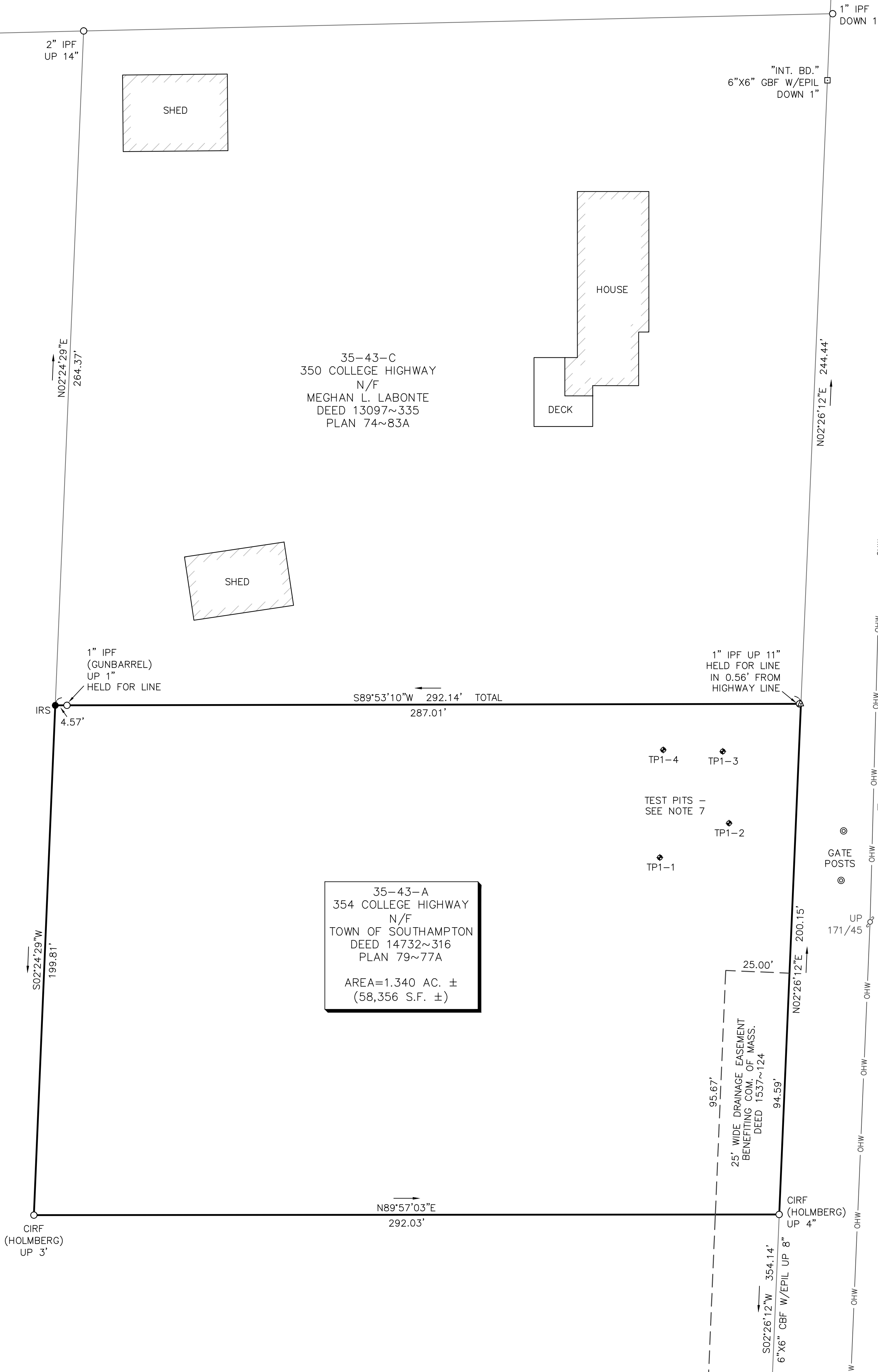


35-43-B
356 COLLEGE HIGHWAY
N/F
TOWN OF SOUTHAMPTON
DEED 1614~462
PLAN 250~49



35-43-C
350 COLLEGE HIGHWAY
N/F
MECHAN L. LABONTE
DEED 13097~335
PLAN 74~83A

35-43-A
354 COLLEGE HIGHWAY
N/F
TOWN OF SOUTHAMPTON
DEED 14732~316
PLAN 79~77A
AREA=1.340 AC. ±
(58,356 S.F. ±)

