

ZONED: RESIDENCE B
 AREA = 45,000 sf
 FRONTAGE = 150 feet
 SETBACKS: FRONT = 50 feet
 SIDE = 25 feet
 REAR = 20 feet

NOTES:
 1) THE CERTIFICATION SHOWN HEREON IS INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN OF HOPKINTON ASSESSORS RECORDS.
 2) THIS PLAN IS BASED ON AN ON-THE-GROUND SURVEY PERFORMED BY CONNORSTONE ENGINEERING INC. IN MAY 2012.
 3) THIS PLAN SUPERSEDES A PLAN BY CONNORSTONE ENGINEERING DATED NOV. 13, 2012 AND RECORDED WITH THE MIDDLESEX SOUTH REGISTRY OF DEEDS AS PLAN 562 OF 2013.
 4) THE PURPOSE OF THIS PLAN IS TO RECONFIGURE LOTS A AND B SHOWN ON THE PREVIOUS PLAN BY CONNORSTONE TO LOTS A1 AND B1 AS SHOWN. LOT C WILL REMAIN UNCHANGED.

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

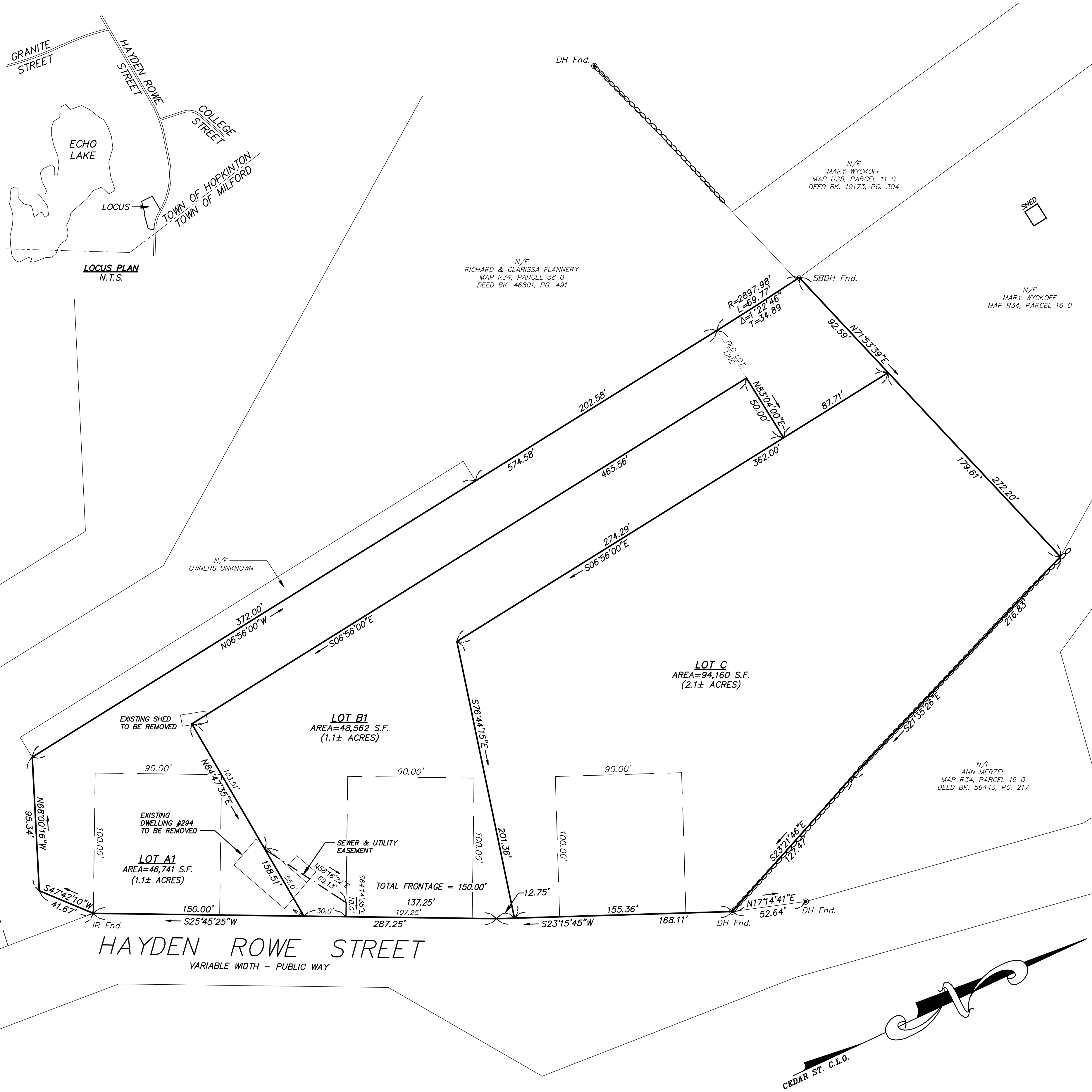
VAROUJAN H. HAGOPIAN, P.L.S. 49665 DATE: _____

