

TREET

GENERAL NOTES:

1. THE PROPERTY IS SHOWN ON THE TOWN OF BRAINTREE ASSESSORS MAP 2008 AS LOTS 3B, 4 AND 6 ASSESSORS MAP 3014 AS LOTS 1C AND 1D ASSESSORS MAP 3013 LOT 5B.
2. LOCUS TITLE IS RECORDED AT THE NORFOLK COUNTY REGISTRY OF DEEDS AND LAND COURT AS FOLLOWS:

OWNERS: M&G REALTY TRUST (JAMES A. GRAZIANO, TRUSTEE)
 DEED BOOK 10836 PAGE 124 (PARCEL I)
 DEED BOOK 10836 PAGE 122 (PARCEL II)
 DEED BOOK 10836 PAGE 126 (PARCEL III)
 LAND COURT CERTIFICATE #144239 (PARCEL IV)
 LAND COURT CERTIFICATE #144238 (PARCEL V)
 DEED BOOK 10386 PAGE 125 (PARCELS VI & VII)
 DEED BOOK 10836 PAGE 123 (PARCEL VIII)

3. EXISTING CONDITIONS DETAIL AS SHOWN HEREON WAS DERIVED FROM ACTUAL FIELD LOCATION DURING OCTOBER OF 2014 AND SUPPLEMENTED FROM AERIAL PHOTOGRAMMETRY DATA PROVIDED BY THE JOYCE CONSULTING GROUP OF BRAINTREE, MA. ELEVATIONS SHOWN ARE DETERMINED FROM NETWORK RTK GPS SURVEY EFFORTS AND REFERENCE THE NORTH AMERICA VERTICAL DATUM OF 1988.
4. THE SITE CONSISTS OF A DAILY ACTIVE EARTHMOVING AND QUARRYING OPERATIONS. AS SUCH, THE TOPOGRAPHY NOTED HEREON IS SUBJECT TO CHANGE FROM THE INITIAL SURVEY DATE IN 2014.
5. PORTIONS OF THE PROPERTY ARE BOUNDED BY THE MONAQUOT RIVER BASED ON SURVEY EFFORTS DATED APRIL 2014 AND AS SUCH SAID BOUNDARY IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF TITLE.

PLAN REFERENCES:

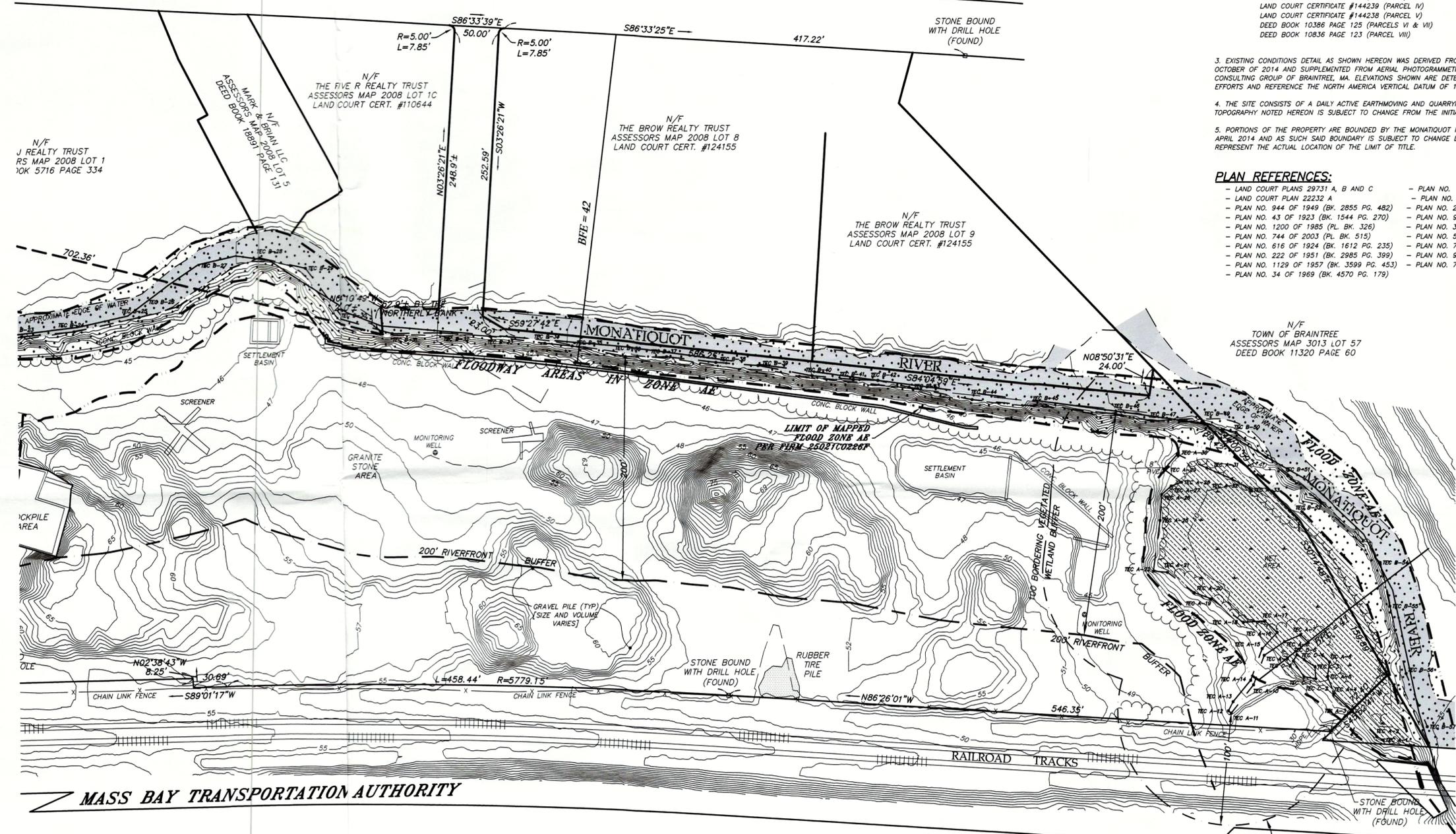
- LAND COURT PLANS 29731 A, B AND C
- LAND COURT PLAN 22232 A
- PLAN NO. 944 OF 1949 (BK. 2855 PG. 482)
- PLAN NO. 43 OF 1923 (BK. 1544 PG. 270)
- PLAN NO. 1200 OF 1985 (PL. BK. 326)
- PLAN NO. 744 OF 2003 (PL. BK. 515)
- PLAN NO. 616 OF 1924 (BK. 1612 PG. 235)
- PLAN NO. 222 OF 1951 (BK. 2985 PG. 399)
- PLAN NO. 1129 OF 1957 (BK. 3599 PG. 453)
- PLAN NO. 1325 OF 1953 (BK. 3205 PG. 275)
- PLAN NO. 414 OF 1997 (PL. BK. 448)
- PLAN NO. 287 OF 1951 (BK. 2988 PG. 445)
- PLAN NO. 952 OF 1968 (BK. 4564 PG. 513)
- PLAN NO. 388 OF 1924 (PL. BK. 103)
- PLAN NO. 51 OF 1956 (BK. 3443 PG. 61)
- PLAN NO. 741 OF 1971 (BK. 4769 PG. 727)
- PLAN NO. 997 OF 1964 (BK. 4206 PG. 325)
- PLAN NO. 778 OF 1953 (BK. 3177 PG. 22)

