

KEY MAP

SHEET 2

TRACT II
AREA=267,310±S.F.
6.1366±Ac

CLEAR POND ROAD

HARCOURT AVE.

RESERVOIR AVE.

STETSON STREET

CROOKED LANE

BEDFORD STREET

TRACT I
AREA=5,769,690±S.F.
132.4539±Ac

RESIDENTIAL DISTRICT
BUSINESS DISTRICT

SHEET 3

SHEET 4

SHEET 5

SHEET 6

TRACT II
59 HARCOURT AVENUE
MAP 59, BLOCK 1, LOT 50-1

DEED BOOK 40414, PAGE 215 (TRACT I)
DEED BOOK 48309, PAGE 345 (TRACT II)
PLAN IN BOOK 6, PAGE 211
PLAN IN BOOK 29, PAGE 374
PLAN IN BOOK 40, PAGE 1008
PLAN IN BOOK 40, PAGE 1105
PLAN IN BOOK 53, PAGE 324
PLAN IN BOOK 53, PAGE 345
PLAN IN BOOK 56, PAGE 775
PLAN IN BOOK 63, PAGE 489

TRACT 1: WEBSTER REALTY TRUST
DEREK A. MAKSY, TRUSTEE

TRACT II: DEREK A. MAKSY
44 CLEAR POND ROAD
LAKEVILLE, MA 02347

*(FROM TOWN OF LAKEVILLE ZONING MAP, DATED
OCTOBER 11, 2018)
BUSINESS
RESIDENTIAL*

1) THE HORIZONTAL DATUM FOR THIS SURVEY IS THE MASSACHUSETTS COORDINATE SYSTEM, NAD 1983, MAINLAND ZONE. THE VERTICAL DATUM FOR THIS SURVEY IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). SAID DATUMS WERE ESTABLISHED VIA GPS OBSERVATIONS UTILIZING NAD83 (NA2011) EPOCH 2010.00 (MYCS2) AND GEOID 18.

2) THE TOPOGRAPHIC INFORMATION SHOWN HEREON WAS PREPARED AND PROVIDED BY EASTERN TOPOGRAPHICS OF WOLFEBORO, NEW HAMPSHIRE. THIS MAPPING WAS COLLECTED FROM AERIAL PHOTOGRAPHY AND BARE GROUND LIDAR ACQUISITION USING DIGITAL TERRAIN MODELING (DTM) METHODS WITH KLT ATLAS SOFTWARE.

3) WETLANDS SHOWN HEREON WERE DELINEATED BY OTHERS AND LOCATED VIA FIELD SURVEY BY HANCOCK ASSOCIATES IN APRIL THROUGH AUGUST, 2022.

4) UNDERGROUND UTILITIES SHOWN HEREON ARE COMPILED FROM FIELD LOCATIONS OF STRUCTURES AND FROM AVAILABLE RECORD INFORMATION ON FILE AT THE CITY ENGINEERING OFFICES, CITY D.P.W., MASS HIGHWAY DEPT. AND UTILITY COMPANIES. OTHER UNDERGROUND UTILITIES MAY EXIST. IT SHALL BE THE RESPONSIBILITY OF THE DESIGN ENGINEER AND THE CONTRACTOR TO VERIFY THE LOCATION, SIZE AND ELEVATION OF UTILITIES WITHIN THE AREA OF PROPOSED WORK AND TO CONTACT "DIG-SAFE" AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION.

5) LOCATION OF ABUTTING LAND OF JOHN E. BEECH SHOWN HEREON WAS COMPILED FROM TOWN OF LAKEVILLE GIS MAPPING SYSTEM. THE LOT COULD NOT BE ACCURATELY PLACED DUE TO POOR DEED DESCRIPTIONS AND LACK OF RECORD PLANS.

APPROVED UNDER THE SUBDIVISION CONTROL LAW

APPROVED:

ENDORSED

I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE LAKEVILLE PLANNING BOARD WAS RECEIVED AND RECORDED ON _____ AT THIS OFFICE, AND NO APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT OF RECORDING OF SAID NOTICE.

