DIVISION OF LAND PLAN
ASSESSOR'S MAP 32 LOT 05
113 ADAMS ROAD
GRAFTON, MA
SCALE: 1" = 60' JUNE 1, 2016

OWNER OF RECORD
KATHLYN LAFLAMME
LOCUS DEED
BOOK - 13187 PAGE - 343

ZONED: R-40
MINIMUM AREA: 40,000 SQ FT.
MINIMUM FRONTAGE: 140'
BUILDING SETBACKS
FRONT - 30'
SIDE - 15'
REAR - 15'

APPROVAL UNDER SUBDIVISION CONTROL LAW
NOT REQUIRED.
TOWN OF GRAFTON, MA PLANNING BOARD:

_____
_____
_____
_____
_____
_____

BEING A MAJORITY. DATED_____

RESERVED FOR REGISTRY

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

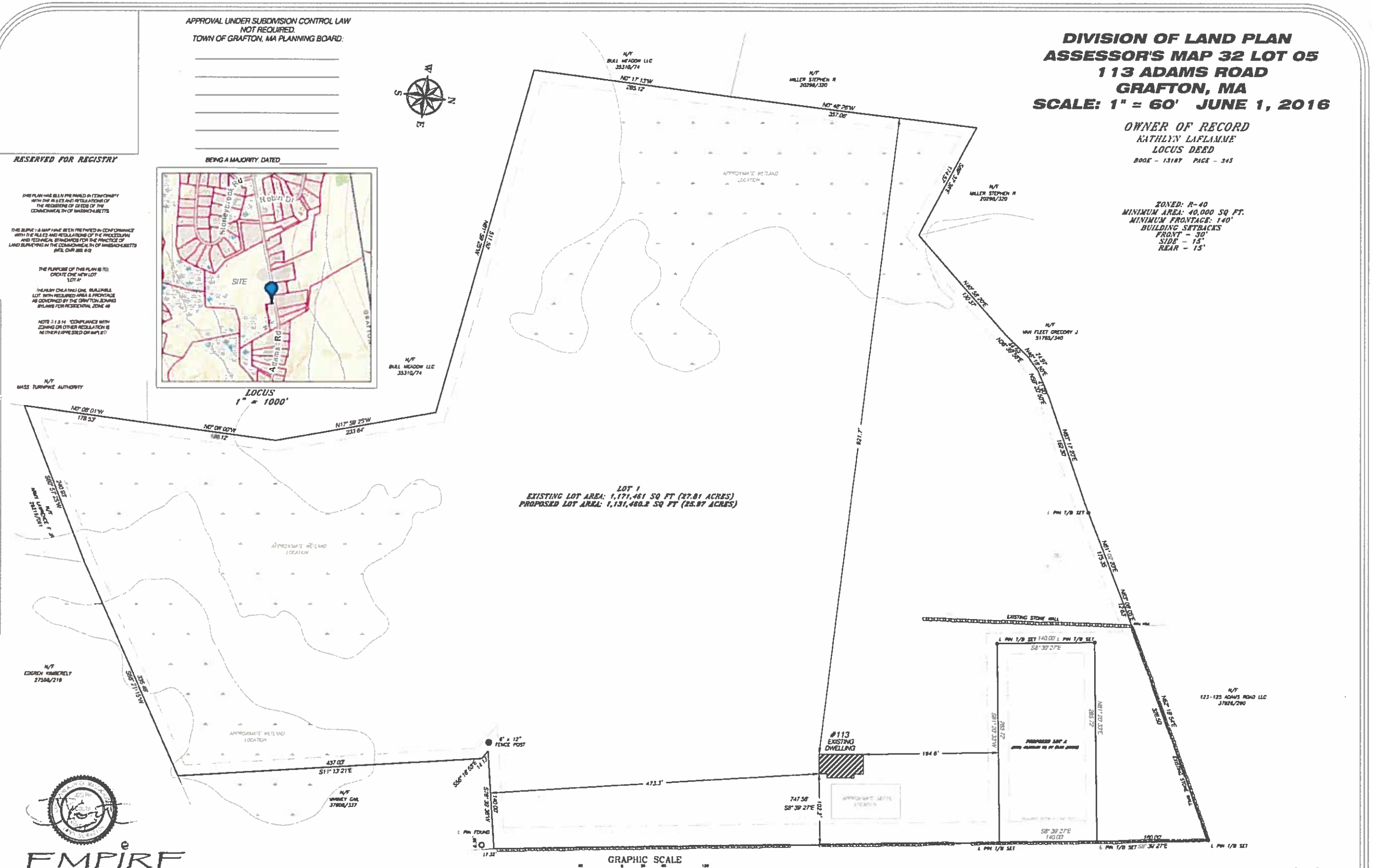
THE SURVEY & MAP HAVE BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE PROFESSIONAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS (MGL CHAP 285 §6)

