

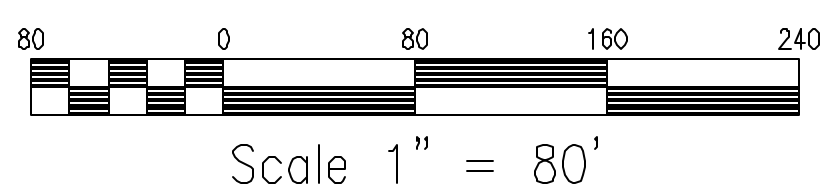
LOCUS PLAN
SCALE: 1" = 2000'

LOT 2C - 35.39 ACRES
ASSESSORS MAP 102
PARCEL 4042

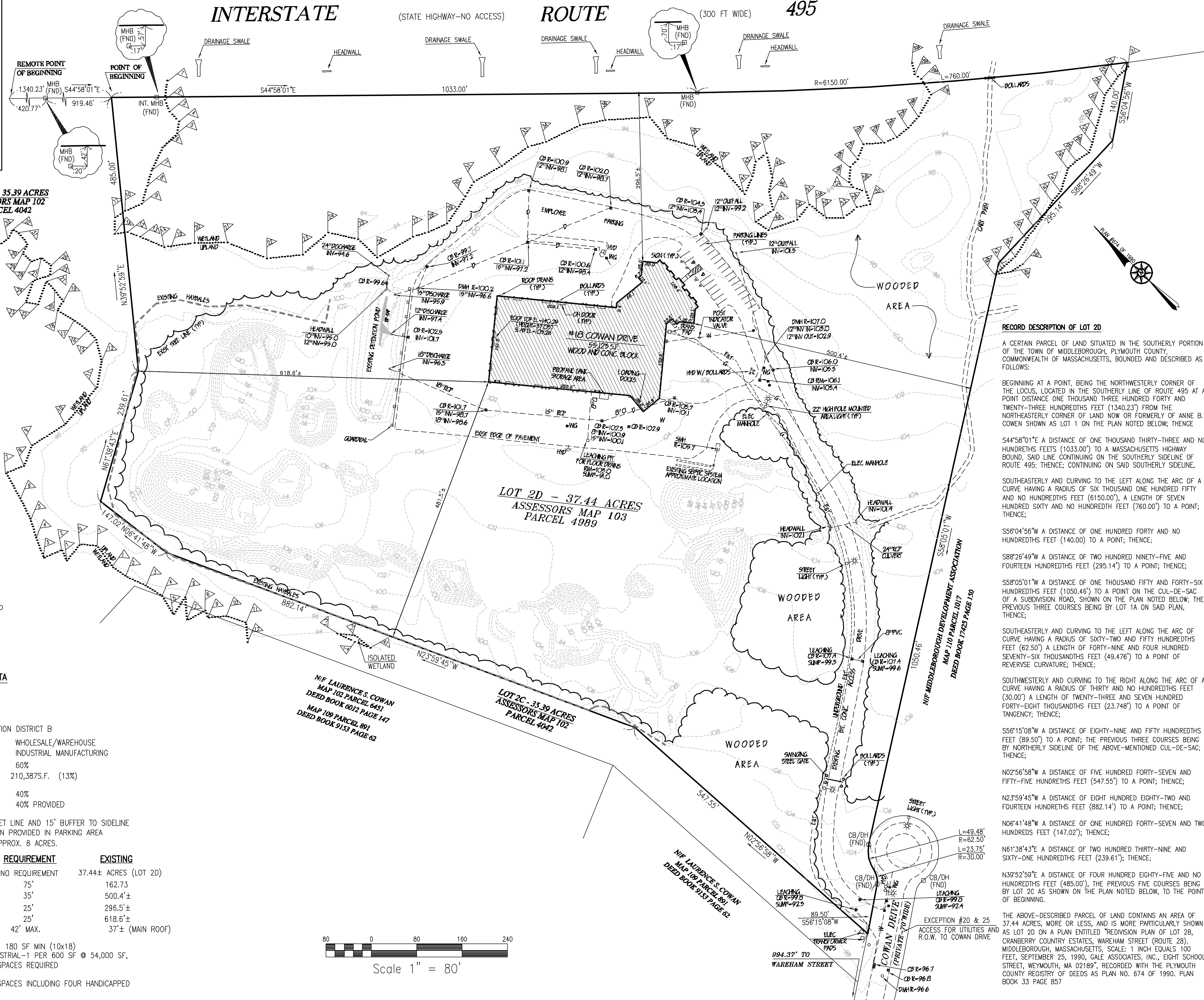
- LEGEND**
- EXISTING
 - 102 2' CONTOUR
 - 99.9 SPOT ELEVATION
 - PROPERTY LINE
 - EDGE OF PAVEMENT
 - W WATER LINE
 - D DRAIN LINE
 - G GAS LINE
 - E&T ELECTRIC & TELEPHONE
 - S SEPTIC LINE
 - UTILITY POLE
 - HYDRANT
 - DRAIN MANHOLE
 - CATCH BASIN
 - W/G WATER GATE
 - G/G GAS GATE
 - LIGHT POLE
 - FLARED END SECTION
 - WETLAND FLAG
 - MHB MASSACHUSETTS HIGHWAY BOUND
 - Cbdh CONCRETE BOUND