TOWN CLERK, LAKEVILLE, MA DATE

SCALE: 1" = 250'

Lakeville, Massachusetts 02347

PREPARED FOR:

DEREK
A.
MAKSY

44 Clear Pond Road
Lakeville, Massachusetts 02347

HANCOCK

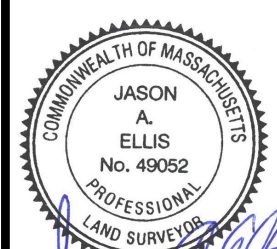
ASSOCIATES

Civil Engineers

Land Surveyors

Wetland Scientists

315 ELM STREET, MARLBOROUGH, MA 01752
VOICE (508) 460-1111, FAX (508) 460-1121
WWW.HANCOCKASSOCIATES.COM



NO.	BY	APP	DATE	ISSUE /REVISION	DESCRIPTION

DATE: 11/15/2022	DRAWN BY: JML
SCALE: 1"=250'	CHECK BY: JAE

EXISTING CONDITIONS PLAN OF LAND IN LAKEVILLE, MA

PLOT DATE: Nov 16, 2022 4:10 pm
PATH: C:\Civil 3D Projects\26623 - Moksy - Lakeville\Surv\DWG\

DWG: 26623sv.dwg

LAYOUT: EC

SHEET: 2 OF 16

PROJECT NO.:

EC-1

26623

Lakeville, Massachusetts 02347

DEREK
A.
MAKSY

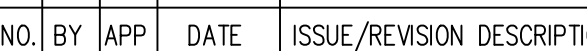
44 Clear Pond Road
Lakeville, Massachusetts 02347

Civil Engineers

Land Surveyors

Wetland Scientists

315 ELM STREET, MARLBOROUGH, MA 01752
VOICE (508) 460-1111, FAX (508) 460-1121
WWW.HANCOCKASSOCIATES.COM



DATE: 11/15/2022	DRAWN BY:
SCALE: 1"=80'	CHECK BY:

**EXISTING CONDITIONS
PLAN OF LAND
IN
LAKEVILLE, MA**

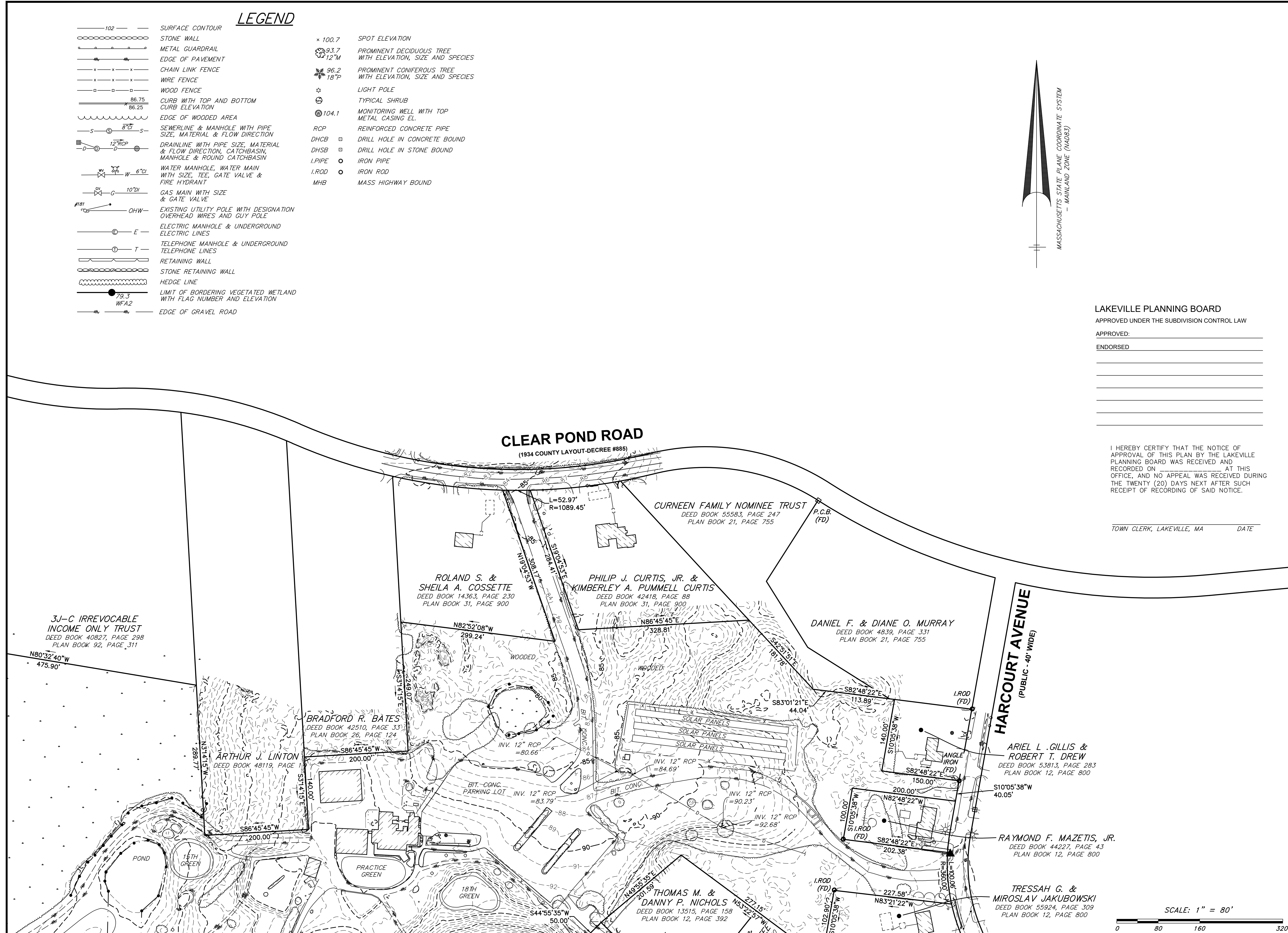
PLOT DATE: Nov 16, 2022 4:10 pm
PATH: C:\Civil 3D Projects\28623 - Mokav - Lakeville\Surv\DW

