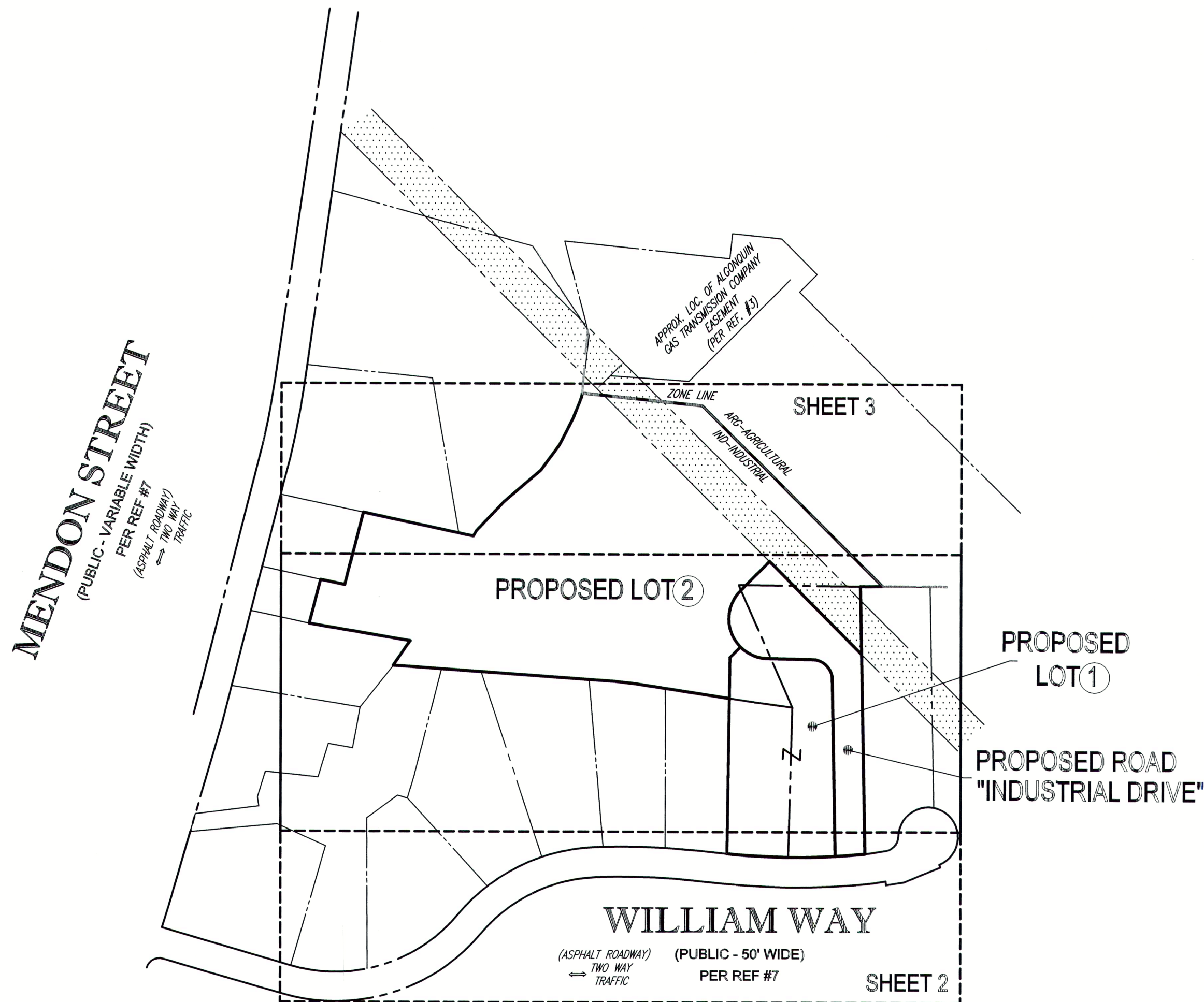
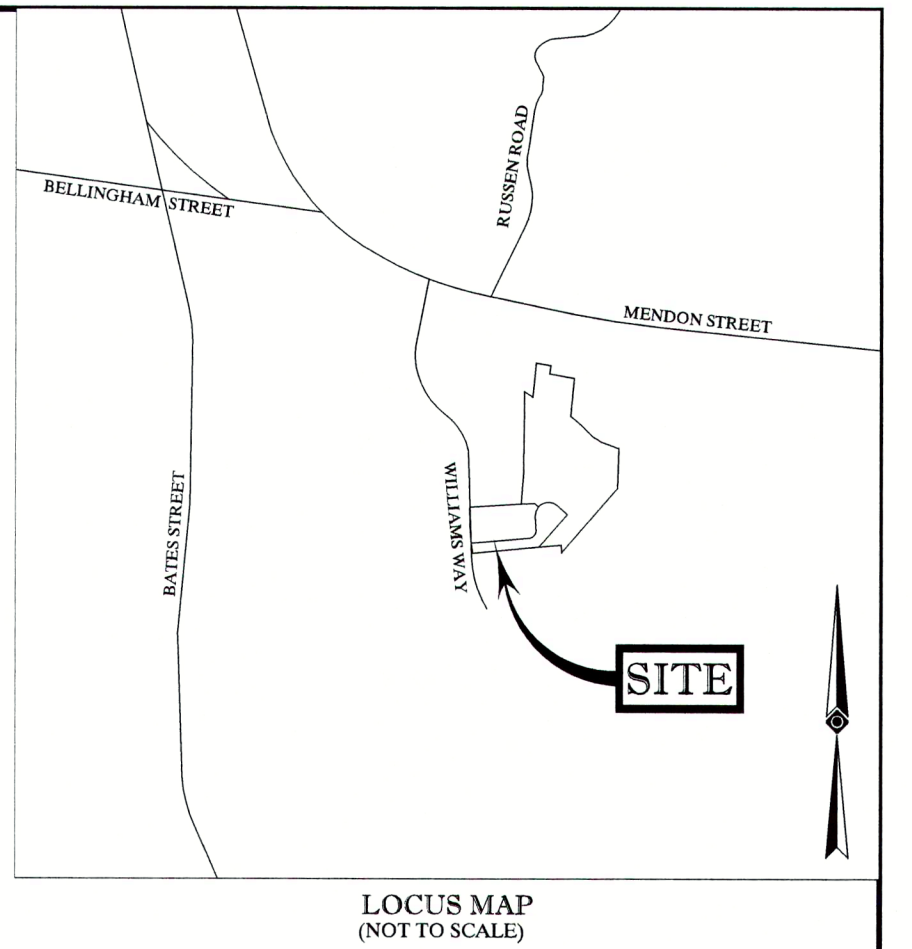
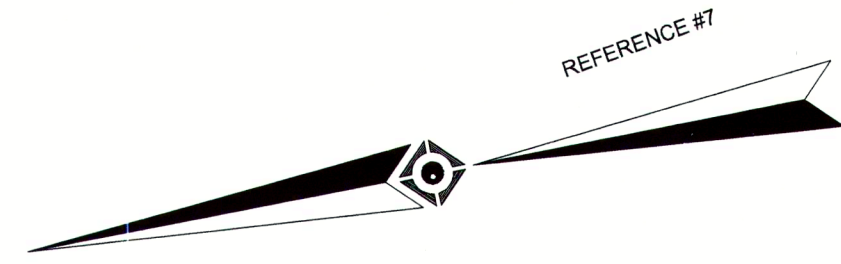


