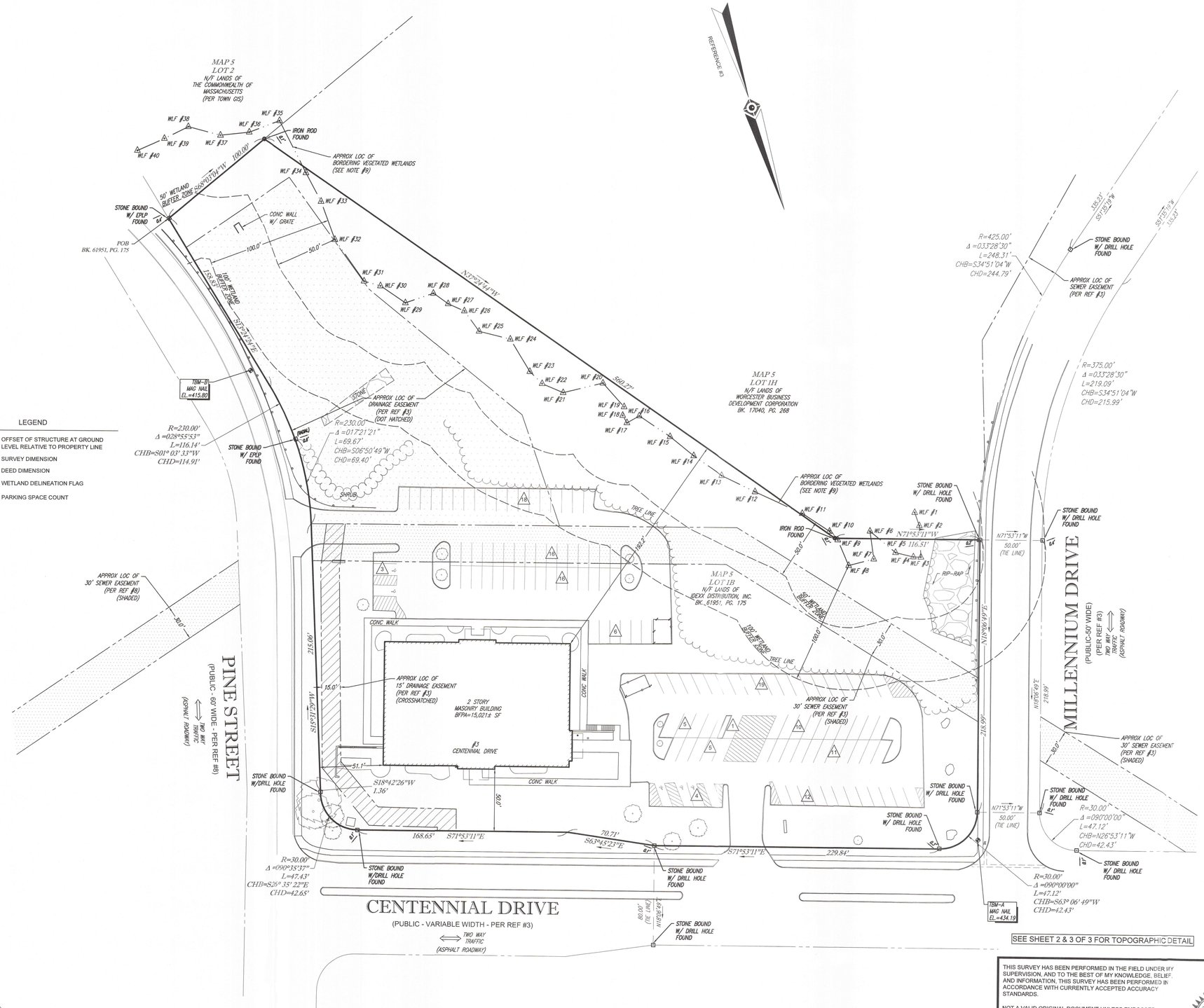

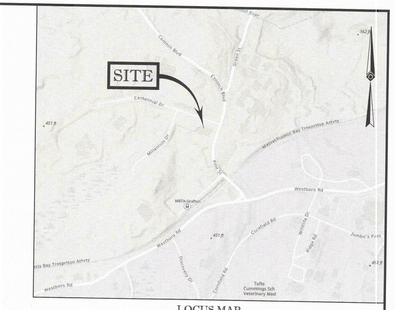

LOCUS MAP
© 2013 ESRI WORLD STREET MAPS
NOT TO SCALE

LEGEND

1.0'	OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
(S)	SURVEY DIMENSION
(D)	DEED DIMENSION
	WETLAND DELINEATION FLAG
	PARKING SPACE COUNT

NOTES:

1. PROPERTY KNOWN AS LOT 1B AS SHOWN ON THE TOWN OF GRAFTON, WORCESTER COUNTY, COMMONWEALTH OF MASSACHUSETTS MAP NO. 5.
2. LOT 1B AREA = 206,848 SQUARE FEET OR 4.749 ACRES
3. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES. INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
6. BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE "X-UNSHADED" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2
7. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS) TAKEN AT THE TIME OF THE FIELD SURVEY.

   TEMPORARY BENCHMARKS SET:

   TBM-A: MAG NAIL SET IN ASPHALT SIDEWALK AT INTERSECTION OF CENTENNIAL & MILLENNIUM DRIVES AT ELEVATION = 434.19'

   TBM-B: MAG NAIL SET IN CONCRETE SIDEWALK ALONG PINE STREET AT ELEVATION = 415.80'

   PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
8. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
9. THE DELINEATION LINE WAS PLACED IN THE FIELD BY OTHERS IN APRIL 2021, AND FIELD LOCATED BY CONTROL POINT ASSOCIATES, INC. ON MAY 6, 2021.

REFERENCES:

