

BEARING BASE OF LAND
 COURT CASE No. 38232

LEGEND

●	= WATER GATE/SHUT-OFF	○	= STONE WALL
■	= CATCH BASIN	—	= DRAIN PIPE
□	= DRAIN MANHOLE	—	= WATER LINE
⊖	= SEWER MANHOLE	—	= SEWER LINE
⊕	= ELECTRIC MANHOLE	—	= GAS LINE
⊙	= TELEPHONE MANHOLE	—	= STEEL GUARDRAIL
○	= MANHOLE	—	= STOCKADE FENCE
⊗	= ELECTRIC BOX	—	= CHAIN LINK FENCE
⊘	= ELECTRIC METER	—	= OVERHEAD WIRES
⊙	= AIR CONDITIONER	—	= TREE LINE
⊕	= GAS METER	○	= TREES & SHRUBS
⊖	= GAS GATE	○	= UTILITY POLE/GUY WIRE
⊙	= HYDRANT	—	= TRAFFIC SIGNAL POLE
⊕	= LIGHT POLE	—	= EDGE OF PAVEMENT
⊖	= SIGN	—	= PRECAST CONCRETE CURB
⊕	= DPW SIGNAL BOX	—	= VERTICAL GRANITE CURB
⊖	= MONITORING WELL	—	= SLOPED GRANITE CURB
		—	= CAPE COD BERM

GENERAL NOTES:

ZONING DISTRICT : COMMERCIAL-2 (C-2)
 MINIMUM ZONING REQUIREMENTS
 MIN. LOT AREA = NONE
 MIN. LOT FRONTAGE = NONE
 MIN. BUILDING SETBACKS : FRONT= NONE SIDE= NONE REAR= NONE

LOCUS PROPERTY IS COMPRISED OF:
 ASSESSORS MAP 7, RTE 145, PLOT 101
 ASSESSORS MAP 7, RTE 146, PLOT 102

LOCUS DEED REFERENCES : LAND COURT CERTIFICATE OF TITLE #109881
 OWNER OF RECORD : 1324 BELMONT LLC.

PLAN REFERENCE : LAND COURT CASE 38232

COMMUNITY PANEL NUMBER 250261 0010 C
 THE FLOOD INSURANCE RATE MAP DEFINES THIS AREA AS ZONE C,
 AREA OF MINIMAL FLOODING.

EXISTING CONDITIONS INFORMATION SHOWN ON THIS PLAN IS BASED ON
 CURRENT AVAILABLE RECORD INFORMATION CONSISTING OF PLANS AND DEEDS
 AND IS ALSO THE RESULT OF AN ACTUAL ON THE GROUND FIELD SURVEY
 PERFORMED BY THIS FIRM ON 8-27 AND 8-28-07.

LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE
 BASED ON AVAILABLE RECORD INFORMATION AND A FIELD SURVEY.

BM A : TOP OF HYDRANT SPINDLE (ACCESS EASEMENT) ELEV=109.53 BCB
 BM B : TOP OF HYDRANT SPINDLE (LANCASTER ST.) ELEV=103.90 BCB

FIELD BOOK REFERENCE : BK. 314 PG. 69-74

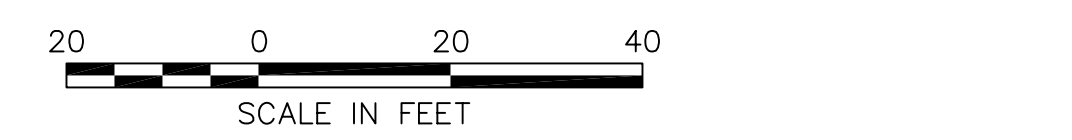
PARKING TABLE : OFFICE SPACE
 31,980 -10% = 28,782 / 250 = 115 SPACES
 115 SPACES REQUIRED
 121 SPACES PROVIDED

**Assessors Map: 7 Plot: 101 and 102
 Belmont Street, Brockton, Massachusetts**



As Built Plan

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SCALE: 1"=20' DATE: 9-7-2007

NO.	BY	DATE	REMARKS

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 2006-015

C-1
 DRAWING NUMBER