FOR REGISTRY USE ONLY



NOTES:

- PROPERTY KNOWN AS LOT 15 & 3-1 AS SHOWN ON THE TOWN OF BELLINGHAM, NORFOLK COUNTY, COMMONWEALTH OF MASSACHUSETTS MAP NO. 48.
- AREAS:  
EXISTING MAP 48, LOT 15 = 129,793 SQUARE FEET± OR 2.980 ACRES± MORE OR LESS  
EXISTING MAP 48, LOT 3-1 = 390,883 SQUARE FEET± OR 8.973 ACRES± MORE OR LESS  
TOTAL AREA = 520,676 SQUARE FEET± OR 11.953 ACRES± MORE OR LESS  
PROPOSED LOT 1 = 84,292 SQUARE FEET± OR 1.935 ACRES± MORE OR LESS  
PROPOSED LOT 2 = 382,263 SQUARE FEET± OR 8.778 ACRES± MORE OR LESS  
PROPOSED ROAD = 54,121 SQUARE FEET± OR 1.242 ACRES± MORE OR LESS  
TOTAL AREA = 520,676 SQUARE FEET± OR 11.953 ACRES± MORE OR LESS
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
- BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X- UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2

REFERENCES:

- THE TAX ASSESSOR'S MAP OF BELLINGHAM, NORFOLK COUNTY, MASSACHUSETTS, SHEET #48.
- MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, TOWN OF BELLINGHAM, NORFOLK COUNTY, PANEL 303 OF 430," COMMUNITY-PANEL NUMBER 25021C0303E, EFFECTIVE DATE: JULY 17, 2012.
- MAP ENTITLED "PLAN OF LAND IN BELLINGHAM MASS, PROPERTY OF ESTATE OF L. FRANCIS THAYER, TO BE CONVEYED TO BOSTON EDISON COMPANY," PREPARED BY SCHOFIELD BROTHERS, INC., REGISTERED LAND SURVEYORS, DATED OCTOBER 8, 1988, RECORDED IN THE NORFOLK COUNTY REGISTRY OF DEEDS, BOOK 4850, PAGE 351.
- MAP ENTITLED "PLAN OF LAND OWNED BY WILLIAM H. HOOD, IN BELLINGHAM, MASS," PREPARED BY ANDREWS SURVEY & ENGINEERING, INC., DATED JULY 30, 1985, RECORDED IN THE NORFOLK COUNTY REGISTRY OF DEEDS, BOOK 6870, PAGE 704.
- MAP ENTITLED "PLAN OF LAND SURVEYED FOR MENDON REALTY TRUST, BELLINGHAM, MASS," PREPARED BY ANDREWS SURVEY & ENGINEERING, INC., DATED JANUARY 22, 1986, RECORDED IN THE NORFOLK COUNTY REGISTRY OF DEEDS, PLAN BOOK 333, PAGE 268.
- MAP ENTITLED "PLAN OF LAND IN BELLINGHAM, MASS, SURVEYED FOR MENDON REALTY TRUST, ET AL," PREPARED BY ANDREWS SURVEY & ENGINEERING, INC., DATED SEPTEMBER 28, 1989, RECORDED IN THE NORFOLK COUNTY REGISTRY OF DEEDS, PLAN BOOK 390, PAGE 203.
- MAP ENTITLED "PLAN OF LAND IN BELLINGHAM, MASS, OWNED BY LESTER E. MICHALIK ET UX," PREPARED BY EASTMAN & CORBETT INC., DATED NOVEMBER 1980, RECORDED IN THE NORFOLK COUNTY REGISTRY OF DEEDS, BOOK 3864, PAGE 148.
- MAP ENTITLED "BELLINGHAM - 1928 ALTERATION," LAYOUT NO. 2497, SHEETS 9, 10, & 11 OF 11.
- MAP ENTITLED "THE COMMONWEALTH OF MASSACHUSETTS, PLAN OF ROAD IN THE TOWN OF BELLINGHAM, NORFOLK COUNTY, ALTERED AND LAID OUT AS A STATE HIGHWAY BY THE DEPARTMENT OF PUBLIC WORKS," DATED MAY 5, 1951, LAYOUT NO 2770, SHEETS 1 & 2.
- MAP ENTITLED "PLAN OF LAND ON WILLIAMS WAY, IN BELLINGHAM, MA OWNED BY JOSEPH KRAUKER, TRUSTEE OF STEPPING STONE, REALTY TRUST & DMJ CONCRETE CORP," ANDREWS SURVEY & ENGINEERING, INC., DATED MARCH 5, 2012 - UNRECORDED PLAN
- MAP ENTITLED "DEFINITIVE PLAN OF LAND, PROPOSED INDUSTRIAL PARK, CALLED PARK - 140, OWNED BY WILLIAM H. HOOD," DATED JULY 1984, RECORDED IN THE NORFOLK COUNTY REGISTRY OF DEEDS, PLAN 1250, BOOK 316.
- MAP ENTITLED "SITE DEVELOPMENT PLAN LOCATED AT 24 WILLIAM WAY, BELLINGHAM, MA PREPARED FOR WILLIAM WAY PROPERTIES, LLC," PREPARED BY LAND PLANNING, INC, DATED AUGUST 2016.
- MAP ENTITLED "SITE DEVELOPMENT PLAN FOR A S.D.I, LOTS 6 & 7," PREPARED BY ANDREWS SURVEY, PROVIDED BY BOHLER ENGINEERING.
- MAP ENTITLED "SITE PLAN, SITE DEVELOPMENT PLANS FOR WILLIAM WAY PARTNERS, LLC, LOCATION OF SITE MAP #48, LOTS #3-1 PORTION OF 24 WILLIAM WAY TOWN OF BELLINGHAM NORFOLK COUNTY MASSACHUSETTS" PREPARED BY BOHLER ENGINEERING, DATED JULY 31, 2018.

