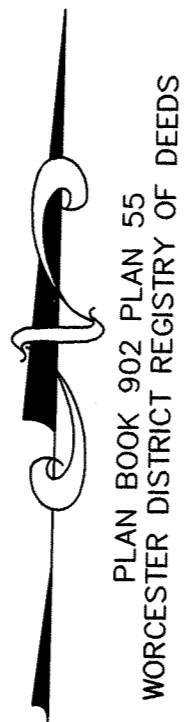


"I HEREBY CERTIFY THAT POND STREET HAS BEEN LAID OUT AND THE BOUNDS HAVE BEEN SET AS SHOWN ON THIS PLAN"

"I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS."

"I HEREBY CERTIFY THAT THE PROPERTY LINES DEPICTED ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF THE STREETS AND WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP FOR NEW WAYS ARE SHOWN."

THIS CERTIFICATION IS INTENDED TO MEET THE REQUIREMENTS OF THE REGISTRY OF DEEDS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE LAND SHOWN HEREON.



FOR REGISTRY USE ONLY

PLS  DATE 9-13-2023



OPEN SPACE PARCEL
N/F
THE TOWN OF MENDON
PARCEL 32 PLAN BOOK 923 PLAN 94

LOT 7
N/F
ERIC S. ROWSE AND
PAIGE ROWSE
BOOK 59211 PAGE 142
13 POND STREET

LOT 8
N/F
PAUL FURTADO AND
MAIREAD A. FURTADO
BOOK 60052 PAGE 261
15 POND STREET

FIRE UTILITY EASEMENT
918 SF±
(SEE NOTE 6)

RAILROAD SPIKE WITH PUNCH MARK

CONCRETE BOUND WITH DRILL HOLE (TYPICAL EXCEPT WHERE NOTED)

DRAINAGE EASEMENT
1,285 SF±
PLAN BOOK 902 PLAN 55

LOT 9
N/F
BASSEM NADER AND
JESSICA SAMMOUR
BOOK 59494 PAGE 170
16 POND STREET

OPEN SPACE PARCEL
N/F
THE TOWN OF MENDON
PARCEL 32 PLAN BOOK 923 PLAN 94

LOT 11
N/F
HARITON DELIGIANNIDES AND
METAMORFI DELIGIANNIDES
BOOK 59428 PAGE 196
12 POND STREET

LOT 10
N/F
EVAN FRITZ AND
ERICA FRITZ
BOOK 59650 PAGE 22
14 POND STREET

LOT 12
N/F
ALEXANDER JORDAN LATAILLE AND
VALBONA LATAILLE
BOOK 60001 PAGE 29
10 POND STREET

DRAINAGE EASEMENT
3,989 SF±
PLAN BOOK 902 PLAN 55

LOT 13
N/F
KARSTEN KELLER AND
CHRISTA RAHAEUSER-KELLER
BOOK 60025 PAGE 63
8 POND STREET

LOT 5
N/F
DAVID B. KEVORKIAN AND
KIMBERLY E. KEVORKIAN
BOOK 58740 PAGE 200
9 POND STREET

FIRE UTILITY EASEMENT
918 SF±
(SEE NOTE 4)

