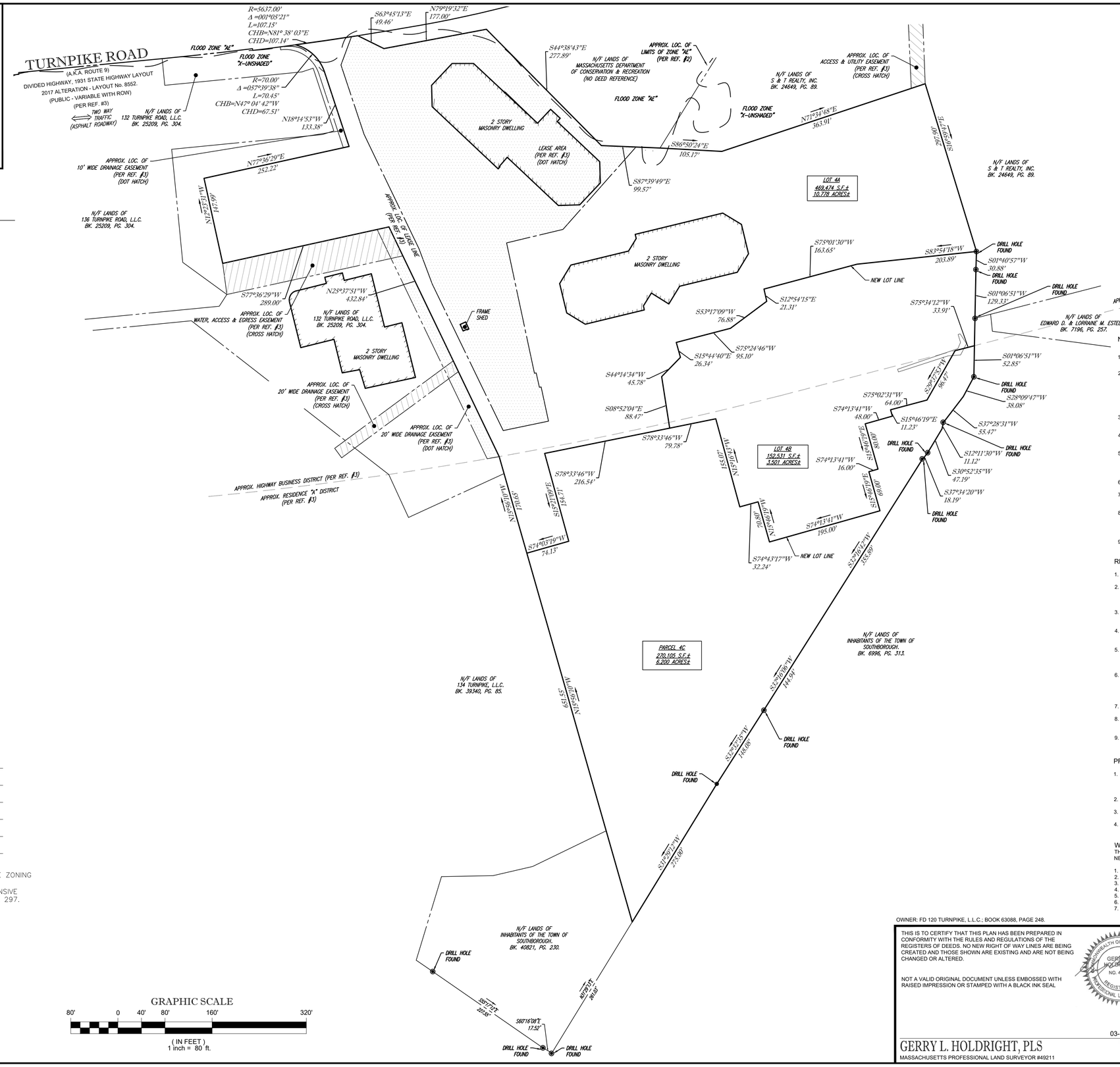
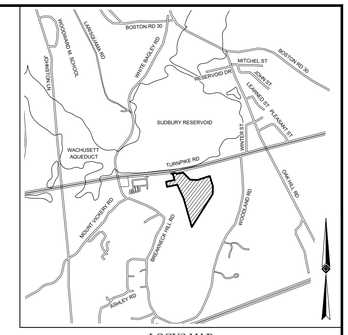
FOR REGISTRY USE ONLY




LOCUS MAP
SCALE: 1" = 2000'