LEGEND

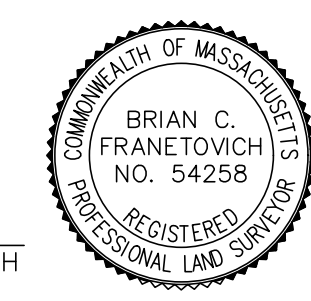
12-34-A	ASSESSOR'S ID
N/F	NOW OR FORMERLY
▲	CALCULATED POINT
IPF IRF ○	IRON PIPE/ROD FOUND
CIRF ○	CAPPED IRON ROD FOUND
CBF GBF □	CONC./GRANTE BOUND FOUND
⊕	UTILITY POLE
●	IRON ROD SET
—	LOCUS PROPERTY LINE
- - -	EASEMENT LINE
- · - · -	ADJOINERS PROPERTY LINE
— OHW —	OVERHEAD WIRE LINE
- - -	HIGHWAY BASELINE

- NOTES:
1. FIELD SURVEY BY RTK GPS IN MARCH 2024.
 2. THE HORIZONTAL DATUM OF THIS PLAN IS NAD83 (2011), MASSACHUSETTS MAINLAND COORDINATE SYSTEM, AND WAS DERIVED FROM AN RTK GPS SURVEY PERFORMED ON SITE.
 3. ALL OF THE LAND SHOWN HEREON LIES WITHIN THE RESIDENTIAL NEIGHBORHOOD ZONING DISTRICT.
 4. ALL OF THE LAND SHOWN HEREON LIES WITHIN FEMA FLOOD ZONE C; AREAS OF MINIMAL FLOODING (NO SHADING) COMMUNITY-PANEL NUMBER 250171 0020 A EFFECTIVE DATE: DEC. 4, 1979
 5. SIGNIFICANT DISCREPANCIES EXIST BETWEEN THE RECORD PLANS THAT CREATED LOTS 35-43-C & 35-43-A AND MONUMENTS FOUND. MONUMENTS WERE HELD AS SHOWN OVER PLAN BEARINGS & DISTANCES.
 6. THE LOCATION OF THE DRAINAGE EASEMENT SHOWN ON THE LOCUS PROPERTY IS DEPENDANT ON HIGHWAY STATIONING. THE STATIONING SHOWN HEREON IS BASED ON THE MONUMENTS FOUND CORRESPONDING WITH STATION 98+00, AND RUN SOUTH FROM THERE. THERE IS A 1.27' DISTANCE DISCREPANCY TO THE HIGHWAY MONUMENT FOUND CORRESPONDING TO STATION 90+00 (SOUTH OF THE VIEW OF THIS PLAN). LOCATION OF DRAINAGE EASEMENT WOULD SIT 1.27' FURTHER NORTH IF STATIONING WAS RUN NORTH FROM SAID 90+00 MONUMENT.
 7. TEST PIT LOCATIONS WERE RECREATED USING SWING TIES PROVIDED IN AN AUG. 19, 2009 REPORT BY PETER J. MCERLAIN, R.S., MPH.

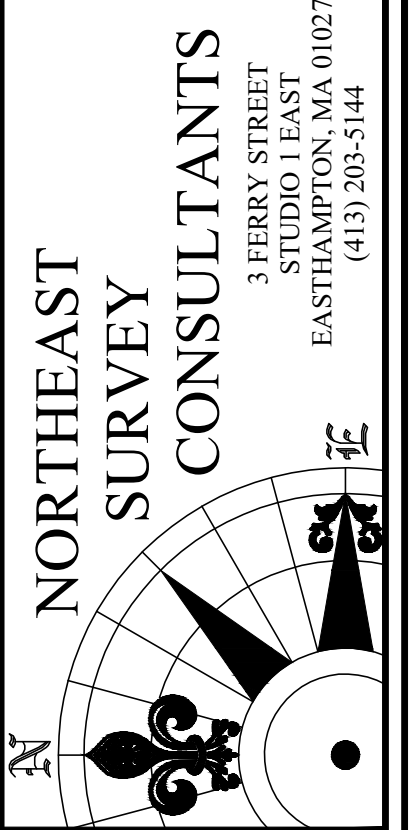
I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THAT:

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

Brian C. Franetovich
MA PLS #54258



RESERVED FOR REGISTRY USE ONLY



BOUNDARY SURVEY

SURVEYOR:	BCF	ENGINEER:	BCF
DRAFTING:	BCF	DESIGN:	BCF
FIELD WORK:	CRC MAK	HORIZ. SCALE:	1" = 25'
PROJECT NUMBER:	24-062	VERT. SCALE:	—
DRAWING NAME:	24-062.DWG	DATE:	4-9-2024

PLAN OF LAND IN
SOUTHAMPTON, MA
354 COLLEGE HIGHWAY
PREPARED FOR
THE TOWN OF SOUTHAMPTON