APPROVAL BLOCK

SIGNATURE	<i>[Signature]</i>	DATE	1/18/18
SIGNATURE	<i>[Signature]</i>	DATE	1/18/18
SIGNATURE	<i>[Signature]</i>	DATE	1/18/18
SIGNATURE	<i>[Signature]</i>	DATE	1/18/18
SIGNATURE	<i>[Signature]</i>	DATE	1/18/18

ZONING INFORMATION	
(I) INDUSTRIAL DISTRICT	
SOURCE: TOWN OF BELLINGHAM ZONING BY-LAWS (PER REF #14)	
ITEMS	REQUIRED
MINIMUM LOT AREA (SF)	60,000
MINIMUM FRONTAGE (FEET)	200
MINIMUM FRONT YARD (FEET)	20 (c)
MINIMUM SIDE YARD (FEET)	10 (f)
MINIMUM REAR YARD (FEET)	20 (c)
MAXIMUM BUILDING HEIGHT (FEET)	45

- FOOTNOTES:
- (c) INCREASE TO 100 FEET FOR INDUSTRIAL BUILDINGS FACING OR ADJOINING A RESIDENTIAL, SUBURBAN, OR AGRICULTURAL DISTRICT.
- (f) FOR INDUSTRIAL OR COMMERCIAL USES, INCREASE TO 30 FEET WHERE ADJOINING AN AGRICULTURAL, SUBURBAN, RESIDENTIAL, OR MULTIFAMILY DISTRICT OR RESIDENTIAL USE.

NOTE: ZONING CRITERIA IDENTIFIED HEREON ARE BASED UPON PRELIMINARY RESEARCH AND PRESENTED FOR REFERENCE ONLY. SAME MUST BE CONFIRMED WITH LOCAL ZONING OFFICIAL AND LEGAL COUNSEL TO CONFIRM VALIDITY.

THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BACK INK SEAL



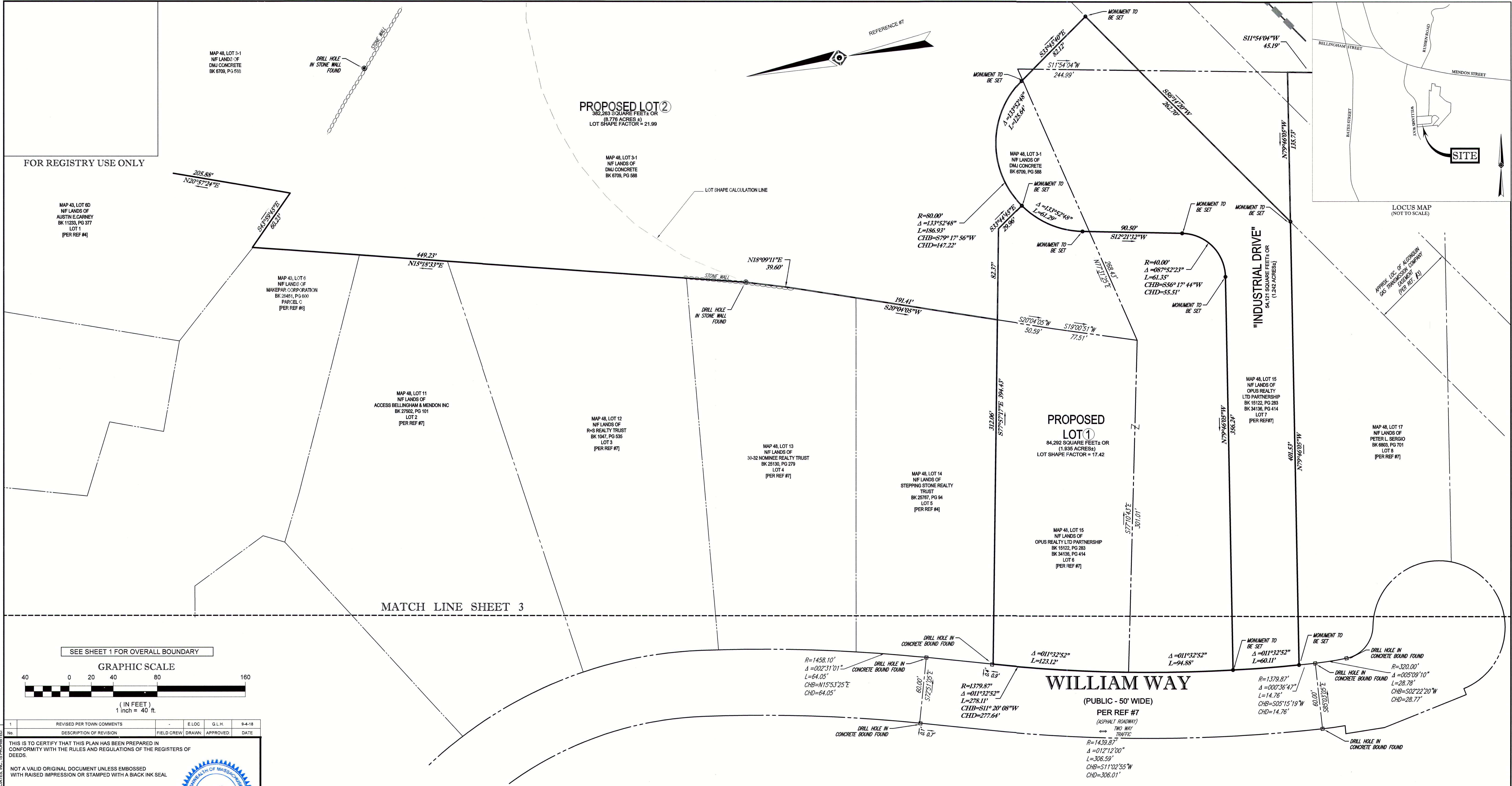
GERRY L. HOLDRIGHT, PLS  
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

