

NOTES:

- 1. SURVEY CONTROL POINTS WERE OBSERVED WITH A LEICA GS14 GPS RECEIVER USING THE LEICA SMARTNET NORTH AMERICA RTK NETWORK.
2. ALL ON-THE-GROUND OBSERVATIONS WERE PERFORMED USING LEICA TS12 (3'') ROBOTIC TOTAL STATIONS.
3. THIS SURVEY AND PLAN ARE BASED UPON AN ACTUAL ON THE GROUND INSTRUMENT SURVEY PERFORMED ON MAY 17, 2022.
4. LEGAL STATUS OF THE STREETS AND/OR WAYS SHOWN HEREON, WHETHER THEY ARE PUBLIC OR PRIVATE, WERE NOT MADE PART OF THIS SURVEY.
5. THE LOCATION OF UTILITIES ARE APPROXIMATE ONLY AND ARE NOT WARRANTED TO BE CORRECT. UNDERGROUND UTILITIES ARE SHOWN BASED ON EITHER RECORD DATA PROVIDED BY THE SURVEYING AUTHORITIES OR DATA PROVIDED BY OTHERS. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT INDICATED ON THESE PLANS. ALL EXISTING UTILITIES SHALL BE VERIFIED FOR SERVICE SIZE, INVERT ELEVATION, LOCATIONS, ETC. PRIOR TO NEW CONNECTIONS TO OR RELOCATION OF SAME. CONTRACTOR MUST NOTIFY DIG-SAFE AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION. NOTIFY THIS FIRM IN WRITING OF ANY AND ALL DISCREPANCIES PRIOR TO COMMENCING ANY WORK.
6. THE SUBJECT PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD ZONE AS THE SUBJECT PROPERTY IS LOCATED WITHIN THE FLOOD INSURANCE RATE MAP FOUND AS, AVON, NORFOLK COUNTY, MASSACHUSETTS, EFFECTIVE DATE JULY 17, 2012

ZONING TABLE

Table with columns: ZONING DISTRICT, CURRENT PROPERTY USE, DIMENSIONAL REGULATIONS (MIN. LOT FRONTAGE, MIN. LOT AREA, FRONT YARD, SIDE YARD, REAR YARD, MAX. LOT COVERAGE BY STRUCTURES).

DEED REFERENCES

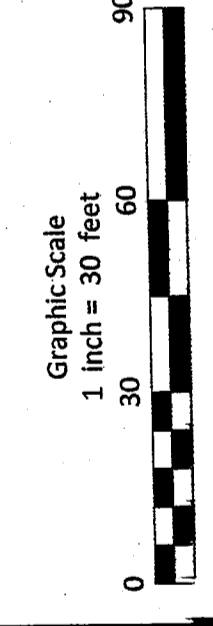
THE WALES AVENUE REAL ESTATE TRUST
DEED BK 17983 PAGE 150
DEED BK 5388 PAGE 126
DEED BK 4912 PAGE 222

PLAN REFERENCES

PLAN BK 263 PAGE 771
PLAN BK 224 PAGE 117

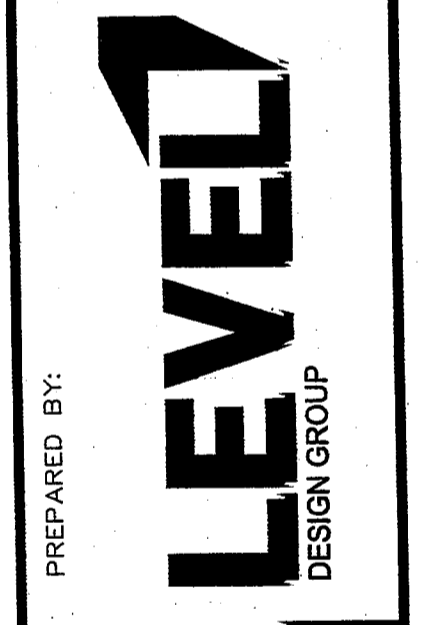
LEGEND

- BIT. BITUMINIOUS
DHF DRILL HOLE FOUND
N/F N / F
PAV. PAVEMENT
S.F. SQUARE FEET



ROBERT R. LITCHFIELD, PLS #47615 DATE MAY 31, 2022

Table with columns: REVISIONS, REV #, DATE, DESCRIPTION



CIVIL ENGINEERING / LAND SURVEYING
248 SOUTH STREET, UNIT 1, PLAINVILLE, MA 02762
Tel. 908-895-2221
website: www.lavedg.com

PROJECT: 33 WALES AVENUE
UNITS D & E
AVON, MASSACHUSETTS
NORFOLK COUNTY

TITLE: PLOT PLAN
33 WALES AVENUE
PREPARED FOR: WINES.COM
222 SUTTER STREET, STE 450
SAN FRANCISCO, CA 94108

DATE: MAY 17, 2022
1 OF 1
SHEET NO.: