

811 DIGSAFE
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

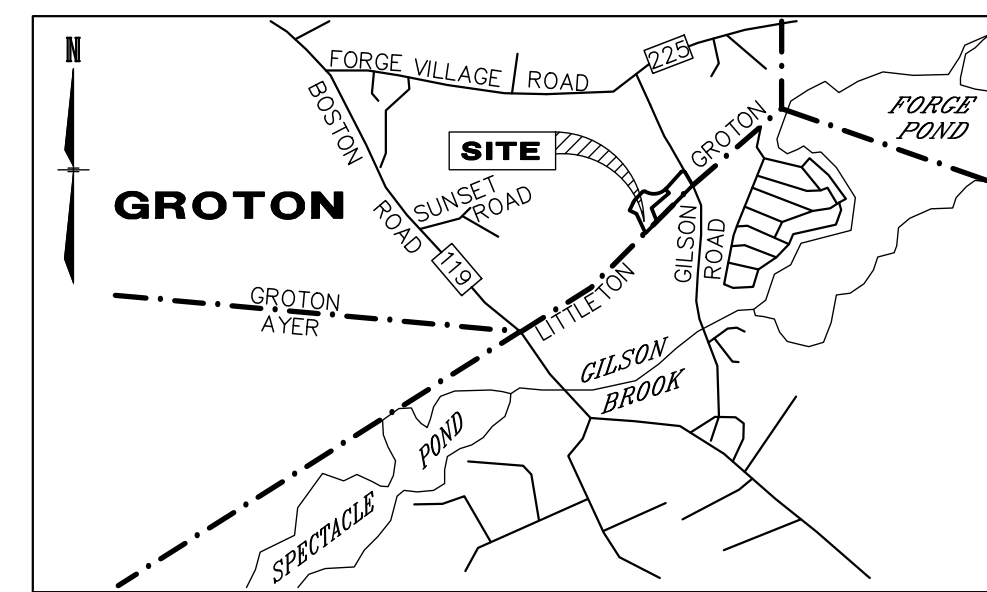
253-11
MUZAFFER YALGIN OZSEZEN
89 STONEBRIDGE WAY
GROTON, MA 01450
B. 24504 P. 459

253-10
JOSEPH J. & RITA M. RAND
79 STONEBRIDGE WAY
GROTON, MA 01450
B. 24121 P. 448

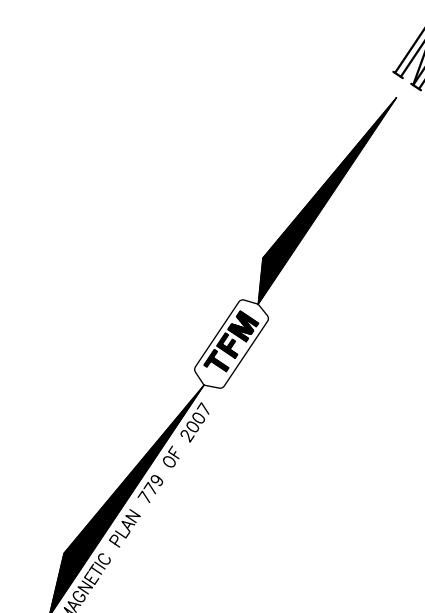
253-9
ANDRE & KATRINA JANISZEWSKI
67 STONEBRIDGE WAY
GROTON, MA 01450
B. 80185 P. 182

I.R. (FND)
0.77'
EASTERLY

ELEVATION DEFINING ISOLATED LAND SUBJECT TO FLOODING=250.89'



VICINITY PLAN
SCALE: 1"=2000'



