

MAP 11 LOT 27
N/F
BOGGASTOW FARM
LLC
BK.44075, PG.360

TOWN FOREST
MAP 11 LOT 174A
N/F
TOWN OF SHERBORN
BK.4849, PG.286

#49 FARM ROAD
MAP 11 LOT 59
N/F
BRIAN D. MOORE & MARY O.
MOORE
CERT: 239274
LAND COURT PLAN 37474A

REMAINING LAND
AREA = 14.00 ACRES±
(609,705 SF±)

N/F
TOWN OF SHERBORN
CONSERVATION COMMISSION
BK.14492, PG.441

FOR REGISTRY USE ONLY

LEGEND

- STONE WALL
- - - - - BORDERING VEGETATED WETLANDS
- BEARING DIRECTION
- FD FOUND
- DH DRILL HOLE
- IR IRON ROD
- LCD LAND COURT DISK
- CBDH CONCRETE BOUND WITH DRILL HOLE
- SF SQUARE FEET

ASSESSORS:

MAP 11, LOTS 60 & 60A

RECORD OWNER:

FENIX PARTNERS FARM ROAD LLC.

REFERENCES:

- DEED BOOK 76660, PAGE 253
- DEED BOOK 78824, PAGE 317
- PLAN NO. 32 OF 1979
- PLAN NO. 1337 OF 1981
- PLAN NO. 652 OF 2021
- PLAN NO. 53 OF 2022
- LAND COURT PLAN 37474A

FEMA:

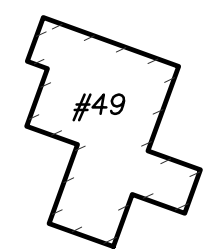
FLOOD ZONE: X (NOT A SPECIAL FLOOD HAZARD AREA)
MAP: 250017C651E
DATE: JUNE 4, 2010

ZONING:

RESIDENCE A (RA) ZONING DISTRICT

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DIVIDE LAND KNOWN AS 55 & 65 FARM ROAD SHOWN AS LOTS 60 & 60A ON MAP 11 OF THE TOWN OF SHERBORN ASSESSOR'S RECORDS. THIS PLAN REVISES LOTS 1A & 2A SHOWN ON PLAN NO. 53 OF 2022.
2. THIS PLAN IS THE RESULT OF AN INSTRUMENT SURVEY PERFORMED FROM JANUARY THROUGH JUNE OF 2021.
3. ABUTTERS' NAMES REFER TO CURRENT TOWN OF SHERBORN ASSESSOR'S RECORDS.
4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAY NOT SHOW OR REVEAL ANY FACTS THAT WOULD BE DISCLOSED BY ONE.
5. WETLAND FLAGS WERE FIELD DELINEATED BY CREATIVE LAND & WATER ENGINEERING, LLC. IN JANUARY AND REVISED IN JUNE OF 2021.
6. ABUTTING BUILDINGS ARE SHOWN APPROXIMATELY FROM THE TOWN OF SHERBORN GIS DATA.



LOCUS MAP
not to scale

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED.

DATE
SHERBORN PLANNING BOARD

NOTE:

THE ABOVE ENDORSEMENT DOES NOT IMPLY THAT THE LOTS AS SUBDIVIDED AND SHOWN ON THE PLAN COMPLY WITH CURRENT TOWN BY-LAWS OR APPLICABLE STATE STATUTES.

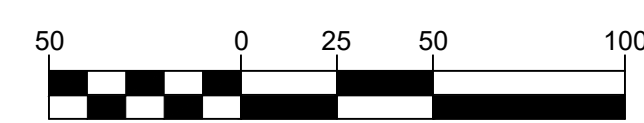
I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.



D.F.
DANIEL F. FLEMING ~ P.L.S. No. 55476
REGISTERED PROFESSIONAL
LAND SURVEYOR FOR
SAMIOTES CONSULTANTS, INC.