TOWN ASSESSOR MAP R34, PARCEL 17-0, 17-2
 DEED BOOK 12076, PAGE 30 - LePELLEY

PLAN ENDORSED BY HOPKINTON PLANNING BOARD ON DEC. 3, 2007 BY JD MARQUEDANT & ASSOC.
 PLAN SHOWING PROPERTY TO BE CONVEYED TO MARY WYCKOFF FROM PENN CENTRAL CORP., CASE 87087 PLAN BOOK 79, PLAN 1 (WCRD)
 PLAN NUMBER 877 OF 1946
 PLAN NUMBER 1050 OF 1969
 PLAN NUMBER 1062 OF 1971
 PLAN NUMBER 940 OF 1983
 PLAN NUMBER 1564 OF 1986
 PLAN NUMBER 448 OF 1988
 PLAN NUMBER 438 OF 1995
 PLAN NUMBER 609 OF 2006
 PLAN NUMBER 562 OF 2013

N/F ANDREW ULRICH & COLLEEN CARY
 MAP R34, PARCEL 37 0
 DEED BK. 25711, PG. 490

CEDAR STREET
 PUBLIC WAY
 1934 WORCESTER COUNTY LAYOUT
 HOPKINTON - MIDDLESEX COUNTY
 MILFORD - WORCESTER COUNTY

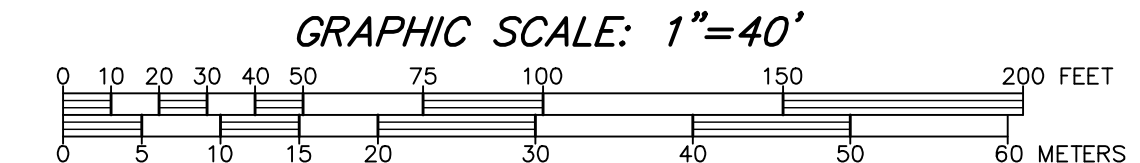


APPROVAL UNDER THE SUBDIVISION CONTROL LAW, IS NOT REQUIRED.
HOPKINTON PLANNING BOARD

DATE: _____

THIS ENDORSEMENT OF THE PLANNING BOARD SHOULD NOT BE CONSTRUED TO BE A DETERMINATION OF CONFORMANCE WITH ZONING REGULATIONS

OWNER:
 LYNN & KATHYRN LePELLEY
 129 JIMMY FOX LANE
 TAYLORVILLE, NC 28681
APPLICANT:
 PAUL CROFT
 23 MILL STREET
 NATICK, MA 01760



LEGEND

□ SBDH Fnd.	STONE BOUND W. DRILL HOLE FOUND
□ CBDH Fnd.	CONCRETE BOUND W. DRILL HOLE FOUND
○ IP Fnd.	IRON PIPE FOUND
● IR Fnd.	IRON ROD FOUND
⊙ DH Fnd.	DRILL HOLE FOUND
⊖	STONE WALL

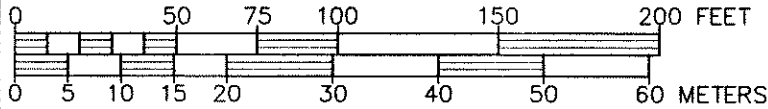
CONNORSTONE
 CONSULTING CIVIL ENGINEERS
 AND
 LAND SURVEYORS
 10 SOUTHWEST CUTOFF, SUITE 7
 NORTHBOROUGH, MASSACHUSETTS 01532

DESIGNED BY: -
 CHECKED BY: GFC
 COMPUTED BY: VHH
 FIELD SURVEY: SMC
 DRAWN BY: VHH
 SCALE: 1"=40'
 SHEET 1 OF 1

PLAN OF LAND
294 HAYDEN ROWE STREET
 IN
HOPKINTON, MASS.

REVISIONS
 SEPT. 13, 2013

GRAPHIC SCALE: 1"=60'



NOTE:
SEE PLAN BY CONNORSTONE ENGINEERING INC.
RECORDED AS PLAN No. 764 OF 2013.

CEDAR ST. C.L.O.

N/F
ANDREW ULRICH & COLLEEN CARY
MAP R34, PARCEL 37 0
DEED BK. 25711, PG. 490

N/F
RICHARD & CLARISSA FLANNERY
MAP R34, PARCEL 38 0
DEED BK. 46801, PG. 491

N/F
LYNN & KATHRYN LePELLEY
MAP R34, PARCEL 17 0
DEED BK. 12076, PG. 30
LOT B1

FORMER RAILROAD PROPERTY
DEED SUMMARY
R.R. TO FLANNERY
FLANNERY TO LePELLEY
LePELLEY TO CROFT

OWNER:
LYNN & KATHRYN LePELLEY
129 JIMMY FOX LANE
TAYLORVILLE, NC 28681

DATE: MARCH 24, 2014

**EXHIBIT LAND PLAN
HAYDEN ROWE STREET
IN
HOPKINTON, MASS.**

CONNORSTONE
CONSULTING CIVIL ENGINEERS
AND
LAND SURVEYORS
10 SOUTHWEST CUTOFF, SUITE 7
NORTHBOROUGH, MASSACHUSETTS 01532

N06°56'00"W
LOT AREA = 6,138 S.F. (0.14± ACRES)
S06°56'00"E

N/F
LYNN & KATHRYN LePELLEY
MAP R34, PARCEL 17 0
DEED BK. 12076, PG. 30
LOT A1

IR Fnd.

HAYDEN ROWE
STREET

ACCESS
EASEMENT
ACCESS
EASEMENT

S83°04'00"W
16.50'

N68°00'16"W
95.34'

S47°42'10"W
41.67'

N83°04'00"E
16.50'

372.00'
372.00'