DWG: 26623sv.dwg

LAYOUT: EC (2)

SHEET: 3 OF 16

PROJECT NO.: 26623

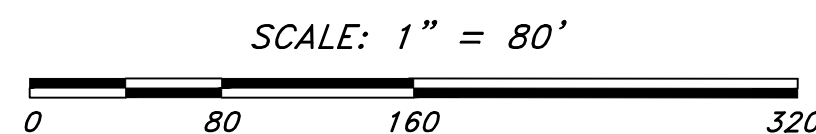




APPROVED:

ENDORSED

TOWN CLERK, LAKEVILLE, MA DATE



GEORGE A. ROBINSON
DEED BOOK 43460, PAGE 225
PLAN BOOK 22, PAGE 322

PLAN BOOK 92, PAGE 311
N80°32'40"W
475.90'

[illegible]

DATE: 11/15/2022	DRAWN BY: JML
SCALE: 1"=80'	CHECK BY: JAE

PLOT DATE: Nov 16, 2022 4:10 pm
PATH: C:\Civil 3D Projects\26623 - Maksy - Lakeville\Surv\DWG\

PROJECT NO.:

EC-3

26623

Lakeville, Massachusetts 02347

DEREK
A.
MAKSY

44 Clear Pond Road
Lakeville, Massachusetts 02347

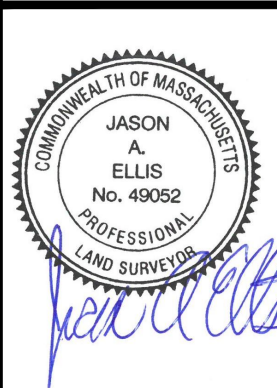
HANCOCK
ASSOCIATES

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[illegible]

NO.	BY	APP	DATE	ISSUE/REVISION	DESCRIPTION
DATE: 11/15/2022				DRAWN BY:	JML
SCALE: 1"=80'				CHECK BY:	JAE

**EXISTING CONDITIONS
PLAN OF LAND
IN
LAKEVILLE, MA**

PLOT DATE: Nov 16, 2022 4:11 pm
PATH: C:\CIVIL 3D Projects\28623 - Mokav - Lakeville\Surv\DWG\

DWG: 26623sv.dwg

LAYOUT: EC (4)

SHEET: 5 OF 16

PROJECT NO.:

