

GENERAL NOTES:

1. THE PROPERTY IS SHOWN ON THE TOWN OF RANDOLPH ASSESSORS MAP 75A AS LOT 25 THEREON & THE TOWN OF AVON ASSESSORS MAP D7-1-5.

2. LOCUS TITLE IS RECORDED AT THE NORFOLK COUNTY REGISTRY OF DEEDS AS FOLLOWS:

OWNERS: ABG TRUST
(WILLIAM C. LEONARD, TRUSTEE)
DEED BOOK 25624 PAGE 490

3. EXISTING CONDITIONS DETAIL AS SHOWN HEREON WAS DERIVED FROM ACTUAL FIELD LOCATION DURING JUNE 25, 2020 BY HOYT LAND SURVEYING AND FIELD VERIFIED BY THIS FIRM. THE ELEVATIONS DEPICTED HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.

4. A PORTION OF THE LOCUS LIES WITHIN FLOOD INSURANCE ZONE A AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF RANDOLPH, MASSACHUSETTS, MAP NUMBER 25021C0218E, DATED JULY 17, 2012.

5. WETLANDS DELINEATION PERFORMED BY KEN THOMSON, PWS OF ROCKLAND, MA ON MAY 14, 2021.

N/F
ELIZABETH HARRIGAN & JARRETT BEELEY
ASSESSORS D7-1-1
DEED BOOK 25693 PAGE 521

N/F
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ASSESSORS D7-1-1
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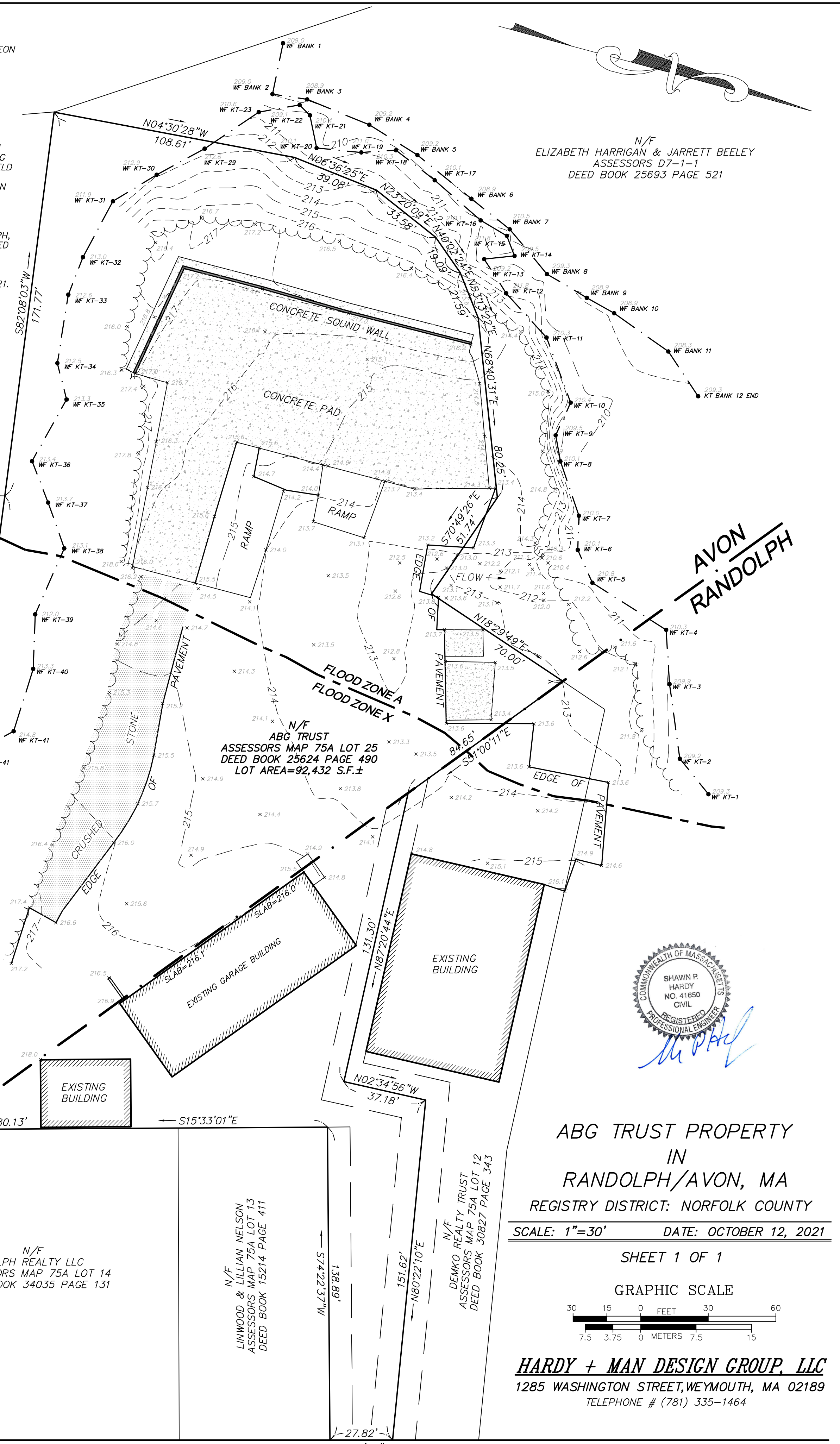
N/F
MARJORIE WALSH-BASCHIERI
ASSESSORS D7-1-2
DEED BOOK 32160 PAGE 105

N/F
REDHOOK AUTO LLC
ASSESSORS MAP 75A LOT 15.69
DEED BOOK 36867 PAGE 160

N/F
RALPH REALTY LLC
ASSESSORS MAP 75A LOT 13
DEED BOOK 34035 PAGE 131

N/F
LINWOOD & LILLIAN NELSON
ASSESSORS MAP 75A LOT 13
DEED BOOK 15214 PAGE 411

N/F
DEMKO REALTY TRUST
ASSESSORS MAP 75A LOT 12
DEED BOOK 30827 PAGE 343



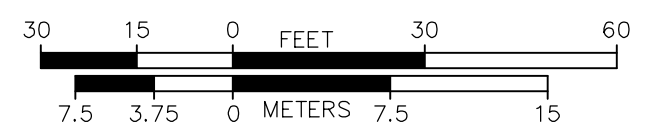
Shawn P. Hardy

ABG TRUST PROPERTY
IN
RANDOLPH/AVON, MA
REGISTRY DISTRICT: NORFOLK COUNTY

SCALE: 1"=30' DATE: OCTOBER 12, 2021

SHEET 1 OF 1

GRAPHIC SCALE



HARDY + MAN DESIGN GROUP, LLC
1285 WASHINGTON STREET, WEYMOUTH, MA 02189
TELEPHONE # (781) 335-1464

SOUTH MAIN STREET (ROUTE 28)