DATE

1	REVISED PER TOWN COMMENTS	-	E.LOC	G.L.H.	9-4-18
No	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE
FIELD DATE	1-17-17	DEFINITIVE SUBDIVISION LOTTING PLAN			
FIELD BOOK NO.	17-01MA	WILLIAM WAY PARTNERS, LLC			
FIELD BOOK PG.	51-52	24-26 WILLIAM WAY			
FIELD CREW	B.S.B	LOT 15 & 3-1, MAP 48			
DRAWN	D.M.O.	TOWN OF BELLINGHAM, NORFOLK COUNTY			
REVIEWED	E.LOC	APPROVED	G.L.H.	DATE	7-30-2018
SCALE	1"=200'	FILE NO.	03-160289	DWG. NO.	1 OF 3

**CONTROL POINT ASSOCIATES, INC.**  
MANHATTAN, NY 646.780.0411  
MT. LAUREL, NJ 609.857.2099  
CHALFONTE, PA 215.712.9800  
WARREN, NJ 908.668.0099





1

REVISED PER TOWN COMMENTS

E.LOC

G.L.H.

9-4-18

No

DESCRIPTION OF REVISION

FIELD CREW

DRAWN

APPROVED

DATE

THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLACK INK SEAL

MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

GERRY L. HOLDRIGHT, PLS

DATE

FIELD DATE

1-17-17

FIELD BOOK NO.

17-01MA

FIELD BOOK PG.

51-52

FIELD CREW

B.S.B

DRAWN

D.M.O.

REVIEWED

E.LOC

APPROVED

G.L.H.

DATE

7-30-2018

SCALE

1"=40'

FILE NO.

03-160289

DWG. NO.

2 OF 3

DEFINITIVE SUBDIVISION LOTTING PLAN

WILLIAM WAY PARTNERS, LLC

24-26 WILLIAM WAY

LOT 15 & 3-1, MAP 48

TOWN OF BELLINGHAM, NORFOLK COUNTY

COMMONWEALTH OF MASSACHUSETTS

CONTROL POINT ASSOCIATES, INC.

MANHATTAN, NY 646.780.0411

352 TURNPIKE ROAD

SOUTH BOROUGHS, MA 01772

508.948.3000 - 508.948.3003 FAX

MT. LAUREL, NJ 609.857.2099

CHALFONTE, PA 215.712.9800

WARREN, NJ 908.668.0099

APPROVAL BLOCK

SIGNATURE

*[Signature]*

DATE

11/3/16

SIGNATURE

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DATE

11/8/18

SIGNATURE

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DATE

11/8/18

SIGNATURE

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DATE

11/8/18

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*[Signature]*

DATE

11/8/18

ZONING INFORMATION	
(I) INDUSTRIAL DISTRICT	
SOURCE: TOWN OF BELLINGHAM ZONING BY-LAWS (PER REF #14)	
ITEMS	REQUIRED
MINIMUM LOT AREA (SF)	80,000
MINIMUM FRONTAGE (FEET)	200
MINIMUM FRONT YARD (FEET)	20 (G)
MINIMUM SIDE YARD (FEET)	10 (F)
MINIMUM REAR YARD (FEET)	20 (G)
MAXIMUM BUILDING HEIGHT (FEET)	45
FOOTNOTES:	
(G) INCREASE TO 100 FEET FOR INDUSTRIAL BUILDINGS FACING OR ADJOINING A RESIDENTIAL, SUBURBAN OR AGRICULTURAL DISTRICT.	
(F) FOR INDUSTRIAL OR COMMERCIAL USES INCREASE TO 30 FEET WHERE ADJOINING AN AGRICULTURAL, SUBURBAN, RESIDENTIAL, OR MULTIFAMILY DISTRICT OR RESIDENTIAL USE.	

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