MIDDLEBOROUGH ZONING DATA

1. PARCEL SIZE:	LOT 2D - 37.44 ACRES	
2. ZONE:	GENERAL USE X WATER RESOURCE PROTECTION DISTRICT B	
3. USE:	EXISTING:	WHOLESALE/WAREHOUSE
	PROPOSED:	INDUSTRIAL MANUFACTURING
4. IMPERVIOUS COVERAGE:	MAX. ALLOWED:	60%
	PROPOSED:	210,387S.F. (13%)
5. OPEN SPACE:	MIN. REQUIRED:	40%
	PROPOSED:	40% PROVIDED
	MIN. 25' BUFFER TO STREET LINE AND 15' BUFFER TO SIDELINE PROVIDED: 10' WIDE MEDIAN PROVIDED IN PARKING AREA EXISTING WETLAND AREA APPROX. 8 ACRES.	
6. DIMENSIONAL REQUIREMENTS:	REQUIREMENT	EXISTING
	NO REQUIREMENT	37.44± ACRES (LOT 2D)
	FRONTAGE	75' / 162.73
	FRONT YARD	35' / 500.4±
	SIDE YARD	25' / 296.5±
	REAR YARD	25' / 618.6±
	HEIGHT	42' MAX. / 37± (MAIN ROOF)
7. PARKING:	MIN. REQUIRED:	SIZE: 180 SF MIN (10x18) INDUSTRIAL-1 PER 600 SF @ 54,000 SF, 90 SPACES REQUIRED
	PROPOSED:	92 SPACES INCLUDING FOUR HANDICAPPED



INTERSTATE ROUTE 495 (STATE HIGHWAY-NO ACCESS) (300 FT WIDE)



RECORD DESCRIPTION OF LOT 2D

A CERTAIN PARCEL OF LAND SITUATED IN THE SOUTHERLY PORTION OF THE TOWN OF MIDDLEBOROUGH, PLYMOUTH COUNTY, COMMONWEALTH OF MASSACHUSETTS, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, BEING THE NORTHWESTERLY CORNER OF THE LOCUS, LOCATED IN THE SOUTHERLY LINE OF ROUTE 495 AT A POINT DISTANCE ONE THOUSAND THREE HUNDRED FORTY AND TWENTY-THREE HUNDRETHS FEET (1340.23') FROM THE NORTHEASTERLY CORNER OF LAND NOW OR FORMERLY OF ANNE B. COWEN SHOWN AS LOT 1 ON THE PLAN NOTED BELOW; THENCE

S44°58'01"E A DISTANCE OF ONE THOUSAND THIRTY-THREE AND NO HUNDRETHS FEET (1033.00') TO A MASSACHUSETTS HIGHWAY BOUND, SAID LINE CONTINUING ON THE SOUTHERLY SIDELINE OF ROUTE 495; THENCE; CONTINUING ON SAID SOUTHERLY SIDELINE,

SOUTHEASTERLY AND CURVING TO THE LEFT ALONG THE ARC OF A CURVE HAVING A RADIUS OF SIX THOUSAND ONE HUNDRED FIFTY AND NO HUNDRETHS FEET (6150.00'), A LENGTH OF SEVEN HUNDRED SIXTY AND NO HUNDRETH FEET (760.00') TO A POINT; THENCE;

