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

LEGEND

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

TURNPIKE ROAD

(A.K.A. ROUTE 9)
DIVIDED HIGHWAY, 1931 STATE HIGHWAY LAYOUT
2017 ALTERATION - LAYOUT No. 8552.
(PUBLIC - VARIABLE WITH ROW)
(PER REF. #3) 132 TURNPIKE ROAD, L.L.C.
BK. 25209, PG. 304.
TWO WAY TRAFFIC
(ASPHALT ROADWAY)

FOR REGISTRY USE ONLY

APPROX. LOC. OF
10' WIDE DRAINAGE EASEMENT
(PER REF. #3)
(DOT HATCH)

N/F LANDS OF
136 TURNPIKE ROAD, L.L.C.
BK. 25209, PG. 304.

APPROX. LOC. OF
WATER, ACCESS & EGRESS EASEMENT
(PER REF. #3)
(CROSS HATCH)

APPROX. LOC. OF
20' WIDE DRAINAGE EASEMENT
(PER REF. #3)
(CROSS HATCH)

APPROX. LOC. OF
20' WIDE DRAINAGE EASEMENT
(PER REF. #3)
(DOT HATCH)

APPROX. HIGHWAY BUSINESS DISTRICT (PER REF. #3)
APPROX. RESIDENCE "A" DISTRICT
(PER REF. #3)

N/F LANDS OF
134 TURNPIKE, L.L.C.
BK. 39340, PG. 85.

N/F LANDS OF
INHABITANTS OF THE TOWN OF
SOUTHBOROUGH,
BK. 40821, PG. 230.

N/F LANDS OF
MASSACHUSETTS DEPARTMENT
OF CONSERVATION & RECREATION
(NO DEED REFERENCE)

LOT 4A
489,474 S.F. ±
10.779 ACRES ±
(PER REF. #11)

LOT 4B
192,531 S.F. ±
4.421 ACRES ±
(PER REF. #11)

PARCEL 4C
270,105 S.F. ±
6.202 ACRES ±
(PER REF. #11)

N/F LANDS OF
INHABITANTS OF THE TOWN OF
SOUTHBOROUGH,
BK. 6996, PG. 313.

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

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



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

03-19-2025
DATE

SEE SHEET 1 OF 2 FOR OVERALL BOUNDARY AND NOTES

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.	03-19-2025
No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE

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

EASEMENT 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.		ALBANY, NY 518-217-5010
352 TURNPIKE ROAD		CHALFONT, PA 215-712-9800
SOUTHBOROUGH, MA 01772		HAUPPAUGE, NY 631-880-2645
508.948.3000 - 508.948.3003 FAX		MANHATTAN, NY 646-780-0411
		MT LAUREL, NJ 609-857-2999
		WARREN, NJ 908-668-0999

REVIEWED:	APPROVED:	DATE:	SCALE:	FILE NO.	DWG. NO.
G.L.H.	G.L.H.	02-06-2025	1"=80'	03-200151-01	2 OF 2

