

APPROVAL IS NOT REQUIRED UNDER THE SUBDIVISION CONTROL LAW BY THE TOWN OF RANDOLPH PLANNING BOARD. NO DETERMINATION AS TO COMPLIANCE WITH ZONING REQUIRMENTS HAS BEEN MADE IF INTENDED

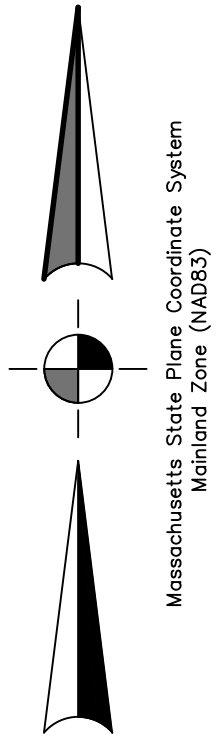
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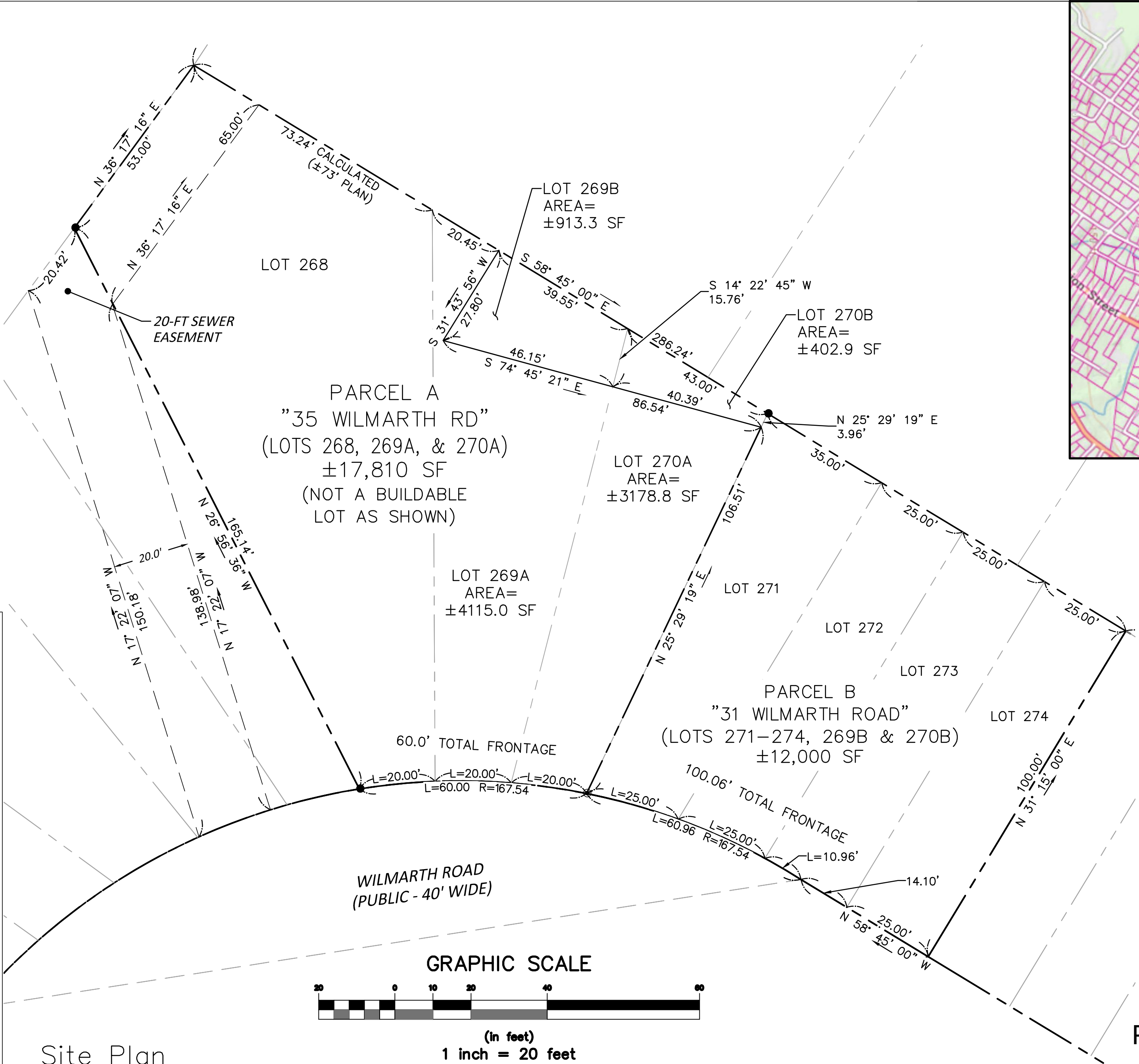
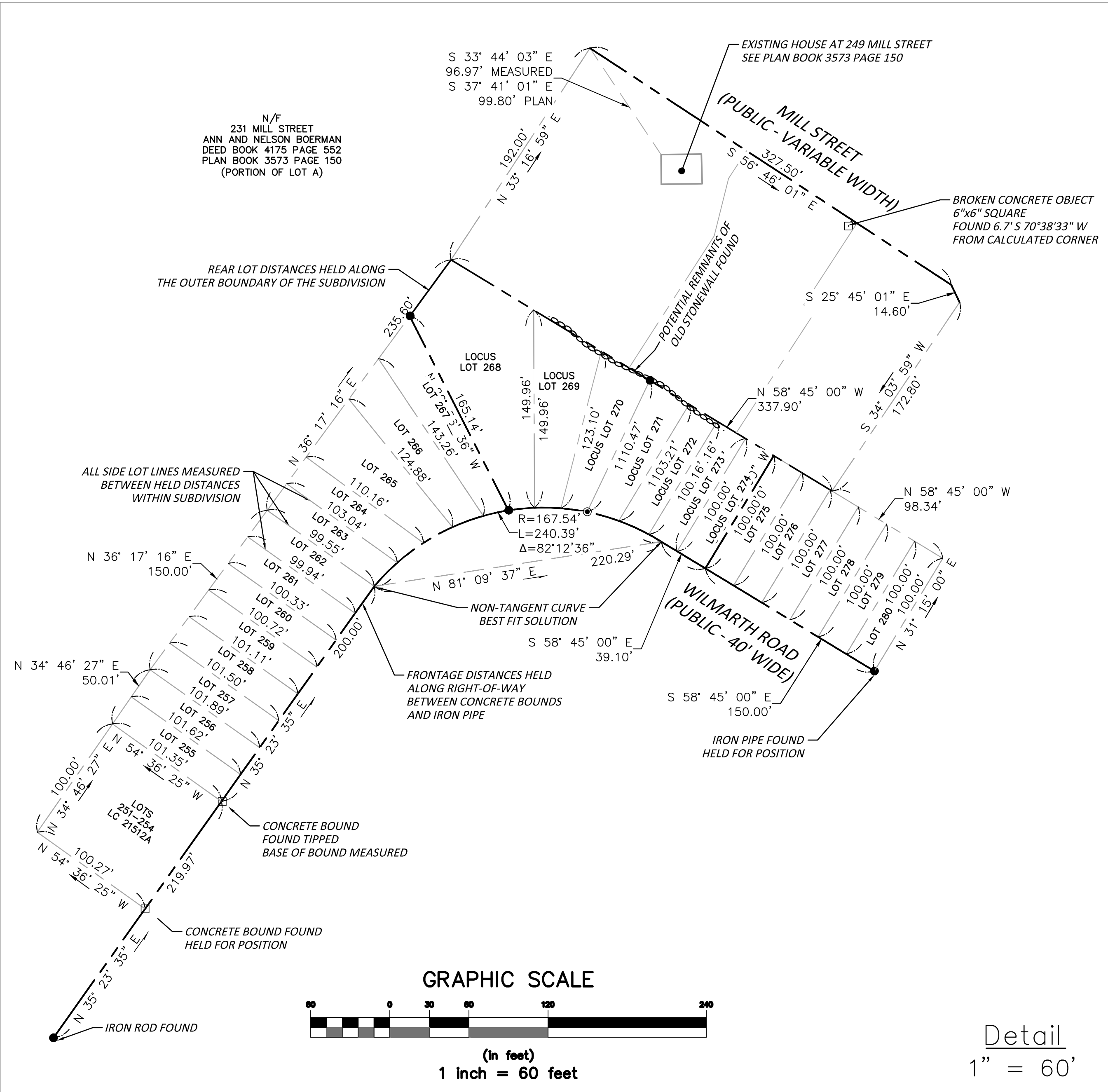
I CERTIFY THAT THIS PLAN WAS HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