## LEGEND

- MONUMENTS FOUND
- DELINEATION FLAG
- WLF WETLAND FLAG
- STONE WALL

## NOTES:

1. PROPERTY KNOWN AS LOT 4 AS SHOWN ON THE TOWN OF SOUTHBOROUGH, WORCESTER COUNTY, COMMONWEALTH OF MASSACHUSETTS MAP 37.
2. EXISTING LOT 4 AREA = 892,110 SQUARE FEET± OR 20.480 ACRES±

   LOT 4A = 469,474 SQUARE FEET± OR 10.780 ACRES±
   LOT 4B = 152,531 SQUARE FEET± OR 3.500 ACRES±
   PARCEL 4C = 270,105 SQUARE FEET± OR 6.200 ACRES±
   TOTAL AREA = 892,110 SQUARE FEET± OR 20.480 ACRES±
3. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
4. 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.
5. BY GRAPHIC PLOTTING ONLY PROPERTY IS PARTIALLY LOCATED IN FLOOD HAZARD ZONE X-UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND PARTIALLY LOCATED IN FLOOD HAZARD ZONE AE (AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; BASE FLOOD ELEVATIONS DETERMINED; ELEV=260' (NAVD88)), PER REF. #2.
6. THE PURPOSE OF THIS PLAN IS TO DIVIDE EXISTING LOT 4 INTO LOT 4A , LOT 4B & PARCEL 4C, AS SHOWN HEREON.
7. SITE FEATURES SHOWN HEREON ARE PER REFERENCE #7. CONTROL POINT ASSOCIATES, INC., DID NOT LOCATE SITE FEATURES AS PART OF CONTRACTUAL AGREEMENT WITH CLIENT.
8. THE WETLANDS LIMITS SHOWN ON THIS SURVEY ARE BASED ON WETLANDS FIELD IDENTIFICATION MARKERS PLACED BY GODDARD CONSULTING, LLC ON SEPTTEMBER 12, 2024, AND FIELD LOCATED BY CONTROL POINT ASSOCIATES INC. ON SEPTEMBER 27, 2024. AT THE TIME OF THIS MAPPING, SAID WETLAND BOUNDARY LIMITS ARE SUBJECT TO CONFIRMATION.
9. PARCEL 4C WILL BE DONATED TO THE TOWN OF SOUTHBOROUGH.

## REFERENCES:

1. THE TAX ASSESSOR'S MAP OF TOWN OF SOUTHBOROUGH, WORCESTER COUNTY, MAP 37.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, WORCESTER COUNTY, MASSACHUSETTS (ALL JURISDICTIONS), PANEL 667 OF 1075," MAP NUMBER 25027C0667F, MAP REVISED: JULY 16, 2014.
3. MAP ENTITLED "ALTA/NSPS LAND TITLE SURVEY IN SOUTHBOROUGH, MASS.," PREPARED BY DAVID W. HUMPHREY, PLS., DATED SEPTEMBER 22, 2016.
4. MAP ENTITLED "CONCEPT PLAN OF PROPOSED UTILITY BUILDING AT 120 TURNPIKE ROAD IN SOUTHBOROUGH, MASS.," PREPARED BY AZIMUTH LAND DESIGN, L.L.C., DATED NOVEMBER 21, 2022.
5. MAP ENTITLED "PLAN OF ROAD IN THE TOWN OF SOUTHBOROUGH, WORCESTER COUNTY, LAID OUT AS A STATE HIGHWAY BY THE DEPARTMENT OF PUBLIC WORKS," PREPARED BY THE MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS, DATED APRIL 14, 1931. LAYOUT NO. 2759, SHEETS 1-3 OF 6.
6. MAP ENTITLED "PLAN OF ROAD IN THE TOWN OF SOUTHBOROUGH, WORCESTER COUNTY, ALTERED AND LAID OUT AS A STATE HIGHWAY BY THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION, HIGHWAY DIVISION," PREPARED BY GREENMAN-PEDERSEN, INC., DATED MAY 24, 2017. LAYOUT NO. 8552, SHEETS 4-6 OF 19.
7. EXISTING CONDITIONS CAD FILE PROVIDED BY CLIENT ON AUGUST 2, 2023.
8. MAP ENTITLED "PRELIMINARY SITE LAYOUT PLAN OF ENTIRE PROPERTY AT 120 TURNPIKE ROAD IN SOUTHBOROUGH, MASS." PREPARED BY AZIMUTH LAND DESIGN, LLC, DATED JUNE 29, 2023. ONE SHEET.
9. MAP ENTITLED "SITE PLAN OF LAND AT 120 TURNPIKE ROAD" PREPARED BY EXPEDITED ENGINEERING, LLC, DATED OCTOBER 25, 2023. ONE SHEET.