**ANR
PLAN of LAND**
in
**SHERBORN
MASSACHUSETTS**
MIDDLESEX COUNTY

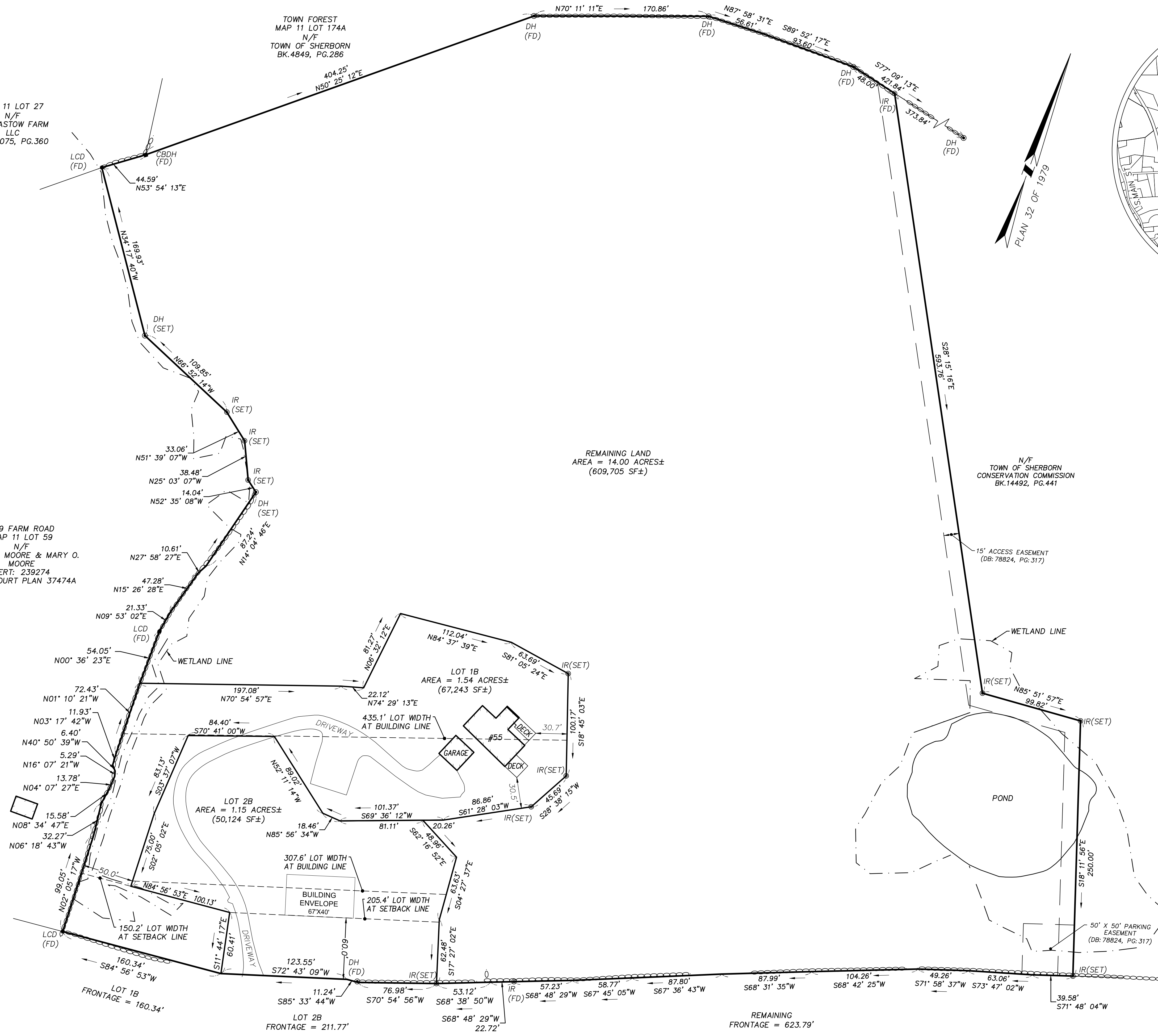
DATE: February 24, 2022



1 inch = 50 ft.

FARM ROAD
(PUBLIC - VARIABLE WIDTH)

REMAINING
FRONTAGE = 623.79'



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