

GENERAL NOTES

- THE PARCEL IS FOUND ON TAX MAP 16, PARCELS 54, 60 & 62 IN THE TOWN OF MENDON, WORCESTER COUNTY, MASSACHUSETTS.
- THE OWNER OF PARCEL 54, PER DEED BOOK 53213, PAGE 212 IS REBECCA D. DOHERTY AND DAVID R. DOHERTY, TRUSTEES OF THE REBECCA D. DOHERTY REVOCABLE TRUST.
- LOT 60 PER DEED BOOK 47808, PAGE 299 IS DIANE K. RICE, TRUSTEE OF THE KINSLEY LANE REALTY TRUST.
- LOT 61 PER DEED BOOK 52511, PAGE 19 IS THE 61 DIANE K. RICE, TRUSTEE OF THE 61 KINSLEY LANE REALTY TRUST.
- THIS SITE IS LOCATED IN FEMA FLOOD ZONE X AND A. REFERENCE FEMA FLOOD INSURANCE RATE MAP 25027C1030E, MAP REVISED JULY 4, 2011. THIS DESIGNATION MAY CHANGE BASED UPON REVIEW BY A FLOOD ZONE SPECIALIST OR BY THE RESULTS OF A COMPREHENSIVE FLOOD STUDY.
- THE PARCEL IS ZONED RR - RURAL RESIDENTIAL DISTRICT BASED ON THE TOWN OF MENDON MASSACHUSETTS ZONING MAP AS AMENDED THROUGH MAY 3, 2019. ANY OVERLAY DISTRICTS, SPECIAL PERMITS OR VARANCES SPECIFIC TO THIS SITE ARE NOT TAKEN INTO CONSIDERATION. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
- FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING ON SEPTEMBER 30, 2025. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
- ELEVATIONS SHOWN HEREON, IN U.S. SURVEY FEET, ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS DETERMINED BY DIPRETE ENGINEERING USING REAL TIME KINEMATIC G.P.S. OBSERVATIONS.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR ANY UNKNOWN OR UNRECORDED EASEMENTS, DEEDS OR CLAIMS THAT A TITLE REPORT WOULD DISCLOSE.
- A CLOSING LINE IS AN ARBITRARY SURVEY LINE USED FOR COMPUTATIONAL PURPOSES ONLY AND IS NOT TO BE MISINTERPRETED AS A PROPERTY LINE.
- LAKE NIPMUC IS A MASSACHUSETTS GREAT POND. PROPERTY OWNERSHIP EXTENDS TO THE NATURAL MEAN HIGH-WATER LINE, BELOW WHICH THE BED IS OWNED BY THE COMMONWEALTH OF MASSACHUSETTS. THE LINE SHOWN REPRESENTS THE INTERPRETED MEAN HIGH-WATER LOCATION BASED ON RECORD DATA AND FIELD OBSERVATION.
- PARCEL 60 IS SUBJECT TO A DRAIN EASEMENT PER DEED BOOK 5238, PAGE 244.
- PARCEL 61 IS SUBJECT TO A RIGHT OF WAY THREE FEET WIDE PER DEED BOOK 2886, PAGE 511.
- PARCELS 60 & 61 ARE SUBJECT TO AN EASEMENT TO WORCESTER SUBURBAN ELECTRIC COMPANY PER DEED BOOK 2643, PAGE 193.