SUBMITTED
DIGITAL REVIEW COPY

Paul Campbell, PLS #52781 Date: 1/23/2024



FOR REGISTRY USE ONLY



Site Plan
1" = 20'

Survey Notes:

- The Data Accumulation And Boundary Survey Depicted Hereon Were Obtained By A Field Survey On September 8 & November 2, 2023 By Chess Engineering, LLC. All Features And Objects Shown Are Existing As Of The Date Of The Survey Unless Otherwise Depicted As Proposed.
- The Purpose Of This Plan Is To Provide A Plan Of Record In Accordance With MGL Chap. 41 Sec. 81P. This Plan Illustrates This Surveyors' Interpretation Of Observable Monuments, Obtainable Plans And Deeds Of Record, Witness Testimony, And Any Other Plans And Deeds Which May Affect The Locus Property At The Time And Date Of The Field Survey.
- This Plan Does Not Show Any Unrecorded Or Unwritten Easements Which May Or May Not Exist. A Reasonable And Diligent Attempt Has Been Made To Observe Any Apparent, Visible Uses Of The Land; However, This Does Not Constitute A Guarantee That No Such Easements Exist. This Plan Has Been Prepared Without The Benefit Of A Title Report And Is Subject To Any And All Rights And Encumbrances That Such A Report May Disclose.
- This Plan And Survey Were Prepared Using Conventional Survey Methods. A Leica TS16 Total Station Was Used Having A Minimal Accuracy Of 5" And 2 PPM.
- All Improvements Shown Hereon Have Been Spatially Fixed To A Locational Tolerance Of Not More Than 1/10th Of The Plan Scale. Positional Tolerance Does Not Exceed Allowable Standards.
- All Improvements Located Hereon Are Referenced To The Existing Buildings As Hereon Described.
- Right-Of-Way Said To Be Public According To Town Clerk Or Their Designee. No Research For Local Acceptance Has Been Conducted As Part Of This Survey.
- The Basis Of Bearings, Azimuths, And The North Arrow Shown Hereon Is The Massachusetts State Plane Coordinate System, Mainland Zone. A Leica GS-14 GNSS Receiver Was Utilized At A Starting Position USN2883496.6271 USE783553.7652 With A Scale Factor = 0.9999633
- The Basis Of Elevations Shown Hereon Is The North American Vertical Datum Of 1988 Unless Otherwise Stated. This Plan Does Not Warranty Nor Guarantee The Accuracy Or Precision Of Any Information Provided By Any Record Information.
- Plans Or Information Referenced Are Pertinent Surveys Of Record Describing The Subject Premises And Any Abutting Premises, On File At The County Registry Of Deeds Unless Otherwise Noted.
- Scale of Drawing (As Noted) Intended For A 24"x36" Print Only.