FOR REGISTRY USE ONLY

NOTES

- OWNER OF RECORD: EBRAHIM MASALEHDAN, TRUSTEE THE NOBLE MONARCH NOMINEE TRUST PO BOX 2127 WESTFORD, MA, 01886 DEED REFERENCE: BK. 45358 PG. 228
- THE PURPOSE OF THIS PLAN IS TO SHOW INFORMATION FOR EXISTING DEDICATED DRAINAGE EASEMENTS TO BE EXTINGUISHED, AND TO SHOW INFORMATION FOR PROPOSED DRAINAGE EASEMENTS.
- REFERENCE PLAN: MIDDLESEX COUNTY REGISTRY OF DEEDS PLAN #711 OF 2005.
- CURRENT ZONING IS RESIDENTIAL-AGRICULTURAL (RA) DISTRICT LOT SETBACKS: 50' TO FRONT LOT LINE, 15' TO SIDE AND REAR
- EASEMENTS, RIGHTS, RESTRICTIONS: B. 19662 P 66 PLAN NO. 188 OF 1989 CART PATH EASEMENTS, RIGHTS, RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE MIDDLESEX SOUTH COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, RESTRICTIONS AND EASEMENTS MAY EXIST WHICH A TITLE EXAMINATION OF THE SUBJECT PARCEL(S) WOULD DETERMINE.

REFERENCE PLAN

DEFINITIVE PLAN TAX MAP 253 LOT 2 & MAP 135 LOT 38 - GILSON ROAD- LOTTING PLAN (SHEETS 1 THROUGH 3), MONARCH PATH, GROTON MASSACHUSETTS OWNED BY/PREPARED FOR - EBRAHIM MASALEHDAN, TRUSTEE OF THE NOBLE MONARCH NOMINEE TRUST. SCALE: 1"=40', MARCH 9, 2007. LAST REVISION 5/30/07, BY THIS OFFICE, AND RECORDED AT THE MIDDLESEX REGISTRY OF DEEDS, SOUTHERN DISTRICT, AS PLAN #779(10F3) OF 2007.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

I FURTHER CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.



Michael R. Dahlberg 7-2-24
MICHAEL R. DAHLBERG, LLS, PLS DATE
REGISTERED PROFESSIONAL LAND SURVEYOR FOR TF MORAN, INC.

APPROVED _____

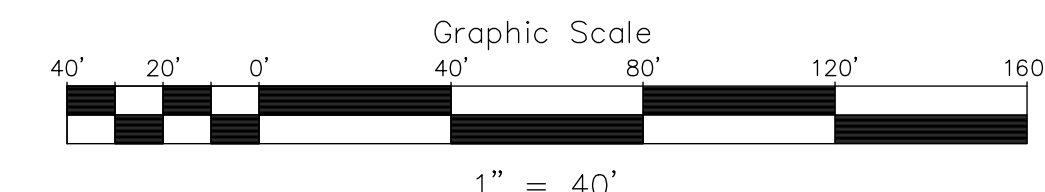
BEING A MAJORITY OF THE GROTON PLANNING BOARD

ENDORSED _____

"I, _____ CLERK OF THE TOWN OF GROTON, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED BY THIS OFFICE AND NO SUCH APPEAL WAS RECEIVED DURING THE 20 DAYS AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE."

TOWN CLERK

DATE



MAP 253 LOTS 30 & 31
EASEMENT PLAN
NOBLE PATH
GROTON, MASSACHUSETTS

OWNED BY & PREPARED FOR:
EBRAHIM MASALEHDAN, TRUSTEE
THE NOBLE MONARCH NOMINEE TRUST
PO BOX 2127
WESTFORD, MA 01886
BK. 45358 PG. 228