## PRIOR ZBA APPROVALS:

1. 2005 - SPECIAL PERMIT AND VARIANCES - OFFICE USE IN EXCESS OF 50,000 SQUARE FEET; MORE THAN ONE PRINCIPAL BUILDING ON A LOT; TOTAL FRONTAGE OF 125 FEET; 17 FEET SIDE YARD SETBACK FOR BUILDING #1. DEED BOOK 37297, PAGE 273.
2. 2019 - SPECIAL PERMIT - PARKING GARAGE. DEED BOOK 61412, PAGE 276.
3. 2021 - SPECIAL PERMIT - INDOOR EXERCISE FACILITY. DEED BOOK 65011, PAGE 44.
4. 2024 - COMPREHENSIVE PERMIT - MULTIFAMILY RESIDENTIAL BUILDING AND ACCESSORY USES. DEED BOOK 71656, PAGE 297.

## WAIVERS:

THE FOLLOWING LOCAL RULES, REGULATIONS AND BYLAWS HAVE BEEN WAIVED, TO THE EXTENT WAIVERS ARE NECESSARY PREREQUISITE CONDITIONS HAVE BEEN MET:

1. § 174-8.5(E)
2. § 244-6
3. § 244-8(C)
4. § 244-9(A)(2)
5. § 244-14(A)
6. § 244-14(B)
7. § 244-16(A)

TOWN OF SOUTHBOROUGH
ZONING BOARD OF APPEALS

CHAIR

DATE

THE PLAN IS BEING APPROVED BY THE ZONING BOARD OF APPEALS AUTHORITY UNDER G.L. c. 40B, §20-23, SEE COMPREHENSIVE PERMIT RECORDED BOOK 71656, PAGE 297.

CONTROL POINT ASSOCIATES, INC. ALL RIGHTS RESERVED
THE COMPUTER FILE OR ANY COPY THEREOF IS THE PROPERTY OF CONTROL POINT ASSOCIATES, INC. AND THE ORIGINAL PROJECT OR THE PURPOSE ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC. IS PROHIBITED.

THE COMMONWEALTH OF MASSACHUSETTS REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.

GRAPHIC SCALE
80' 0 40' 80' 160' 320'
( IN FEET )
1 inch = 80 ft.

OWNER: FD 120 TURNPIKE, L.L.C.; BOOK 63088, PAGE 248.

| No. | DESCRIPTION OF REVISION | FIELD CREW | DRAWN: | APPROVED: | DATE |
|---|---|---|---|---|---|
| 2 | REVISE PER CLIENT COMMENTS | N/A | G.R.D. | G.L.H. | 03-19-2025 |
| 1 | REVISE PER TOWN COMMENTS | N/A | G.R.D. | G.L.H. | 03-18-2025 |

THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS. NO NEW RIGHT OF WAY LINES ARE BEING CREATED AND THOSE SHOWN ARE EXISTING AND ARE NOT BEING CHANGED OR ALTERED.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLACK INK SEAL

COMMONWEALTH OF MASSACHUSETTS
GERRY L. HOLDRIGHT
NO. 49211
REGISTERED PROFESSIONAL LAND SURVEYOR

03-19-2025
DATE

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

FIELD DATE: N/A
FIELD BOOK NO.: N/A
FIELD BOOK PG.: N/A
FIELD CREW: N/A
DRAWN: G.R.D.

# SUBDIVISION PLAN OF LAND
# FD 120 TURNPIKE, L.L.C.

120 TURNPIKE ROAD
MAP 37, BLOCK 120, LOT 4
TOWN OF SOUTHBOROUGH, WORCESTER COUNTY
COMMONWEALTH OF MASSACHUSETTS

CONTROL POINT ASSOCIATES, INC.
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
508.948.3000 - 508.948.3003 FAX
ALBANY, NY 518-217-5010
CHALFONT, PA 215-712-9800
HAUPPAUGE, NY 631-580-2645
MANHATTAN, NY 646-780-0411
MT LAUREL, NJ 609-857-2099
WARREN, NJ 908-668-0099

| REVIEWED: | APPROVED: | DATE | SCALE | FILE NO: | DWG. NO. |
|---|---|---|---|---|---|
| G.L.H. | G.L.H. | 02-07-2025 | 1"=80' | 03-200151-01 | 1 OF 1 |