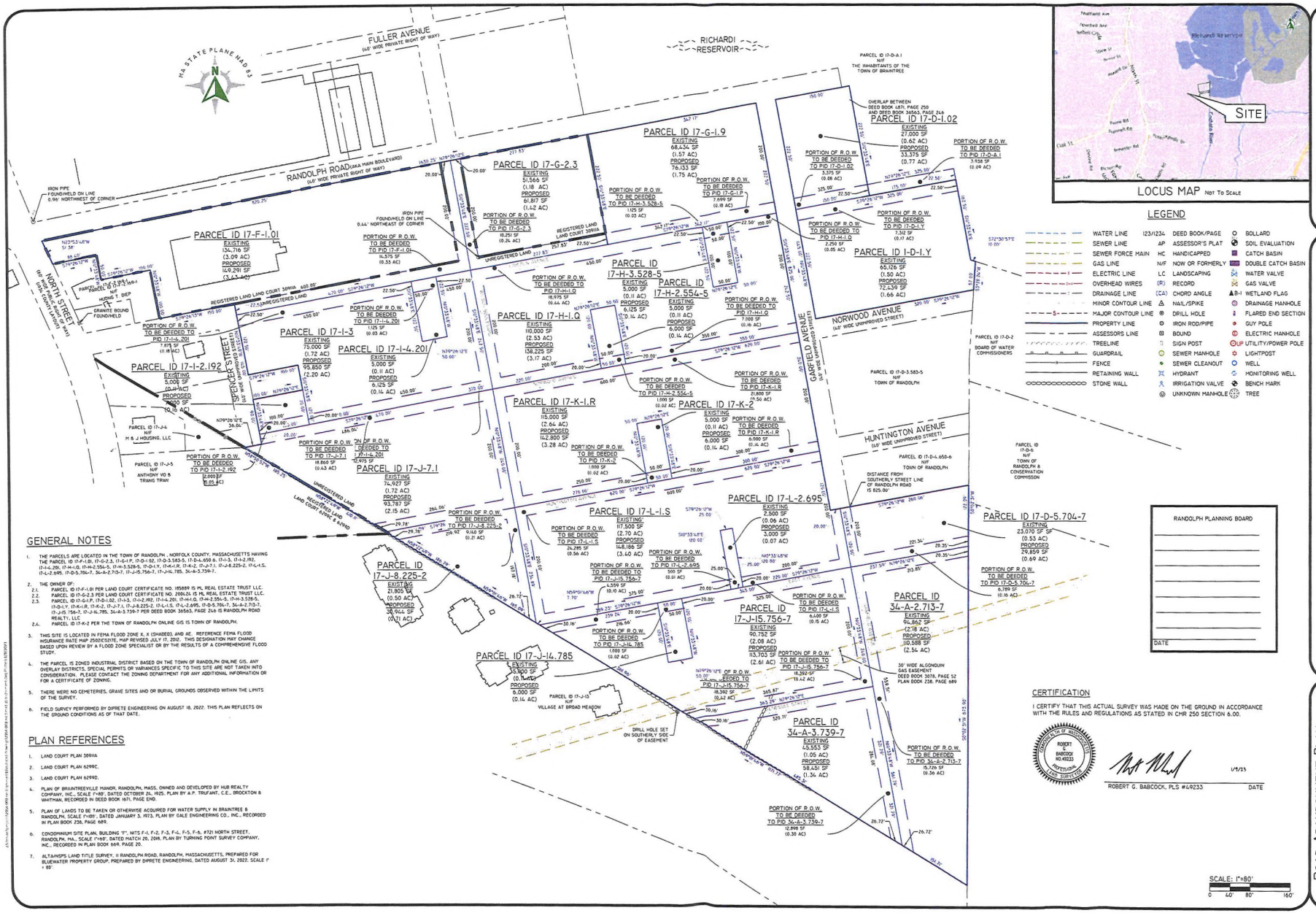





LOCUS MAP NOT TO SCALE

## LEGEND

| | | | |
|---|---|---|---|
| WATER LINE | 123/1234 DEED BOOK/PAGE | | BOLLARD |
| SEWER LINE | AP ASSESSOR'S PLAT | | SOIL EVALUATION |
| SEWER FORCE MAIN | HC HANDICAPPED | | CATCH BASIN |
| GAS LINE | N/F NOW OR FORMERLY | | DOUBLE CATCH BASIN |
| ELECTRIC LINE | LC LANDSCAPING | | WATER VALVE |
| OVERHEAD WIRES | (R) RECORD | | GAS VALVE |
| DRAINAGE LINE | (CA) CHORD ANGLE | | WETLAND FLAG |
| MINOR CONTOUR LINE | NAIL/SPIKE | | DRAINAGE MANHOLE |
| MAJOR CONTOUR LINE | DRILL HOLE | | FLARED END SECTION |
| PROPERTY LINE | IRON ROD/PIPE | | GUY POLE |
| ASSESSORS LINE | BOUND | | ELECTRIC MANHOLE |
| TREELINE | SIGN POST | | UTILITY/POWER POLE |
| GUARDRAIL | SEWER MANHOLE | | LIGHTPOST |
| FENCE | SEWER CLEANOUT | | WELL |
| RETAINING WALL | HYDRANT | | MONITORING WELL |
| STONE WALL | IRRIGATION VALVE | | BENCH MARK |
| | UNKNOWN MANHOLE | | TREE |