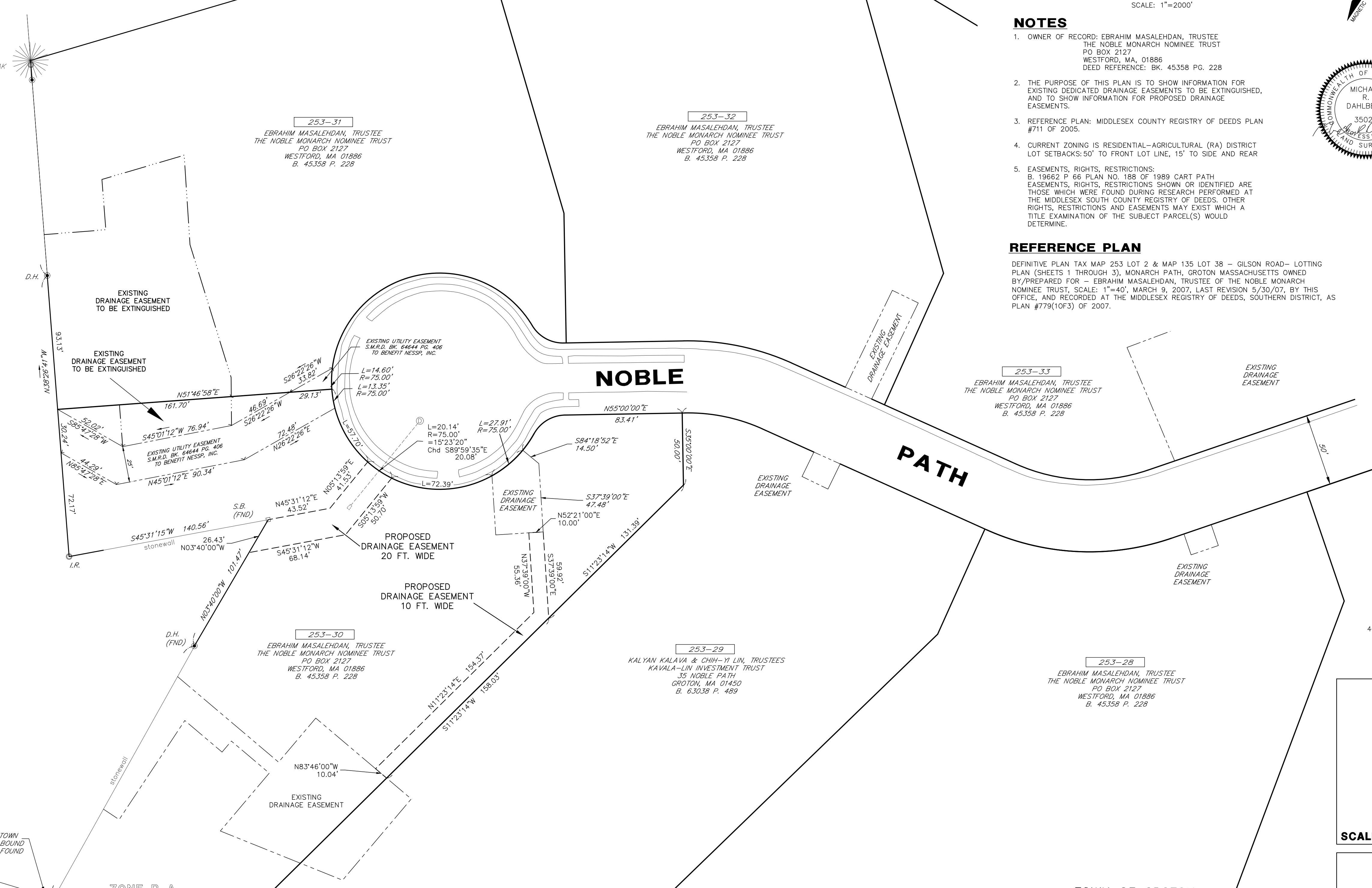
SCALE: 1" = 40'

JULY 02, 2024



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists
48 Constitution Drive
Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-9747
www.tfmoran.com

30002.06 DR FB
CK MRD CADFILE 30002-EASEMENT SHEET 1 OF 1



P-24-20-13
DANIELLE DOHERTY &
MEGHAN WODZINSKI
13 ERNE'S DRIVE
LITTLETON, MA 01460

REV.	DATE	DESCRIPTION	DR	CK

Copyright 2024 © TF Moran, Inc., 48 Constitution Drive, Bedford, N.H. 03110
All rights reserved. These plans and materials may not be copied, duplicated, replicated or otherwise reproduced in any form whatsoever without the prior written permission of TF Moran, Inc.
This plan is not effective unless signed by a duly authorized officer of TF Moran, Inc.

RESIDENTIAL
TOWN OF GROTON
TOWN OF LITTLETON
R-24-6-1
THOMAS G. & JUDITH PERIVOLOTIS
1 BRIDAL PATH
LITTLETON, MA. 01460
ANGLE IRON (FND)
0.80'
EASTERLY

P:\TFM\Projects\16-0003-06\16-0003-06-REVISED-EASEMENT PLAN FOR ALAN ROSCOE.dwg, EASEMENT PLAN 16-2024, 7/2/2024, 10:01:15 AM, m.dahlberg, AutoCAD PLOT (High Quality Print) p3, ANSET full bleed D (22.00 x 34.00 Inches), 11