LOT 14
N/F
JOSEPH SAIA AND
RACHEL SAIA
BOOK 59582 PAGE 244
6 POND STREET

LOT 15
N/F
JASON AND LUISA
BOOK 59665 PAGE 105
4 POND STREET

DRAINAGE EASEMENT 2B
12,065 SF±
PLAN BOOK 902 PLAN 55

LOT 16
N/F
NITANT RAVAL AND
BHAKTI RAVAL
BOOK 60129 PAGE 172
2 POND STREET

DRIVEWAY EASEMENT
764 SF±
PLAN BOOK 902 PLAN 55

N/F
BRUCE L. CLIFTON AND
THERESA A. CLIFTON
BOOK 17728 PAGE 103
54 GEORGE STREET

LOT 3
N/F
BRIAN MORGAN AND
NICOLE OLIVEIRA
BOOK 58507 PAGE 341
5 POND STREET

LOT 2
N/F
MITALI MOHANAN AND
CHETAN SHIVSHARAN
BOOK 57542 PAGE 104
3 POND STREET

DRAINAGE EASEMENT 2A
1,335 SF±
PLAN BOOK 902 PLAN 55

FIRE UTILITY EASEMENT
893 SF±
PLAN BOOK 902 PLAN 55

N/F
MALCOLM L. WHITMAN AND
PATRICIA H. WHITMAN
BOOK 38675 PAGE 19
56 GEORGE STREET

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED MENDON PLANNING BOARD

DATE: _____ BEING A MAJORITY

APPROVED: MENDON SELECT BOARD

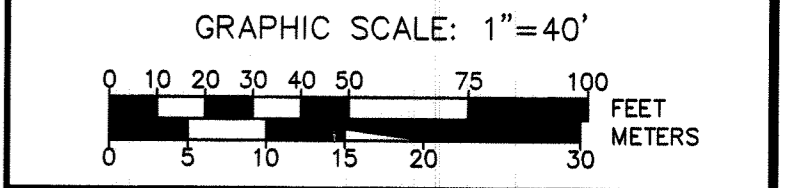
DATE: _____ BEING A MAJORITY

POND STREET ACCEPTED AT A TOWN MEETING HELD:
DATE: _____
TOWN CLERK _____

- NOTES
1. THIS PLAN REFERS TO THE TOWN OF MENDON ASSESSORS ATLAS SHEET 9.
2. SEE DEFINITIVE PLAN ENTITLED "POND MEADOW ESTATES" RECORDED IN PLAN BOOK 902 PLAN 55 AT THE WORCESTER DISTRICT REGISTRY OF DEEDS. ALSO SEE: PLAN BOOK 923 PLAN 94 PLAN BOOK 922 PLAN 123 PLAN BOOK 906 PLAN 86 PLAN BOOK 902 PLAN 54
3. POND STREET ROAD AREA TO BE ACCEPTED: 76,007 SF (1.74 ACRES)
4. FIRE UTILITY EASEMENT AT LOT 4 IS INTENDED TO REVISE AND ADJUST A FIRE UTILITY EASEMENT DEPICTED ON PLAN BOOK 902 PLAN 55.
5. FIRE UTILITY EASEMENT AT LOT 6 DEPICTED ON PLAN BOOK 902 PLAN 55 IS INTENDED TO BE EXTINGUISHED.
6. FIRE UTILITY EASEMENT AT LOT 8 IS INTENDED TO DEPICT A FIRE UTILITY EASEMENT REFERENCED IN DEED BOOK 60052 PAGE 261

OWNER / APPLICANT
F&D CENTRAL REALTY CORPORATION, INC.
189 MAIN STREET
MILFORD MA 01757
BOOK 45417 PAGE 344
WORCESTER DISTRICT REGISTRY OF DEEDS