THE PURPOSE OF THIS PLAN IS TO: CREATE ONE NEW LOT "LOT A"

THE LOT CONTAINS ONE BUILDABLE LOT WITH REQUIRED AREA & FRONTAGE AS GOVERNED BY THE GRAFTON ZONING BYLAWS FOR RESIDENTIAL ZONE 40

NOTE: (13.1.4) "COMPLIANCE WITH ZONING OR OTHER REGULATION IS NEITHER EXPRESSED OR IMPLIED"

LOCUS
1" = 1000'



EMPIRE MAPPING, LTD.

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LAND SURVEYORS - MAPPERS - LAND PLANNERS
P.O. Box 321 Uxbridge, MA 01569
508 - 308 - 1 MAP

PLAN REFERENCES:
1.) PLAN OF LAND IN GRAFTON, MASS. OWNED BY GEORGE F. JR. & SUSAN WYNEN FRANCIS P. & BARBARA A RENZI. 1" = 100' 31 OCT 1993. LAMILLET BROTHERS INC. RECORDED IN PLAN BOOK 877 PLAN 27.
2.) PLAN OF LAND IN GRAFTON, MASS. OWNED BY GEORGE F. & SUSAN WYNEN. 1" = 40' 6 MAR 1993. LAMILLET BROTHERS INC. RECORDED IN PLAN BOOK 869 PAGE 43.
3.)DEFINITIVE SUBDIVISION PLAN WOODSHEW ACRES, OFF OLD WESTBORO RD. & ADAMS RD. GRAFTON, MASSACHUSETTS. OWNER: GEORGE & SUSAN WYNEN. JULY 31, 1987 SCALE 1" = 40'. E.J. FLYNN ENGINEERS. RECORDED IN PLAN BOOK 838 PAGE 8.
4.) DEFINITIVE PLAN. BRIDLE RIDGE. CONVENTIONAL DEVELOPMENT LOCATED IN GRAFTON, MASSACHUSETTS. MARCH 12, 1999. RECORDED IN PLAN BOOK 798 PAGE 33.

ADAMS' ROAD
(PUBLIC ~ VARIABLE WIDTH SCENIC ROAD)

MAP NOTES:
1.) THE BEARING SYSTEM ON THIS PLAN BASED ON THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM.
2.) DATUM - NAD83
3.) THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY AND ARE BASED UPON A FIELD SURVEY AND A COMPILATION OF AVAILABLE PLANS OF RECORD FROM THE VARIOUS UTILITY COMPANIES. THE INFORMATION PROVIDED IS FOR THE USE OF THE CONTRACTOR. NEITHER WARRANTY NOR GUARANTEE OF THE INFORMATION IS PROVIDED. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES BY CONTACTING THE RESPECTIVE UTILITY COMPANIES AND "DIG-SAFE".
4.) CONSTRUCTION SURVEY STAKEOUT IS RECOMMENDED TO ASSURE THE CORRECT PLACEMENT OF THE PROPOSED STRUCTURE.

Prepared For
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