1. THE TAX ASSESSOR'S MAP OF GRAFTON, WORCESTER COUNTY, SHEET #5.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, WORCESTER COUNTY, MASSACHUSETTS (ALL JURISDICTIONS), PANEL 831 OF 1075," MAP NUMBER 25027C0831F, MAP REVISED: JULY 16, 2014.
3. MAP ENTITLED "SUBDIVISION PLAN OF LAND PINE STREET & CENTENNIAL DRIVE GRAFTON, MASSACHUSETTS OWNED BY WORCESTER BUSINESS DEVELOPMENT CORP.", PREPARED BY: CHAS. H. SELLS, INC., DATED: JUNE 7, 2001, LAST REVISED: AUGUST 29, 2001, AND RECORDED WITH THE WORCESTER COUNTY REGISTRY OF DEEDS IN PLAN BOOK 772, PLAN 58.
4. MAP ENTITLED "SUBDIVISION PLAN OF LAND FOR LOTS G-2-7 & G-2-8 MILLENNIUM DRIVE GRAFTON MASSACHUSETTS OWNED BY WORCESTER BUSINESS DEVELOPMENT CORP.", PREPARED BY: CHAS. H. SELLS, INC., DATED: DECEMBER 30, 2002, AND RECORDED WITH THE WORCESTER COUNTY REGISTRY OF DEEDS IN PLAN BOOK 791, PLAN 26.
5. MAP ENTITLED "SUBDIVISION PLAN OF LAND FOR LOT G-2-6 CENTENNIAL DRIVE GRAFTON MASSACHUSETTS OWNED BY WORCESTER BUSINESS DEVELOPMENT CORP.", PREPARED BY: CHAS. H. SELLS, INC., DATED: MAY 24, 2002, AND RECORDED WITH THE WORCESTER COUNTY REGISTRY OF DEEDS IN PLAN BOOK 785, PLAN 50.
6. PLAN SET ENTITLED "DEFINITIVE PLAN AT CENTECH PARK IN GRAFTON, MASSACHUSETTS", PREPARED BY: DAYLOR CONSULTING GROUP, INC., DATED: JANUARY 19, 1996, AND RECORDED WITH WORCESTER COUNTY REGISTRY OF DEEDS IN PLAN BOOK 709, PLAN 20.
7. MAP ENTITLED "PLAN OF LAND IN GRAFTON AND SHREWSBURY, MA OWNER: COMMONWEALTH OF MASSACHUSETTS PREPARED FOR: MASSACHUSETTS BIOTECHNOLOGY RESEARCH PARK", PREPARED BY: DAYLOR CONSULTING GROUP INC., DATED: MARCH 24, 1995, LAST REVISED: APRIL 27, 1995, AND RECORDED WITH THE WORCESTER COUNTY REGISTRY OF DEEDS IN PLAN BOOK 693, PLAN 3.
8. MAP ENTITLED "ACCEPTANCE PLAN FOR CENTENNIAL AND MILLENNIUM DRIVES GRAFTON, MASSACHUSETTS PREPARED FOR OWNER: TOWN OF GRAFTON GRAFTON, MASSACHUSETTS", PREPARED BY: GRAVES ENGINEERING, INC., DATED: MARCH 26, 1999, AND RECORDED WITH THE WORCESTER COUNTY REGISTRY OF DEEDS IN PLAN BOOK 791, PLAN 66.