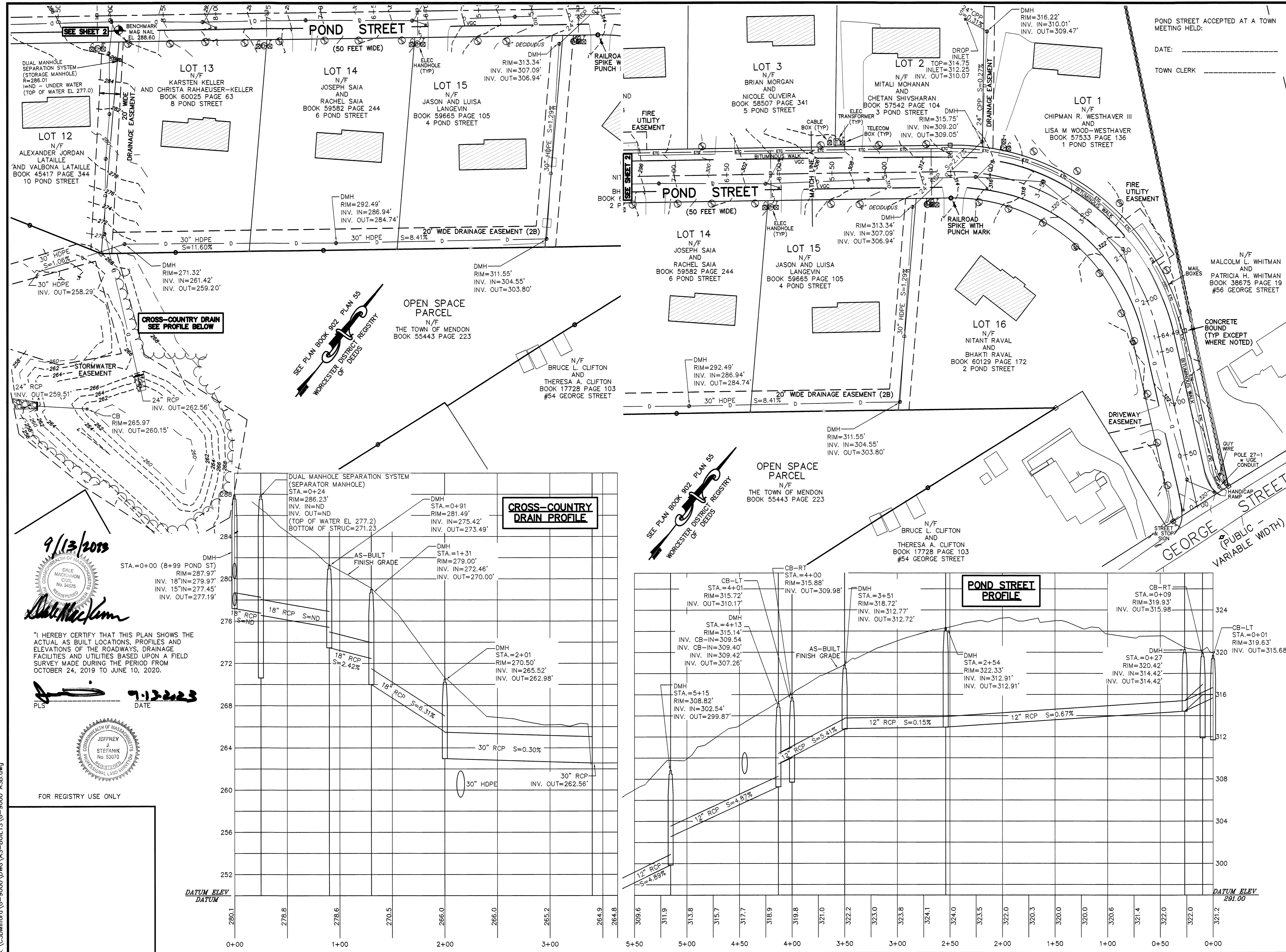
"POND MEADOW ESTATES"
AS-BUILT ACCEPTANCE PLAN
POND STREET
MENDON, MASSACHUSETTS
SCALE: 40 FEET TO AN INCH
DATE: SEPTEMBER 13, 2023



Guerriere & Halon, Inc.
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333 WEST STREET PH. (508) 473-6630
MILFORD, MA 01757 FX. (508) 473-8243
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G-9000