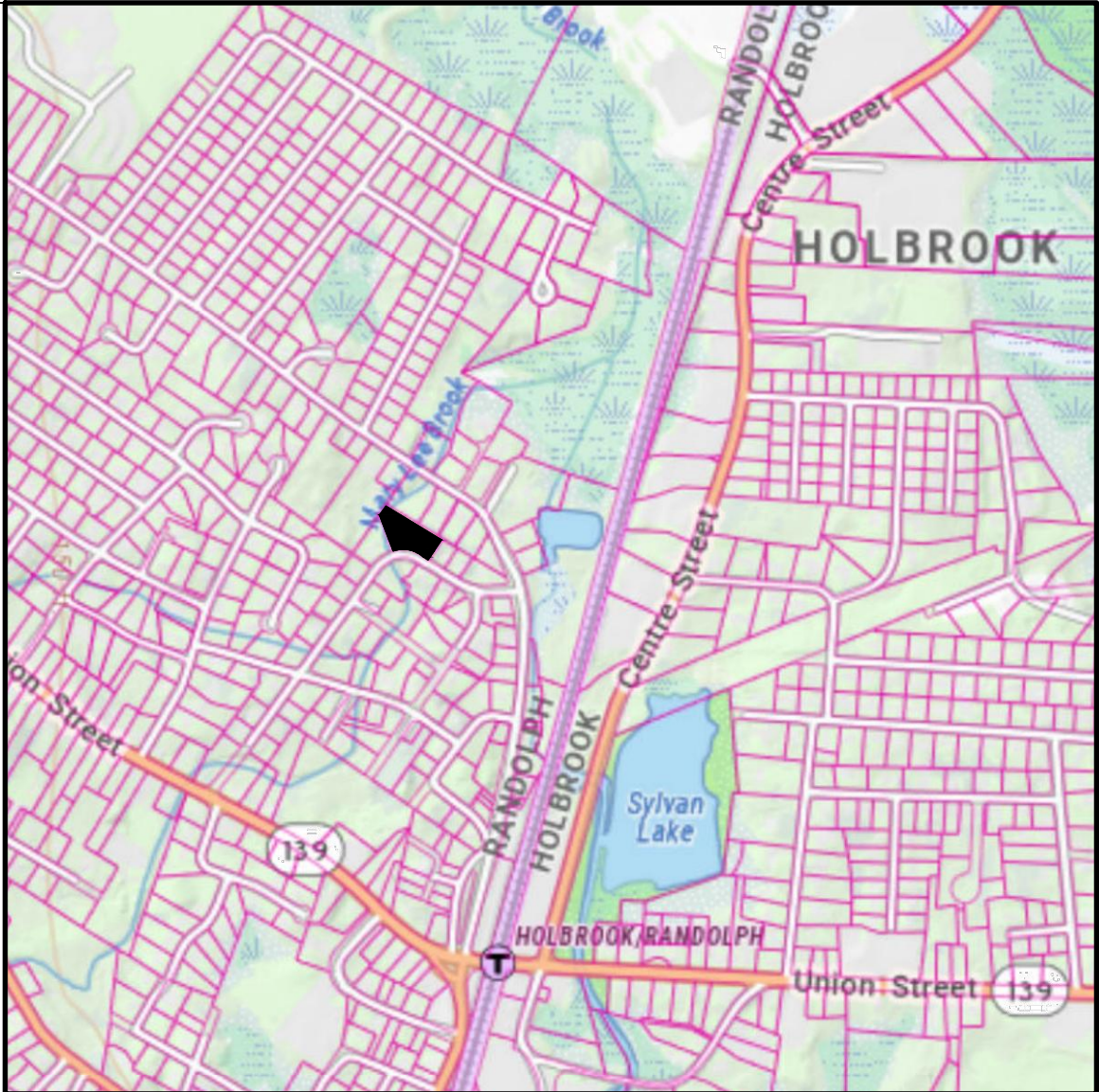
GENERAL NOTES:

LOTS 268, 269A, & 270A ARE TO BE COMBINED TO FORM PARCEL A.
LOTS 269B, 270B, 281, 272, 273, & 274 ARE TO BE COMBINED TO FORM PARCEL B.
PARCEL A IS NOT BUILDABLE AS SHOWN.

