

I, _____ CLERK OF THE TOWN OF FRAMINGHAM RECEIVED AND RECORDED APPROVAL FROM THE PLANNING BOARD OF THIS PLAN ON _____ AND NO APPEAL WAS TAKEN FOR TWENTY (20) DAYS THEREAFTER.

N/F ROMEO FILIP & ALINA GAVRILA-FILIP
17 DARTMOUTH DRIVE
L.C.BOOK 1288, PAGE 93
PLAN No. 2358E

1. THE ENDORSEMENT OF THE PLANNING BOARD SHOULD NOT BE CONSTRUED TO BE A DETERMINATION OF CONFORMANCE WITH THE ZONING BY-LAW RELATIVE TO IRREGULARLY-SHAPED LOTS, UPLAND AREA, LOT WIDTH, OPEN SPACE AND LOT COVERAGE AND FLOOR AREA RATIO IN ACCORDANCE WITH SECTION IV.G.3.a., 3.c., 3.d., 4.b., 6.a-e. AND 7.c. OF THE ZONING BY-LAW FOR ALL LOTS AFFECTED.
2. THE ENDORSEMENT OF THE PLANNING BOARD SHOULD NOT BE CONSTRUED TO BE A DETERMINATION OF CONFORMANCE WITH THE LAND DISTURBANCE BY-LAW IN ACCORDANCE WITH SECTION IV.H.2. OF THE ZONING BY-LAW FOR ALL LOTS AFFECTED.
3. THE ENDORSEMENT OF THE PLANNING BOARD SHOULD NOT BE CONSTRUED TO BE A DETERMINATION OF CONFORMANCE WITH THE FRAMINGHAM GENERAL BY-LAW IN ACCORDANCE WITH ARTICLE 5, SECTION 18, AND ITS IMPLEMENTING WETLANDS PROTECTION REGULATIONS AS WELL AS THE MASSACHUSETTS WETLANDS PROTECTION ACT, M.G.L. CH. 131, SECTION 40 AND ITS IMPLEMENTING REGULATIONS, 310 CMR 10.00 FOR ALL LOTS AFFECTED.
4. THE ENDORSEMENT OF THE PLANNING BOARD SHOULD NOT BE CONSTRUED TO BE A DETERMINATION OF CONFORMANCE WITH ZONING REGULATIONS FOR ALL LOTS AFFECTED.

I HEREBY CERTIFY THAT THE LOTS SHOWN ON THIS PLAN HAVE FRONTAGE ON A PUBLIC WAY THAT WAS SHOWN ON A PREVIOUS PLAN 2358I APPROVED IN ACCORDANCE WITH THE SUBDIVISION CONTROL LAW, OF AT LEAST SUCH DISTANCE, IF ANY, AS IS THEN REQUIRED BY ORDINANCE OR BY-LAW OF SAID CITY OR TOWN FOR ERECTION OF A BUILDING ON SUCH LOT, AND IF NO DISTANCE IS REQUIRED, HAS SUCH FRONTAGE OF AT LEAST 20 FEET.

I HEREBY CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 ON DECEMBER 4, 2012.

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

VAROUJAN H. HAGOPIAN, P.L.S. 49665 DATE: _____

TOWN ASSESSOR MAP 421, BLOCK 1, PARCELS 3A, 3B

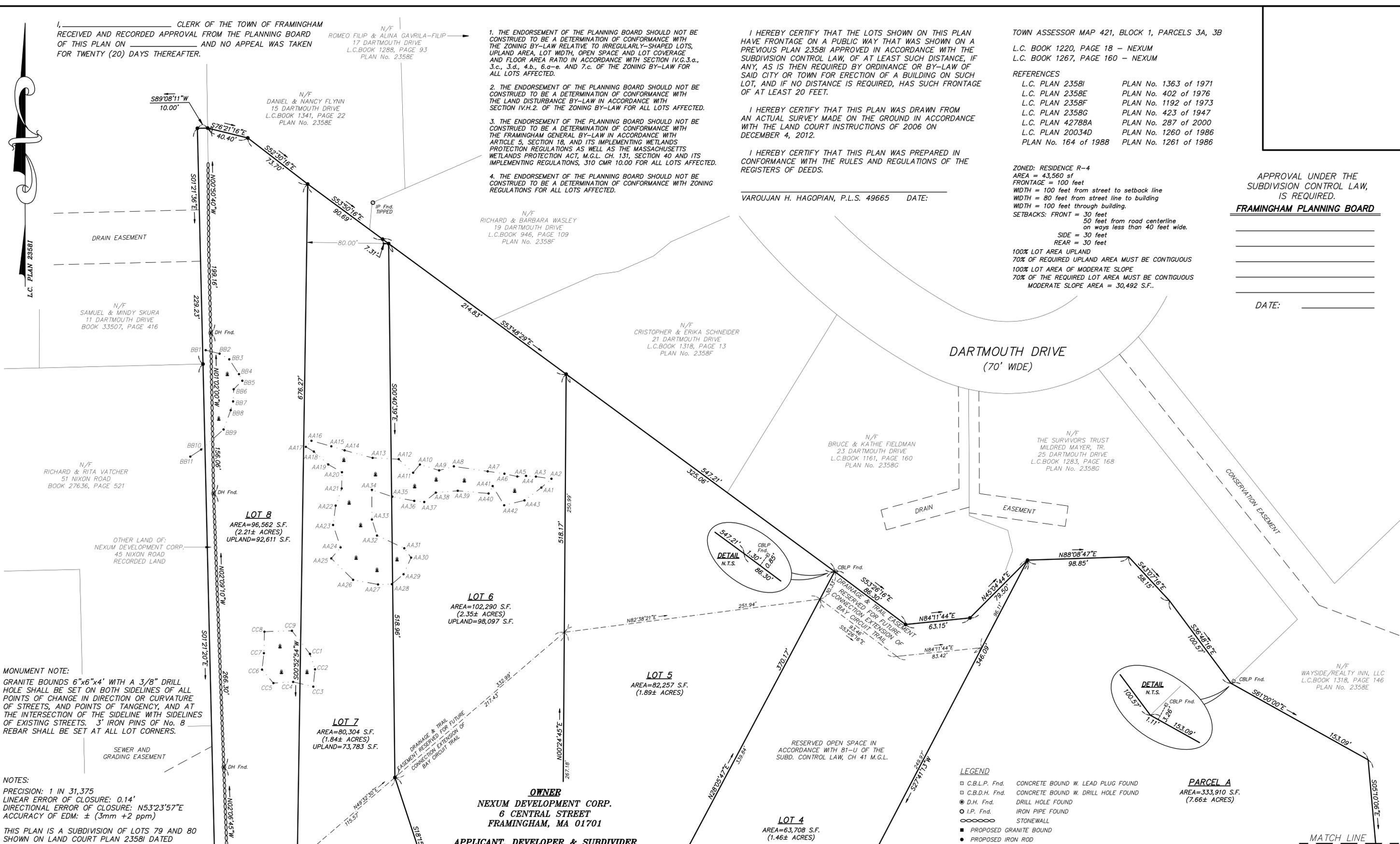
L.C. BOOK 1220, PAGE 18 - NEXUM
L.C. BOOK 1267, PAGE 160 - NEXUM