POND STREET ACCEPTED AT A TOWN MEETING HELD:
 DATE: _____
 TOWN CLERK _____

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
 MENDON PLANNING BOARD

DATE: _____ BEING A MAJORITY

APPROVED: MENDON SELECT BOARD

DATE: _____ BEING A MAJORITY

NOTES
 1. REFERENCE IS MADE TO A PLAN ENTITLED: "POND MEADOW ESTATES AN OPEN SPACE COMMUNITY PLAN IN MENDON MASSACHUSETTS" DATED MARCH 29, 2012, REVISED AUGUST 28, 2012.
 2. PLAN REFERS TO USGS VERTICAL DATUM OF 1929.
 3. REFERENCE IS MADE TO THE FOLLOWING PLANS RECORDED AT THE WORCESTER DISTRICT REGISTRY OF DEEDS:
 PLAN BOOK 922 PLAN 123
 PLAN BOOK 906 PLAN 86
 PLAN BOOK 902 PLAN 55
 PLAN BOOK 902 PLAN 54
 4. ND = NOT DETERMINED
 VGC = VERTICAL GRANITE CURB

WARNING EXISTING UTILITY LINES INDICATED OR NOTED ON THESE DRAWINGS ARE SHOWN AS OBTAINED FROM EXISTING INFORMATION AND ARE ONLY APPROXIMATE IN LOCATION. THE CONTRACTOR SHALL TAKE CAUTION IN THESE AREAS TO AVOID DAMAGE TO EXISTING UTILITY LINES AND/OR HARM TO PERSONNEL ENGAGED IN WORKING IN THESE AREAS. EXISTING LINES OTHER THAN THOSE INDICATED ON THESE DRAWINGS MAY BE ON THE SITE. THE CONTRACTOR IS WARNED TO PROCEED WITH CAUTION WITH ALL WORK, ESPECIALLY EXCAVATION WORK, AND TO MAKE ALL POSSIBLE INVESTIGATIONS AS TO POSSIBLE UNMARKED UTILITY LINES. CALL 811 TO CONTACT "DIG SAFE".

OWNER / APPLICANT
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 MILFORD, MA 01757
 BOOK 45417 PAGE 344
 WORCESTER DISTRICT REGISTRY OF DEEDS

"POND MEADOW ESTATES"
AS-BUILT ACCEPTANCE PLAN
POND STREET
MENDON, MASSACHUSETTS

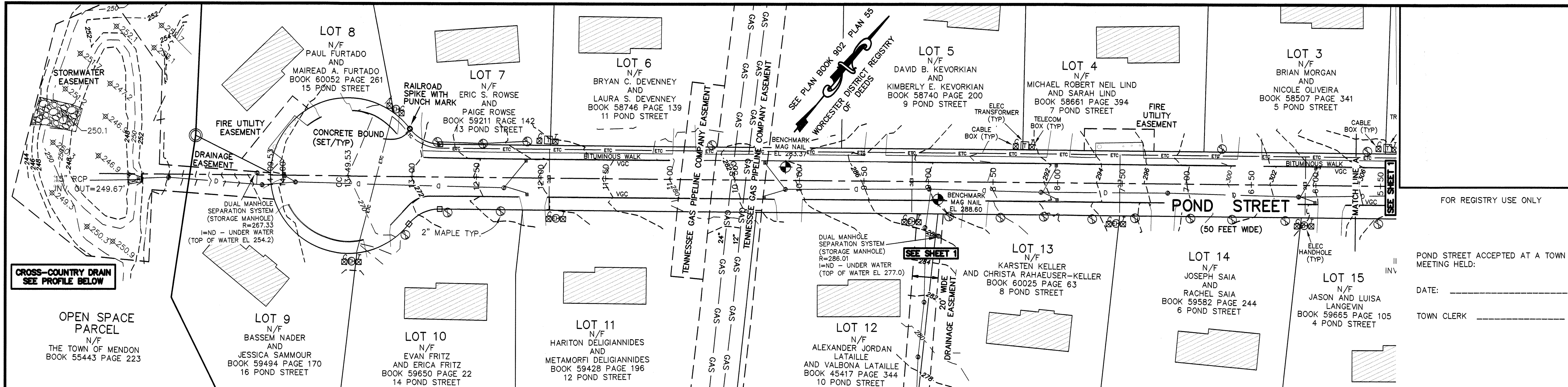
SCALE: 40 FEET TO AN INCH HORIZONTAL
 4 FEET TO AN INCH VERTICAL
 DATE: SEPTEMBER 13, 2023
 HORIZ. SCALE: 1"=40'
 VERT. SCALE: 1"=4'

