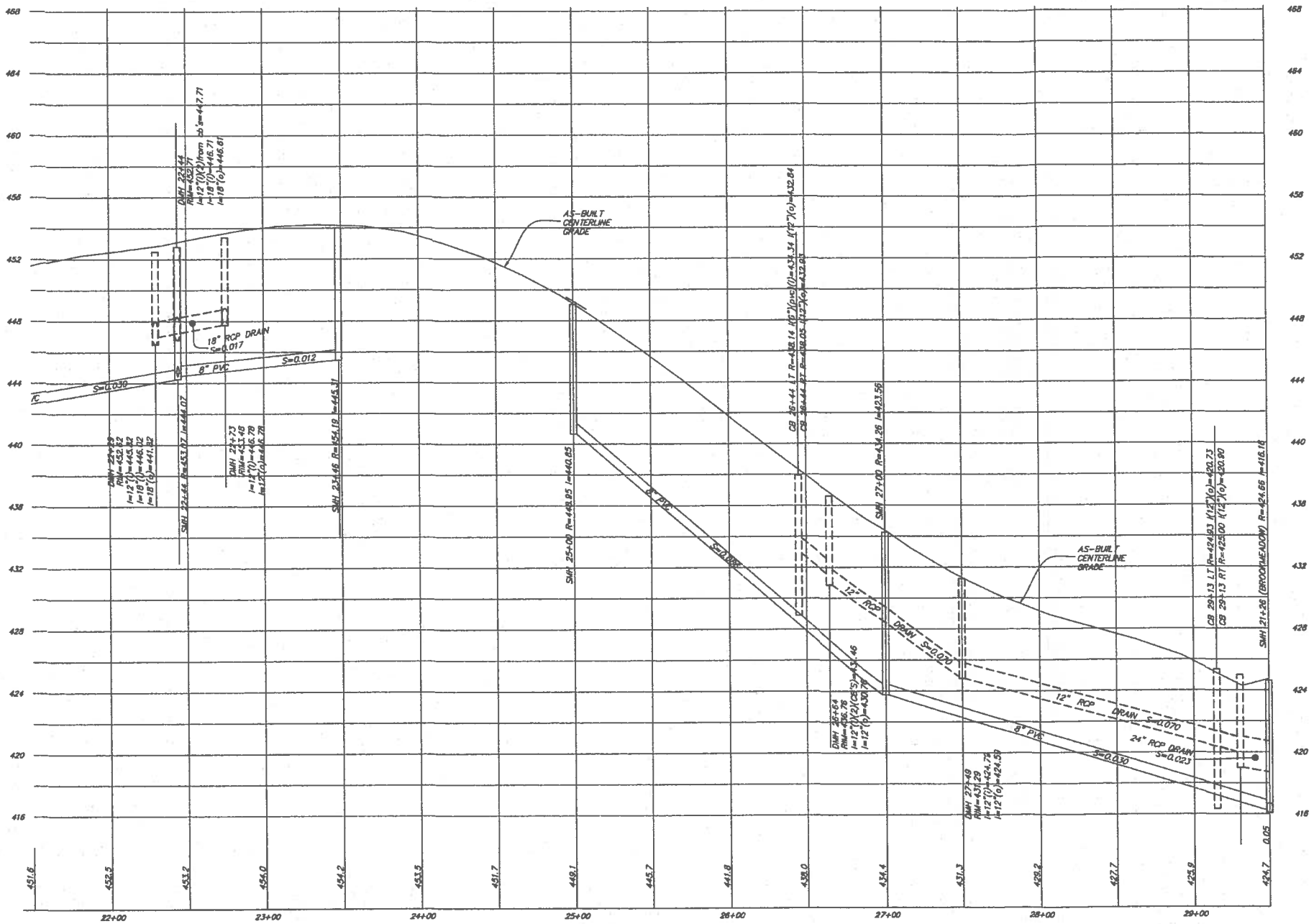
SHEET 2 OF 3

W-2118

W-2118



SEWER & DRAIN PROFILE
1"=40' HOR., 1"=4' VERT.

"WARNING"

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NOTES:

1) ELEVATIONS REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1988.
2) STORM DRAIN SHOWN DASHED.
3) ALL SEWER LINES ARE PVC.
4) ALL DRAIN LINES SHOWN ARE REINFORCED CONCRETE PIPE

"I CERTIFY THIS PLAN IS BASED ON AN ON THE GROUND SURVEY."

COMMONWEALTH OF MASSACHUSETTS
LEONARD J. DAMASCE JR.
NO. 34815
PROFESSIONAL LAND SURVEYOR

Leonard J. Damasche Jr.
Professional Land Surveyor

March 30, 2016
Date

NOTE: CONSTRUCTION ON THIS LOT(OR LAND) IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, RESERVATIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

DATE	REVISION	INIT

OWNER/APPLICANT

BROOKMEADOW VILLAGE, LLC
67 CAPE ROAD
MENDON, MA. 01756

AS-BUILT PROFILE
OF
TAFT MILL ROAD
SHOWING SEWER MAIN
AND STORM DRAIN
IN
"BROOKMEADOW VILLAGE"
GRAFTON, MASS.

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SHEET 3 OF 3