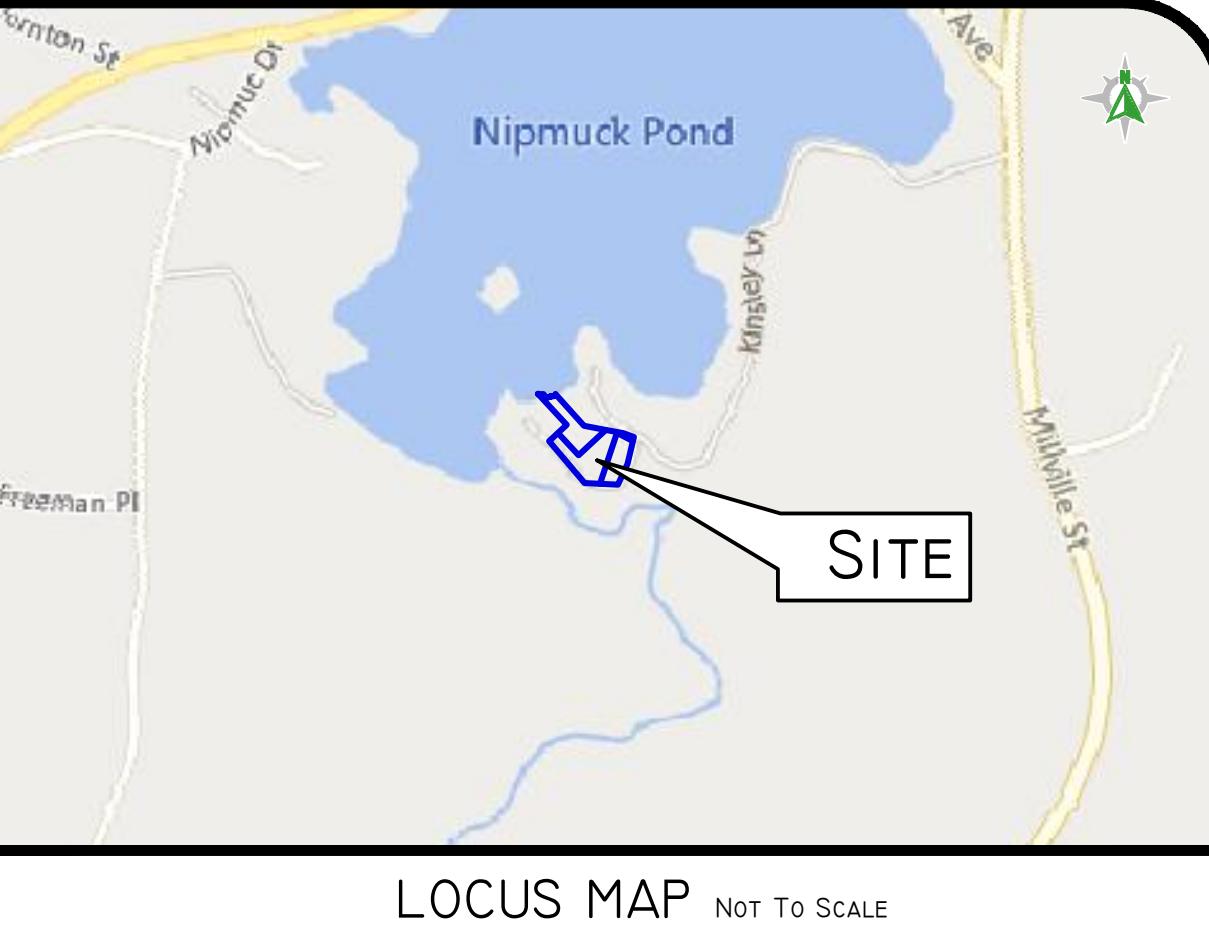
PLAN REFERENCES

- PLAN BOOK 145, PLAN 42.
- PLAN BOOK 566, PLAN 117.
- PLAN BOOK 626, PLAN 57.
- PLAN BOOK 724, PLAN 89.
- PLAN BOOK 748, PLAN 88.
- PLAN BOOK 803, PLAN 15.
- PLAN BOOK 918, PLAN 113.

SCALE: 1"=20'
0 10' 20' 40'

LEGEND

| | |
|-------------------------|-----------------------------|
| WATER LINE | I23/I234 DEED BOOK/PAGE |
| SEWER LINE | AP ASSESSOR'S PLAT |
| SEWER FORCE MAIN | N/F NOW OR FORMERLY |
| GAS LINE | (R) RECORD |
| ELECTRIC LINE | (CA) CHORD ANGLE |
| OVERHEAD WIRES | (D) DEED |
| MINOR CONTOUR LINE | (M) MEASURED |
| MAJOR CONTOUR LINE | ▲/▲ NAIL/SPIKE FOUND/SET |
| PROPERTY LINE | ○/○ DRILL HOLE FOUND/SET |
| ASSESSOR LINE | ○/○ IRON ROD/PIPE FOUND/SET |
| TREELINE | ■/■ BOUND FOUND/SET |
| GARDEN RAIL | HC HANDICAPPED |
| FENCE | LC LANDSCAPING |
| RETAINING WALL | W SIGN POST |
| STONE WALL | SEWER MANHOLE |
| 20' WIDE RIGHT OF WAY | SEWER CLEANOUT |
| DEED BOOK 2373, PAGE 48 | HYDRANT |
| | IRRIGATION VALVE |



LOCUS MAP NOT TO SCALE

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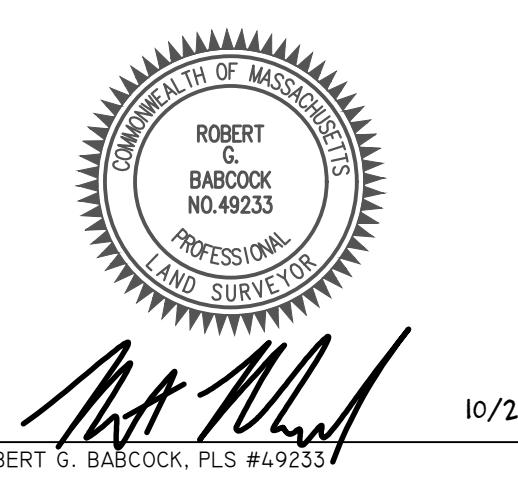
III

BOUNDARY & TOPOGRAPHIC SURVEY

54, 60 & 61 KINSLEY LANE
TAX MAP 16 PARCELS 54, 60 & 61
MENDON, MASSACHUSETTS 01570
37 SUTTON ROAD, WEBSTER, MASSACHUSETTS 01570
PREPARED FOR:
PATRICK DOHERTY

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0 10/24/25 BOUNDARY & TOPOGRAPHIC SURVEY A.J.F.
NO. DATE DESCRIPTION BY:



CERTIFICATION
I CERTIFY THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND IN ACCORDANCE WITH THE RULES AND REGULATIONS AS STATED IN CMR 250 SECTION 6.00.
10/24/25
ROBERT G. BABCOCK, PLS #49233