## GENERAL NOTES

1. THE PARCELS ARE LOCATED IN THE TOWN OF RANDOLPH , NORFOLK COUNTY, MASSACHUSETTS HAVING THE PARCEL ID 17-F-1.01, 17-G-2.3, 17-G-1.9, 17-D-1.02, 17-D-3.583-5, 17-D-4.650-6, 17-I-3, 17-I-2.192, 17-I-4.201, 17-H-1.Q, 17-H-2.554-5, 17-H-3.528-5, 17-D-1.Y, 17-K-1.R, 17-K-2, 17-J-7.1, 17-J-8.225-2, 17-L-1.S, 17-L-2.695, 17-D-5.704-7, 34-A-2.713-7, 17-J-15.756-7, 17-J-14.785, 34-A-3.739-7.
2. THE OWNER OF:
   2.1. PARCEL ID 17-F-1.01 PER LAND COURT CERTIFICATE NO. 185889 IS ML REAL ESTATE TRUST LLC.
   2.2. PARCEL ID 17-G-2.3 PER LAND COURT CERTIFICATE NO. 200626 IS ML REAL ESTATE TRUST LLC.
   2.3. PARCEL ID 17-G-1.P, 17-D-1.02, 17-I-3, 17-I-2.192, 17-I-4.20, 17-H-2.554-5, 17-H-3.528-5, 17-D-1.Y, 17-K-1.R, 17-K-2, 17-J-7.1, 17-J-8.225-2, 17-L-1.S, 17-L-2.695, 17-D-5.704-7, 34-A-2.713-7, 17-J-15.756-7, 17-J-14.785, 34-A-3.739-7 PER DEED BOOK 36563, PAGE 246 IS RANDOLPH ROAD REALTY, LLC
   2.4. PARCEL ID 17-K-2 PER THE TOWN OF RANDOLPH ONLINE GIS IS TOWN OF RANDOLPH.
3. THIS SITE IS LOCATED IN FEMA FLOOD ZONE X, X (SHADED), AND AE. REFERENCE FEMA FLOOD INSURANCE RATE MAP 25025C0176E, MAP REVISED JULY 17, 2012. THIS DESIGNATION MAY CHANGE BASED UPON REVIEW BY A FLOOD ZONE SPECIALIST OR BY THE RESULTS OF A COMPREHENSIVE FLOOD STUDY.
4. THE PARCEL IS ZONED INDUSTRIAL DISTRICT BASED ON THE TOWN OF RANDOLPH ONLINE GIS. ANY OVERLAY DISTRICTS, SPECIAL PERMITS OR VARIANCES SPECIFIC TO THIS SITE ARE NOT TAKEN INTO CONSIDERATION. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
5. THERE WERE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY.
6. FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING ON AUGUST 18, 2022. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.

## PLAN REFERENCES

1. LAND COURT PLAN 30911A
2. LAND COURT PLAN 6299C.
3. LAND COURT PLAN 6299D.
4. PLAN OF BRAINTREEVILLE MANOR, RANDOLPH, MASS. OWNED AND DEVELOPED BY HUB REALTY COMPANY, INC., SCALE 1"=80', DATED OCTOBER 26, 1925. PLAN BY A.P. TRUFANT, C.E., BROCKTON & WHITMAN, RECORDED IN DEED BOOK 1671, PAGE END.
5. PLAN OF LANDS TO BE TAKEN OR OTHERWISE ACQUIRED FOR WATER SUPPLY IN BRAINTREE & RANDOLPH, SCALE 1"=100', DATED JANUARY 3, 1973, PLAN BY GALE ENGINEERING CO., INC., RECORDED IN PLAN BOOK 238, PAGE 689.
6. CONDOMINIUM SITE PLAN, BUILDING "F", NITS F-1, F-2, F-3, F-4, F-5, F-6, #721 NORTH STREET, RANDOLPH, MA., SCALE 1"=60', DATED MATCH 20, 2018, PLAN BY TURNING POINT SURVEY COMPANY, INC., RECORDED IN PLAN BOOK 669, PAGE 20.
7. ALTA/NSPS LAND TITLE SURVEY , 11 RANDOLPH ROAD, RANDOLPH, MASSACHUSETTS, PREPARED FOR BLUEWATER PROPERTY GROUP, PREPARED BY DIPRETE ENGINEERING, DATED AUGUST 31, 2022, SCALE 1" = 80'

## CERTIFICATION

I CERTIFY THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND IN ACCORDANCE WITH THE RULES AND REGULATIONS AS STATED IN CMR 250 SECTION 6.00.

COMMONWEALTH OF MASSACHUSETTS ROBERT G. BABCOCK NO. 49233 PROFESSIONAL LAND SURVEYOR

ROBERT G. BABCOCK, PLS #49233 — DATE 1/9/23

SCALE: 1"=80'
0 40' 80' 160'

| SHEET | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 2 | 1/9/23 | ROAD ABANDONMENT PLAN | A.J.F. |
| 1 | 1/7/23 | UPDATED CLIENT AND LOT LABELS | A.J.F. |
| 0 | 10/11/2022 | ROAD ABANDONMENT SURVEY | C.A.C. |

# ROAD ABANDONMENT PLAN
## 11 RANDOLPH ROAD
RANDOLPH, MASSACHUSETTS

PREPARED FOR:
ML REAL ESTATE TRUST, LLC
11 RANDOLPH ROAD,
RANDOLPH, MASSACHUSETTS 02368

SHEET — OF 1

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