SYMBOL LEGEND

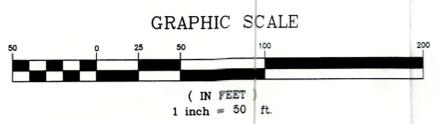
⊕	DRAIN MANHOLE
⊙	SEWER MANHOLE
⊗	WATER GATE
⊕	HYDRANT
⊕	CATCH BASIN
⊕	UTILITY POLE
⊕	GAS GATE
EOP	EDGE OF PAVEMENT
RCP	REINFORCED CONCRETE PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
INV	INVERT
PVC	POLYVINYL CHLORIDE PIPE
—○—	TREE LINE
—D—	STORM DRAIN LINE
—SS—	SANITARY SEWER LINE
—OHE—	OVERHEAD ELECTRIC LINE
—GAS—	GAS LINE
—W—	WATER LINE
—UGE—	UNDERGROUND ELECTRIC LINE
—OHE—	OVERHEAD WIRES
⊕CB/DW	DRYWELL CATCH BASIN

BLSF HATCH LEGEND

[Hatched Box]	LIMIT OF FLOOD ZONE AE BY ELEVATION (TOWN 1993)
[Solid Box]	LIMIT OF FLOOD ZONE AE BY ELEVATION (2014)
[Dotted Box]	LIMIT OF FLOODWAY AREAS IN ZONE AE



Peter G. Hoyt
IAWN P. Jardy



NO	REVISIONS	DATE	MADE BY	CHECKED BY
1	PLOT AREAS BELOW BFE	11/17/2016	S.P.H.	S.P.H.
2	ENGINEERING DEPT. COMMENTS	11/30/2016	S.P.H.	S.P.H.
3	INCLUDE ROADWAY AREAS	1/3/2017	S.P.H.	S.P.H.
4	PLOT BFE PER 1993 TOWN TOPO	1/24/2017	S.P.H.	S.P.H.
5	REVISE LEGEND AND FLOODWAY HATCH	1/31/2017	S.P.H.	S.P.H.
6	PLOT TOG: BH-1 THRU 4 FLAG SERIES	2/1/2017	S.P.H.	S.P.H.

PROJECT TITLE: GRAZIANO LAND ADAMS & ARNOLD STREETS BRAINTREE, MASSACHUSETTS		SHEET TITLE: ANRAD PLAN	
FILE NO.	PROJECT NO.	SCALE 1"=50'	APPROVED BY PGH
			CHECKED BY LGD/PGH
			DRAWN BY LGD
			DATE 10-17-2016

HOYT LAND SURVEYING
 1287 WASHINGTON STREET
 WEYMOUTH, MASSACHUSETTS 02189
 781-682-9192