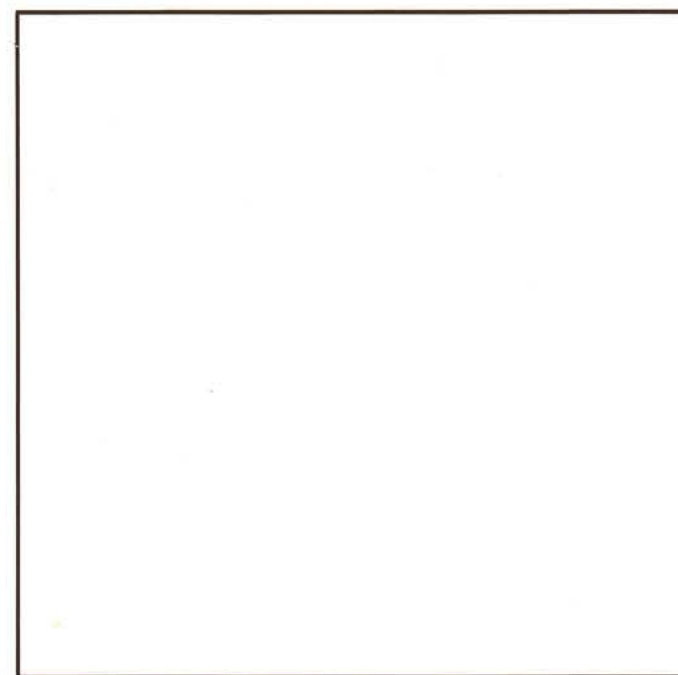
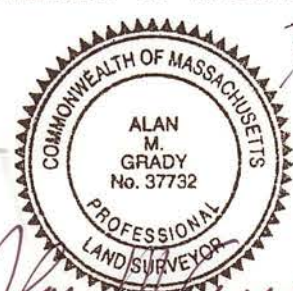




RESERVED FOR REGISTRY USE

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.



ALAN M. GRADY, PLS
MASSACHUSETTS REG.
No. 37732

NORTH RICHWOOD AVENUE
(Public - 40.0' WIDE)

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NORTH RICHWOOD AVENUE
(Public - 40.0' WIDE)

#11 NORTH RICHWOOD AVENUE
PARCEL ID: 73-I-3,276
N/F MELVIN & LORETTA BALDWIN
DEED BK. 4828 PG. 57

#9 NORTH RICHWOOD AVENUE
PARCEL ID: 73-I-4,280
N/F VANESSA L. & GREGORY ZOFCHAK
DEED BK. 25869 PG. 411

#5 NORTH RICHWOOD AVENUE
PARCEL ID: 73-H-1,02
N/F JEAN PAUL & GINETTE CEANT
DEED BK. 24622 PG. 447

#64 WOODLAWN ROAD
PARCEL ID: 73-H-001,01
N/F WELLS FARGO BANK, N.A.
DEED BK. 34973 PG. 101

#68 WOODLAWN ROAD
PARCEL ID: 73-H-1,311
N/F LEON D. & CHERYL M. BROWN
DEED BK. 36331 PG. 562

#106 WOODLAWN AVENUE
PARCEL ID: 32-093-00-0
N/F OWNERS UNKNOWN

#110 WOODLAWN AVENUE
PARCEL ID: 32-094-00-0
N/F PATRICK F. & MARGARET E. BALFE
DEED BK. 9670 PG. 116

#75 EAST DRUID HILL AVENUE
PARCEL ID: 72-E-2,A
N/F WILLIAM J. & BARBARA JEAN SANCES
DEED BK. 7413 PG. 365

#77 EAST DRUID HILL AVENUE
PARCEL ID: 72-E-3,B
N/F RACHINDA A. GUTIERREZ
DEED BK. 29085 PG. 271

DRUID HILL AVENUE
PARCEL ID: 72-E-4,113
N/F TOWN OF RANDOLPH
DEED BK. 4088 PG. 201

PORTION OF RANDOLPH
PARCEL ID:
73-I-5,283
SCOTT P. BURGESS
(PARCEL A,
PLAN BOOK 706 PAGE 26)

#6 SUNNYSIDE AVENUE W
(aka 8 SUNNYSIDE AVENUE)
RANDOLPH
PARCEL ID:
73-I-5,283
N/F DIANE M. BURGESS &
SCOTT P. BURGESS
LOT 1A
PLAN BK: 706 Pg: 26

PROPOSED LOT 3
20,400± S.F.
(15,237± S.F. HOLBROOK)
(5,163± S.F. RANDOLPH)

PROPOSED LOT 4
20,007± S.F.
(20,007± S.F. HOLBROOK)

#10 SUNNYSIDE
HOLBROOK
PARCEL ID:
32-092-01-0

#12 SUNNYSIDE
HOLBROOK
PARCEL ID:
32-092-00-0
35,244± S.F.

#12 EXISTING GARAGE
1,998± S.F.

EXISTING SHED
119± S.F.