9. MAP ENTITLED "SUBDIVISION PLAN OF LAND FOR LOTS G-2-9 & G-2-10 MILLENNIUM DRIVE GRAFTON, MASSACHUSETTS OWNER PREPARED FOR WORCESTER BUSINESS DEVELOPMENT CORP.", PREPARED BY: CHAS. H. SELLS, INC., DATED: FEBRUARY 14, 2003, AND RECORDED WITH THE WORCESTER COUNTY REGISTRY OF DEEDS IN PLAN BOOK 793, PLAN 16.
10. MAP ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY BOHLER ENGINEERING MA, LLC 5 MILLENNIUM DRIVE MAP 5, LOT 1.H TOWN OF GRAFTON, WORCESTER COUNTY COMMONWEALTH OF MASSACHUSETTS", PREPARED BY: CONTROL POINT ASSOCIATES, INC., DATED: JUNE 19, 2018, LAST REVISED: AUGUST 19, 2020.
11. UNDERGROUND ELECTRIC MAPPING PROVIDED BY NATIONAL GRID.
12. UNDERGROUND GAS MAPPING PROVIDED BY EVERSOURCE MA GAS.
13. PLAN SET ENTITLED "APPLICATION FOR PERMIT/NOTICE OF INTENT IDEXX SITE AT CENTECH PARK - GRAFTON, MASSACHUSETTS OWNER WORCESTER BUSINESS DEVELOPMENT CORPORATION (WBDC)", PREPARED BY: MAGUIRE GROUP, INC., DATED: JUNE 8, 2001, ON FILE WITH THE TOWN OF GRAFTON ENGINEERING DEPARTMENT.

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

THE COMMONWEALTH OF MASSACHUSETTS REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.

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THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL

COMMONWEALTH OF MASSACHUSETTS
GERRY L. HOLDRIGHT
NO. 49211
REGISTERED PROFESSIONAL LAND SURVEYOR

6-04-2021
DATE

GERRY L. HOLDRIGHT, PLS
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

FIELD DATE	5-06-2021 / 5-26-2021
FIELD BOOK NO.	- 21-03 MA
FIELD BOOK PG.	93
FIELD CREW	C.W. / J.D.O.
DRAWN:	B.A.V.
REVIEWED:	S.P.P.

BOUNDARY & TOPOGRAPHIC SURVEY
HIGHPOINT ENGINEERING, INC.
3 CENTENNIAL DRIVE
LOT 1B, MAP 5
TOWN OF GRAFTON, WORCESTER COUNTY
COMMONWEALTH OF MASSACHUSETTS

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MANHATTAN, NY 646-780-0411
MT LAUREL, NJ 609-857-2099
WARREN, NJ 908-668-0099

APPROVED:	DATE	SCALE	FILE NO:	DWG. NO.
G.L.H.	6-04-2021	1" = 40'	03-210155-00	1 OF 3