- REFERENCES
- | | |
|----------------------|-----------------------|
| L.C. PLAN 2358I | PLAN No. 1363 of 1971 |
| L.C. PLAN 2358E | PLAN No. 402 of 1976 |
| L.C. PLAN 2358F | PLAN No. 1192 of 1973 |
| L.C. PLAN 2358G | PLAN No. 423 of 1947 |
| L.C. PLAN 42788A | PLAN No. 287 of 2000 |
| L.C. PLAN 20034D | PLAN No. 1260 of 1986 |
| PLAN No. 164 of 1988 | PLAN No. 1261 of 1986 |

ZONED: RESIDENCE R-4
AREA = 43,560 S.F.
FRONTAGE = 100 feet
WIDTH = 100 feet from street to setback line
WIDTH = 80 feet from street line to building
WIDTH = 100 feet through building.
SETBACKS: FRONT = 30 feet
50 feet from road centerline on ways less than 40 feet wide.
SIDE = 30 feet
REAR = 30 feet
100% LOT AREA UPLAND
70% OF REQUIRED UPLAND AREA MUST BE CONTIGUOUS
100% LOT AREA OF MODERATE SLOPE
70% OF THE REQUIRED LOT AREA MUST BE CONTIGUOUS
MODERATE SLOPE AREA = 30,492 S.F..

APPROVAL UNDER THE SUBDIVISION CONTROL LAW, IS REQUIRED.
FRAMINGHAM PLANNING BOARD

DATE: _____



MONUMENT NOTE:
GRANITE BOUNDS 6"x6"x4" WITH A 3/8" DRILL HOLE SHALL BE SET ON BOTH SIDELINES OF ALL POINTS OF CHANGE IN DIRECTION OR CURVATURE OF STREETS, AND POINTS OF TANGENCY, AND AT THE INTERSECTION OF THE SIDELINE WITH SIDELINES OF EXISTING STREETS. 3" IRON PINS OF No. 8 REBAR SHALL BE SET AT ALL LOT CORNERS.

NOTES:
PRECISION: 1 IN 31,375
LINEAR ERROR OF CLOSURE: 0.14'
DIRECTIONAL ERROR OF CLOSURE: N53°23'57"E
ACCURACY OF EDM: ± (3mm +2 ppm)

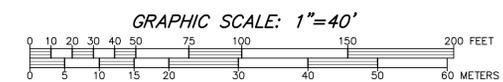
THIS PLAN IS A SUBDIVISION OF LOTS 79 AND 80 SHOWN ON LAND COURT PLAN 2358I DATED APRIL 14, 2000.

SEE PLAN BY CONNORSTONE ENGINEERING INC. DATED JANUARY 2, 2013.

THE CERTIFICATION SHOWN HEREON IS INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN, OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN OF FRAMINGHAM ASSESSORS RECORDS.

OWNER
NEXUM DEVELOPMENT CORP.
6 CENTRAL STREET
FRAMINGHAM, MA 01701

APPLICANT, DEVELOPER & SUBDIVIDER
PAUL CROFT
23 MILL STREET
NATICK, MA 01760



- LEGEND**
- C.B.L.P. Fnd. CONCRETE BOUND W. LEAD PLUG FOUND
 - C.B.D.H. Fnd. CONCRETE BOUND W. DRILL HOLE FOUND
 - D.H. Fnd. DRILL HOLE FOUND
 - I.P. Fnd. IRON PIPE FOUND
 - ○ ○ ○ ○ STONEWALL
 - PROPOSED GRANITE BOUND
 - PROPOSED IRON ROD

PARCEL A
AREA=333,910 S.F.
(7.66± ACRES)

 CONNORSTONE CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 10 SOUTHWEST CUTOFF, SUITE 7 NORTHBOROUGH, MASSACHUSETTS 01532	DESIGNED BY: REM	DEFINITIVE PLAN FORD'S HILL ESTATES IN FRAMINGHAM, MASS.
	CHECKED BY: VHH	
	COMPUTED BY: VHH	
	FIELD SURVEY: SMC,RLS	
	DRAWN BY: VHH	
SCALE: 1"=40'	MAR. 6, 2013 REVISIONS JAN. 3, 2013	
SHEET 2 OF 3		