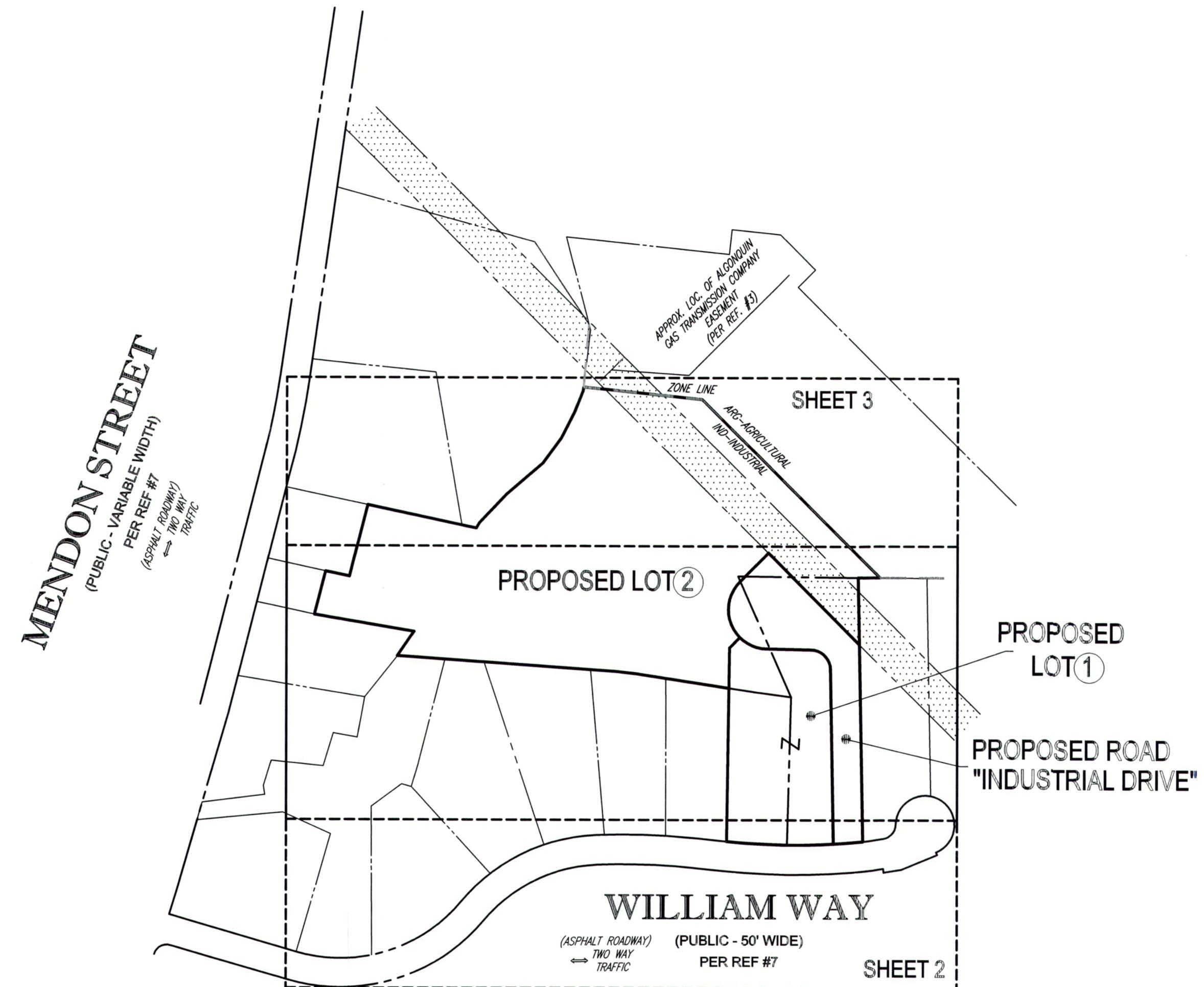


FOR REGISTRY USE ONLY

LOCUS MAP
(NOT TO SCALE)



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 = 520,675 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 8.776 ACRES± MORE OR LESS
PROPOSED ROAD = 54,121 SQUARE FEET± OR 1.242 ACRES± MORE OR LESS
TOTAL AREA = 520,675 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 MATERIALS AS LISTED HEREIN.
- 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 1, 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 SHOEFIELD OTHERS, INC., REGISTERED LAND SURVEYORS, DATED OCTOBER 8, 1968, RECORDED IN THE NORFOLK COUNTY REGISTRY OF DEEDS, BOOK 4650, 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 6970, PAGE 704.
- MAP ENTITLED "PLAN OF LAND SURVEY 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 29, 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 3884, 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 216.
- 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, 2016.

APPROVAL BLOCK

GRAPHIC SCALE	
200	0
100	200
400	800
1 inch = 200ft.	

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:

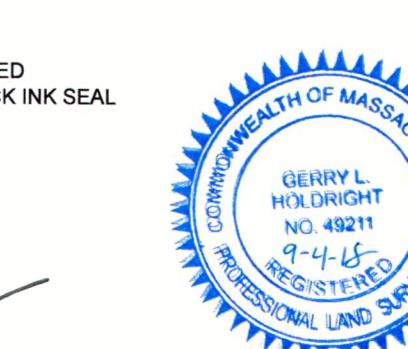
(c) INCREASE TO 100 FEET FOR INDUSTRIAL BUILDINGS FACING OR ADJOINING A RESIDENTIAL SUBURBAN, OR AGRICULTURAL DISTRICT.

(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 PROVIDED 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 BLACK INK SEAL.

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



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

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

CONTROL POINT
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352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
508.948.3000 - 508.948.3003 FAX
MANHATTAN, NY 100-0411
MT. LAUREL, NJ 080-857-2099
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