0 10 20 30 40 50 75 100 FEET
 0 5 10 15 20 30 METERS

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SHEET 2 OF 3
 AS-BUILT
 PLAN AND PROFILE
 G-9000

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APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
MENDON PLANNING BOARD

DATE: _____
BEING A MAJORITY

APPROVED: MENDON SELECT BOARD

DATE: _____
TOWN CLERK _____

DATE: _____
BEING A MAJORITY

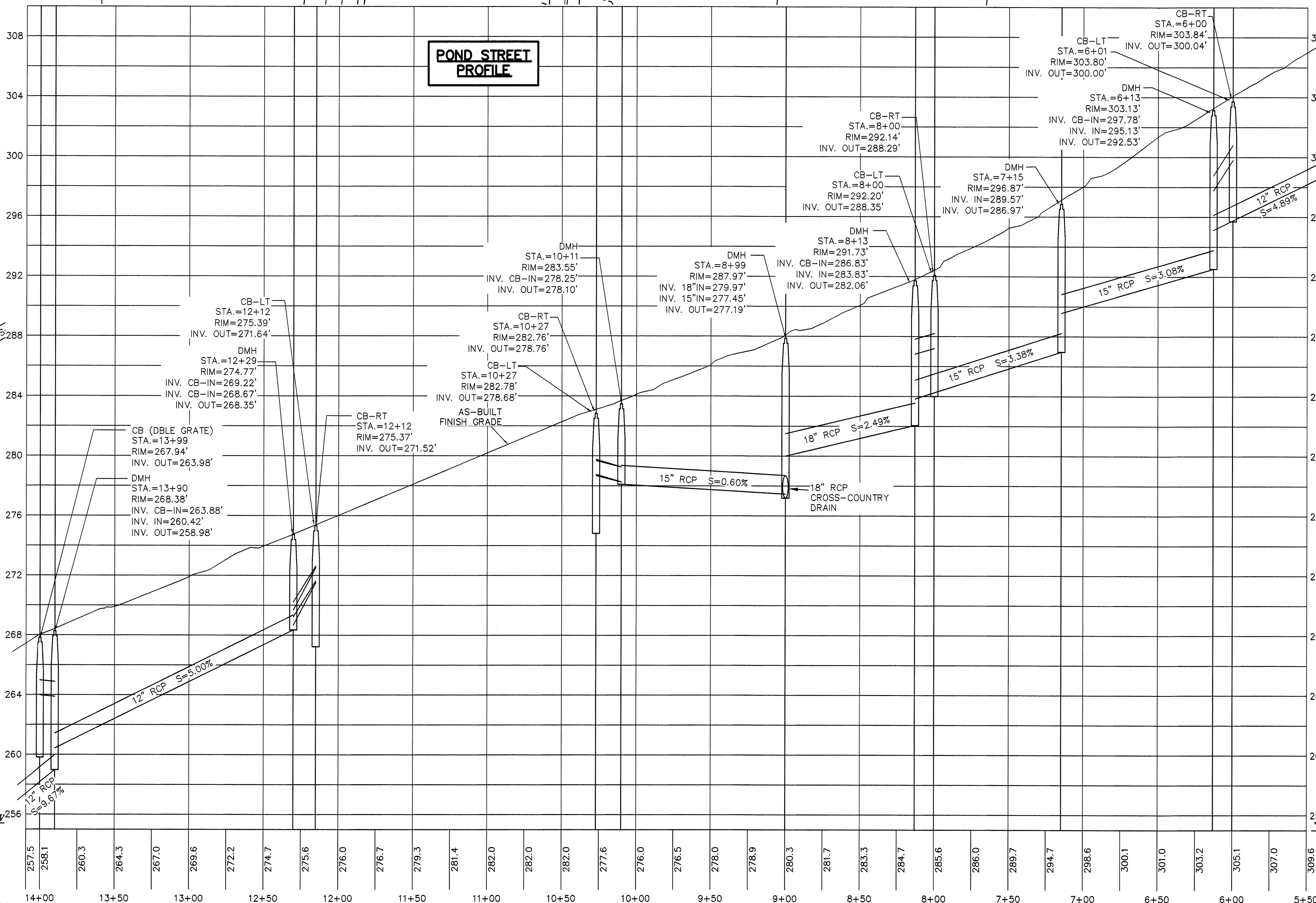
CROSS-COUNTRY DRAIN
SEE PROFILE BELOW

OPEN SPACE PARCEL
N/F THE TOWN OF MENDON
BOOK 55443 PAGE 223

"I HEREBY CERTIFY THAT THIS PLAN SHOWS THE ACTUAL AS-BUILT LOCATIONS, PROFILES AND ELEVATIONS OF THE ROADWAYS, DRAINAGE FACILITIES AND UTILITIES BASED UPON A FIELD SURVEY MADE DURING THE PERIOD FROM OCTOBER 24, 2019 TO JUNE 10, 2020.

PLS *[Signature]* 9-13-2023 DATE

JEFFREY STEFANIK No. 53070
DALE MADKINNON No. 94675
[Signatures]



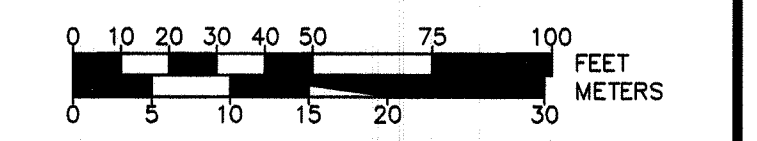
- NOTES**
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 - PLAN REFERS TO USGS VERTICAL DATUM OF 1929.