#157 DRUID HILL AVENUE
PARCEL ID: 32-090-00-0
N/F ALOYSIUS & MARGURITE L. ALEXANDER
DEED BK. 10098 PG. 229

RANDOLPH
HOLBROOK

HOLBROOK PLANNING BOARD
APPROVAL NOT REQUIRED UNDER THE
SUBDIVISION CONTROL LAW

Chris Holden
Paul P. P.
Eric K.

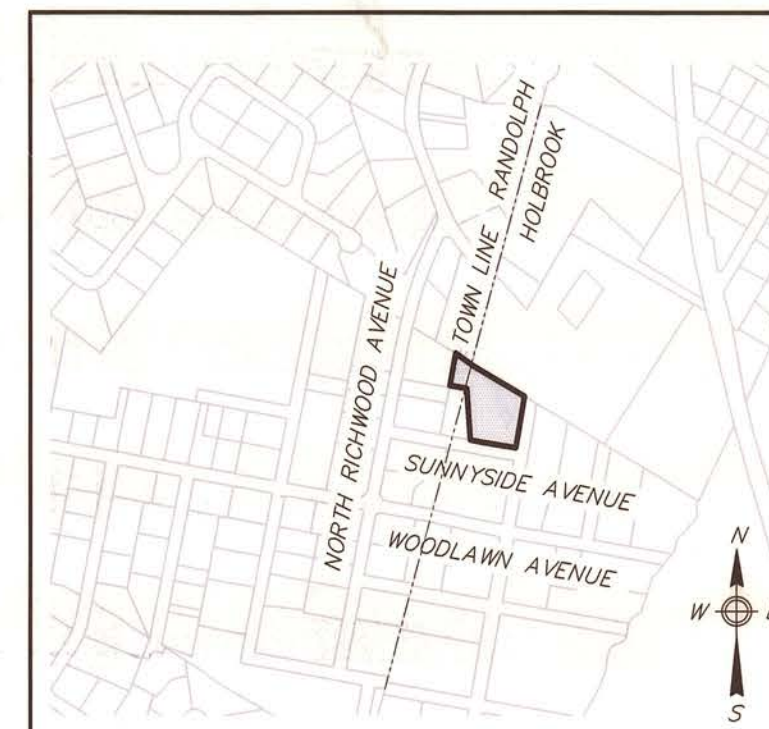
FILE NUMBER:

DATE APPROVED: Aug. 16, 2022

NO DETERMINATION AS TO COMPLIANCE WITH
ZONING REQUIREMENTS HAS BEEN MADE OR
INTENDED.

NOTE:

THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE LOT 2A
AS SHOWN ON THE RECORDED PLAN FILED AT THE
NORFOLK COUNTY REGISTRY OF DEEDS AS PLAN BK: 706
Pg: 26 OWNED BY SCOTT P. BURGESS INTO LOTS 3 AND
4, AS SHOWN ON THIS PLAN.



LOCUS MAP Scale: 1" = 600'

- NOTES
1. LOCUS: #12 SUNNYSIDE AVENUE
HOLBROOK, MA
PARCEL ID: 32-092-00-0
 2. OWNER: SCOTT P. BURGESS
8 SUNNYSIDE AVENUE
RANDOLPH, MA. 02368
 3. DEED REF: Bk: 39883 Pg: 163
Bk: 30274 Pg: 518
 4. PLAN REF: Pl. Bk: 706 Pg: 26 (LOT 2A)
 5. LOCUS DOES NOT FALL WITHIN A SPECIAL
FLOOD HAZARD ZONE AS SHOWN ON FEMA
FLOOD INSURANCE RATE MAP No.
25021C-0219-E dated 07/17/2012.
 6. LOCUS DOES NOT FALL WITHIN THE NATURAL
HERITAGE AND ENDANGERED SPECIES
PROGRAM (NHESP) AREAS OF ESTIMATED
HABITATS OF RARE WILDLIFE AND PRIORITY
HABITATS OF RARE SPECIES.
 7. DATE OF FIELD SURVEY - OCT. 20, 2020.
 8. SEE VARIANCE GRANTED BY THE HOLBROOK
ZONING BOARD OF APPEALS UNDER SECTION
4.2.5. OF THE HOLBROOK ZONING BY-LAWS.

HOLBROOK ZONING REQUIREMENTS:

ZONE: RESIDENTIAL 3

	REQUIRED	LOT 3	LOT 4
MINIMUM LOT SIZE:	20,000 S.F.	20,400± S.F.	20,007± S.F. (ALL IN HOLBROOK)
MINIMUM LOT FRONTAGE:	125'	125.0'	160.5'
MINIMUM FRONT SETBACK:	25'	42.3'±	-
MINIMUM REAR SETBACK:	25'	> 25'	-
MINIMUM SIDE SETBACK:	15'	15.3'±	-

PLAN OF LAND
IN
RANDOLPH and
HOLBROOK, MA

PREPARED FOR
SCOTT P. BURGESS
PREPARED BY
BRACKEN ENGINEERING, INC.
49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
tel: (508) 833-0070
fax: (508) 833-2282
SCALE: 1" = 20' JULY 7, 2022

PLAN SCALE

