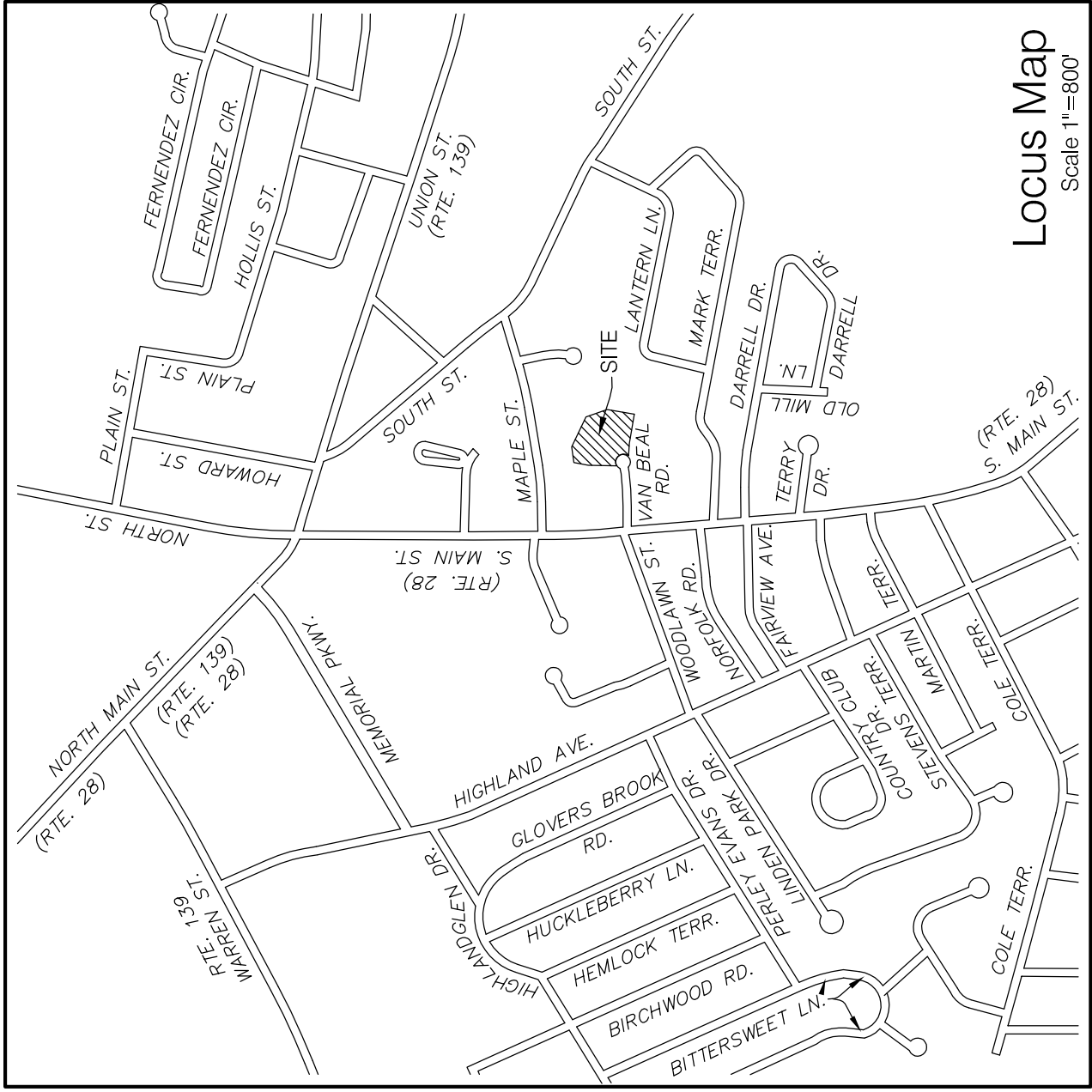




- NOTES:
- THE PURPOSE OF THIS PLAN IS TO CREATE PARCEL B-1 WITH AN AREA OF 9,410 S.F. PARCEL B-1 IS NOT A BUILDABLE LOT.
 - PARCEL B-1 IS TO BE COMBINED WITH PARCEL A AS SHOWN ON RECORDED PLAN BOOK 597, PAGE 63 CREATING LOT A-1 WITH A TOTAL AREA OF 36,860 S.F. (0.846 ACRES).
 - PARCEL B ON THE RECORDED PLAN HAS BEEN DIMINISHED BY PARCEL B-1 CREATING LOT B-2 WITH A REMAINING AREA OF 26,044 S.F. (0.597 ACRES).

APPROVAL UNDER THE SUBDIVISION
CONTROL LAW NOT REQUIRED

DATE: _____

RANDOLPH PLANNING BOARD

THE ABOVE ENDORSEMENT IS NOT A
DETERMINATION AS TO CONFORMANCE
WITH ZONING AND OTHER LOCAL REGULATIONS.

ZONING CLASSIFICATION:

RESIDENTIAL SINGLE FAMILY
HIGH DENSITY (RSHFD)
MIN. LOT AREA: 12,000 S.F.
MIN. FRONTAGE: 100 FT.
MIN. DEPTH: 100 FT.
LOT WIDTH: 25 FT.
FRONT YARD SETBACK: 25 FT.
SIDE YARD SETBACK: 15 FT.
REAR YARD SETBACK: 15 FT.
BUILDING LOT COVERAGE: 20%
IMPERVIOUS COVERAGE: 5%

#5 VAN BEAL ROAD

PARCEL ID 62 / E / 29.1

RECORD OWNERS:
BRUCE J. PONTBRIAND &
CASEY L. HALEY

DEED REFERENCE:
RECORD BOOK 33109/465

PLAN REFERENCE:
PLAN BOOK 597/63

#6 VAN BEAL ROAD

PARCEL ID 62 / E / 53

RECORD OWNERS:
EDWARD G. DALY &
MARGARET J. DALY

DEED REFERENCE:
RECORD BOOK 38140/543

PLAN REFERENCE:
PLAN BOOK 597/63

PLAN OF LAND

PREPARED FOR: BRUCE J. PONTBRIAND

#5 & #6 VAN BEAL ROAD

RANDOLPH, MASSACHUSETTS

SCALE: 1"=30'

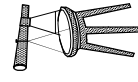
OCT. 18, 2023

Don Rosa, PLS

80 Mill Brook Avenue

Walpole, Massachusetts 02081

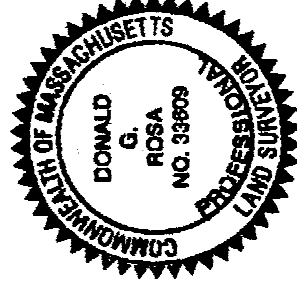
Tel.: 781-603-8106 - donrosa.pls@gmail.com



SHEET 1 OF 1

DR-00001

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



Don Rosa, PLS

REGISTERED LAND SURVEYOR

DATE: 10-18-23

N/F
JASON M. NOGA,
KAYLA M. KELLY &
JERELYN M. MOYNIHAN
#7 VAN BEAL RD.
MAP 62 / E / 34.1
DEED REF. BK. 35495 PG. 256

NOTE:
SEE EASEMENT OR RIGHT OF WAY
DOC. # 39131
RECORD BOOK 33109, PAGE 460 AND
ATTACHED SKETCH SHOWN IN
RECORD BOOK 33109, PAGE 464.