S56°04'56"W A DISTANCE OF ONE HUNDRED FORTY AND NO HUNDRETHS FEET (140.00) TO A POINT; THENCE;

S88°26'49"W A DISTANCE OF TWO HUNDRED NINETY-FIVE AND FOURTEEN HUNDRETHS FEET (295.14') TO A POINT; THENCE;

S58°05'01"W A DISTANCE OF ONE THOUSAND FIFTY AND FORTY-SIX HUNDRETHS FEET (1050.46') TO A POINT ON THE CUL-DE-SAC OF A SUBDIVISION ROAD, SHOWN ON THE PLAN NOTED BELOW; THE PREVIOUS THREE COURSES BEING BY LOT 1A ON SAID PLAN. THENCE;

SOUTHEASTERLY AND CURVING TO THE LEFT ALONG THE ARC OF CURVE HAVING A RADIUS OF SIXTY-TWO AND FIFTY HUNDRETHS FEET (62.50') A LENGTH OF FORTY-NINE AND FOUR HUNDRED SEVENTY-SIX THOUSANDTHS FEET (49.476') TO A POINT OF REVERSE CURVATURE; THENCE;

SOUTHWESTERLY AND CURVING TO THE RIGHT ALONG THE ARC OF A CURVE HAVING A RADIUS OF THIRTY AND NO HUNDRETHS FEET (30.00') A LENGTH OF TWENTY-THREE AND SEVEN HUNDRED FORTY-EIGHT THOUSANDTHS FEET (23.748') TO A POINT OF TANGENCY; THENCE;

S56°15'08"W A DISTANCE OF EIGHTY-NINE AND FIFTY HUNDRETHS FEET (89.50') TO A POINT; THE PREVIOUS THREE COURSES BEING BY NORTHERLY SIDELINE OF THE ABOVE-MENTIONED CUL-DE-SAC; THENCE;

N02°56'58"W A DISTANCE OF FIVE HUNDRED FORTY-SEVEN AND FIFTY-FIVE HUNDRETHS FEET (547.55') TO A POINT; THENCE;

N23°59'45"W A DISTANCE OF EIGHT HUNDRED EIGHTY-TWO AND FOURTEEN HUNDRETHS FEET (882.14') TO A POINT; THENCE;

N06°41'48"W A DISTANCE OF ONE HUNDRED FORTY-SEVEN AND TWO HUNDREDS FEET (147.02); THENCE;

N61°38'43"E A DISTANCE OF TWO HUNDRED THIRTY-NINE AND SIXTY-ONE HUNDRETHS FEET (239.61); THENCE;

N39°52'59"E A DISTANCE OF FOUR HUNDRED EIGHTY-FIVE AND NO HUNDRETHS FEET (485.00'), THE PREVIOUS FIVE COURSES BEING BY LOT 2C AS SHOWN ON THE PLAN NOTED BELOW, TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PARCEL OF LAND CONTAINS AN AREA OF 37.44 ACRES, MORE OR LESS, AND IS MORE PARTICULARLY SHOWN AS LOT 2D ON A PLAN ENTITLED "REDIVISION PLAN OF LOT 2B, CRANBERRY COUNTRY ESTATES, WAREHAM STREET (ROUTE 28), MIDDLEBOROUGH, MASSACHUSETTS, SCALE: 1" INCH EQUALS 100 FEET, SEPTEMBER 25, 1990, GALE ASSOCIATES, INC., EIGHT SCHOOL STREET, WEYMOUTH, MA 02189", RECORDED WITH THE PLYMOUTH COUNTY REGISTRY OF DEEDS AS PLAN NO. 674 OF 1990. PLAN BOOK 33 PAGE 857

DRAWN BY: JR
DESIGNED BY: SMB
CHECKED BY: PT

MERRILL ASSOCIATES, INC.
REGISTERED PROFESSIONAL ENGINEERS
AND LAND SURVEYORS
427 COLUMBIA ROAD - HANOVER, MA 02339
TEL. (781) 826-8200 FAX. (781) 826-6665

LAND TITLE SURVEY
18 COWAN DRIVE
MIDDLEBOROUGH, MASSACHUSETTS
APPLICANT: PAVESTONE COMPANY
4835 LBJ FREEWAY, SUITE 200
DALLAS, TX 75244

JULY 25, 2001
SCALE: 1"=80'
JOB NO. 00-199