TOWN ATLAS MAP REFERENCES ARE TO THE TOWN OF RANDOLPH ASSESSOR DATABASE AS OF DECEMBER 13, 2023.

ZONING DISTRICT — RESIDENTIAL SINGLE FAMILY — HIGH DENSITY DISTRICT
ZONING MAP OF THE CITY/TOWN GIS SYSTEM, DATED 08/04/2023

A PORTION OF THE PROPERTY IS WITHIN F.E.M.A. FLOOD PLAIN DISTRICT — ZONE AE (SEE FLOOD INSURANCE RATE MAP PANEL NO. 25021C0217E, DATED JULY 2012)



LOCUS
1"=800'

References:

- Deed Book 40247 Page 286
- Deed Book 39890 Page 261
- Deed Book 38701 Page 502
- Deed Book 34563 Page 443
- Deed Book 34441 Page 581
- Deed Book 23134 Page 113
- Deed Book 17205 Page 41
- Deed Book 4175 Page 552
- Plan Book 96 Plan 4658
- Plan Book 491 Page 693
- Plan Book 3573 Page 150
- Plan Book 4823 Page 650
- Plan Book 5271 Page 700
- Land Court Plan 21512-A

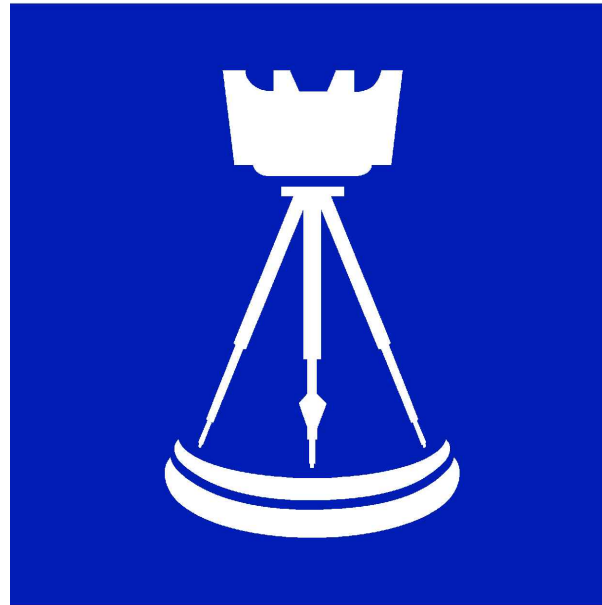
PLAN OF LAND
IN
RANDOLPH, MASSACHUSETTS
(NORFOLK COUNTY)

OWNED BY

ACL 31 WILMARTH RD LLC

SCALE: AS SHOWN DECEMBER 21, 2023

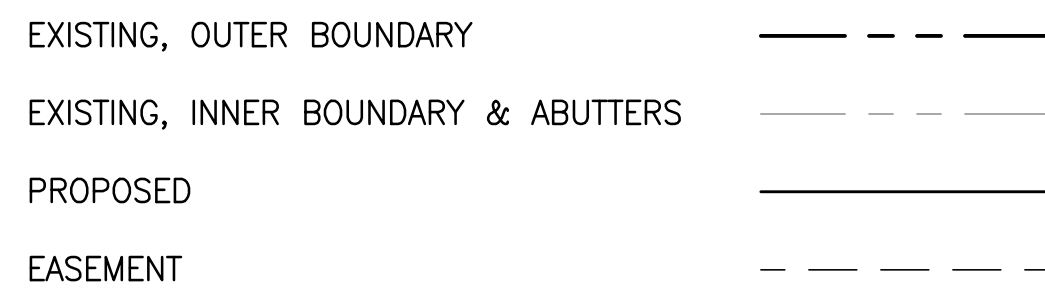
PREPARED BY



CHESS
ENGINEERING

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Massachusetts State Plane Coordinate System
Mainland Zone (NAD83)



SHEET 2 OF 2