 - REFERENCE IS MADE TO THE FOLLOWING PLANS RECORDED AT THE WORCESTER DISTRICT REGISTRY OF DEEDS:
PLAN BOOK 922 PLAN 123
PLAN BOOK 908 PLAN 88
PLAN BOOK 902 PLAN 55
PLAN BOOK 902 PLAN 54
 - ND = NOT DETERMINED
VGC = VERTICAL GRANITE CURB

"WARNING" EXISTING UTILITY LINES INDICATED OR NOTED ON THESE DRAWINGS ARE SHOWN AS OBTAINED FROM EXISTING INFORMATION AND ARE ONLY APPROXIMATE IN LOCATION. THE CONTRACTOR SHALL TAKE CAUTION IN THESE AREAS TO AVOID DAMAGE TO EXISTING UTILITY LINES AND/OR HARM TO PERSONNEL ENGAGED IN WORKING IN THESE AREAS. EXISTING LINES OTHER THAN THOSE INDICATED ON THESE DRAWINGS MAY BE ON THE SITE. THE CONTRACTOR IS WARNED TO PROCEED WITH CAUTION WITH ALL WORK, ESPECIALLY EXCAVATION WORK, AND TO MAKE ALL POSSIBLE INVESTIGATIONS AS TO POSSIBLE UNMARKED UTILITY LINES. CALL 811 TO CONTACT "DIG SAFE".

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MILFORD, MA 01757
BOOK 45417 PAGE 344
WORCESTER DISTRICT REGISTRY OF DEEDS

"POND MEADOW ESTATES" AS-BUILT ACCEPTANCE PLAN

POND STREET MENDON, MASSACHUSETTS
SCALE: 40 FEET TO AN INCH HORIZONTAL
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