26623

LAKEVILLE PLANNING BOARD
APPROVED UNDER THE SUBDIVISION CONTROL LAW

APPROVED: _____

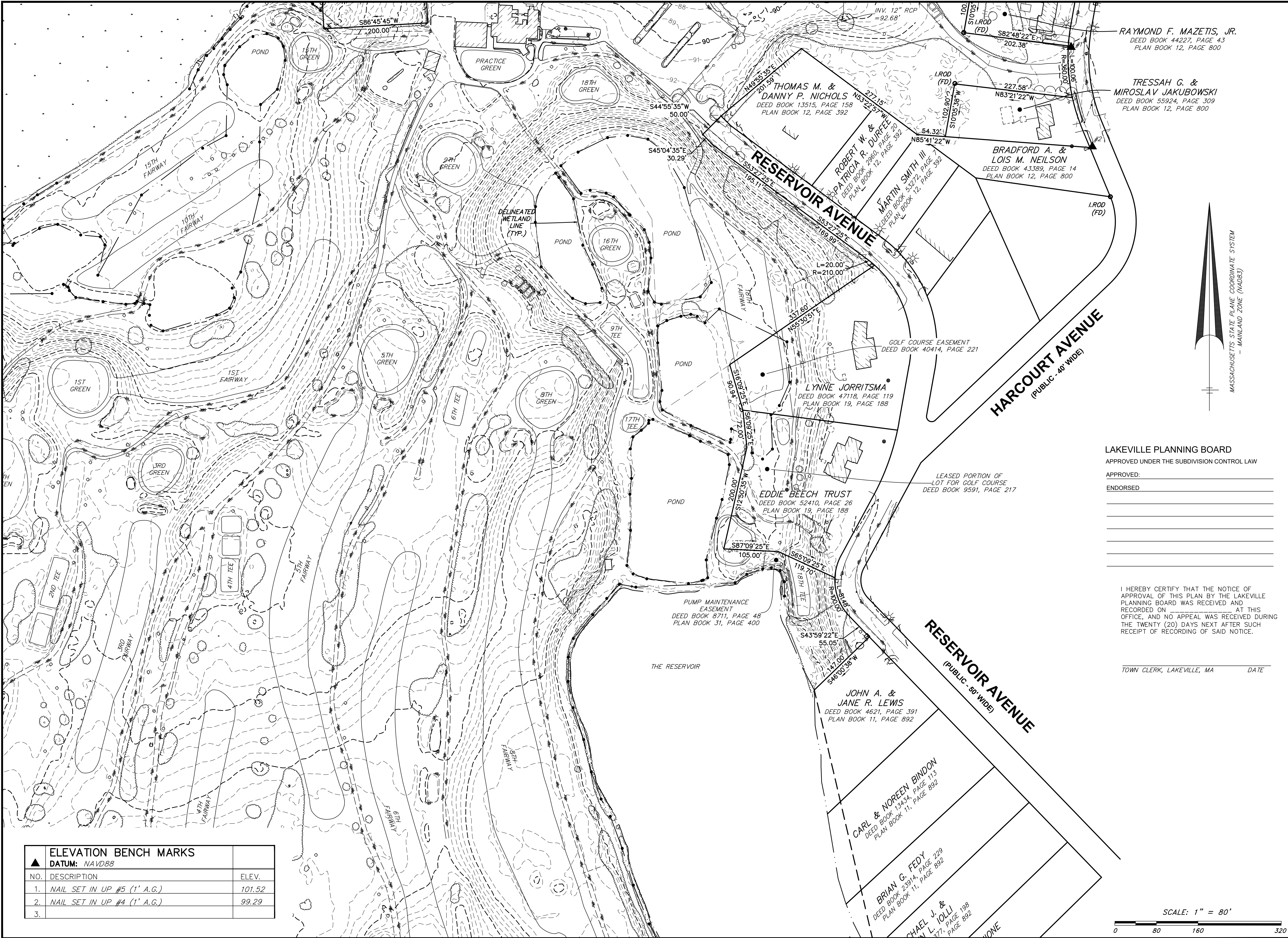
ENDORSED _____

I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE LAKEVILLE PLANNING BOARD WAS RECEIVED AND RECORDED ON _____ AT THIS OFFICE, AND NO APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT OF RECORDING OF SAID NOTICE.

TOWN CLERK, LAKEVILLE, MA DATE

SCALE: 1" = 80'

EC-4



ELEVATION BENCH MARKS		
NO.	DESCRIPTION	ELEV.
1.	NAIL SET IN UP #5 (1' A.G.)	101.52
2.	NAIL SET IN UP #4 (1' A.G.)	99.29
3.		

#44 CLEAR POND ROAD

Lakeville, Massachusetts 02347

PREPARED FOR:

DEREK
A.
MAKSY

44 Clear Pond Road
Lakeville, Massachusetts 02347

HANCOCK ASSOCIATES

Civil Engineers

Land Surveyors

Wetland Scientists

315 ELM STREET, MARLBOROUGH, MA 01752
VOICE (508) 460-1111, FAX (508) 460-1121
WWW.HANCOCKASSOCIATES.COM



Jason A. Ellis

Professional Land Surveyor

DATE: 11/15/2022

SCALE: 1"=80'

DRAWN BY: JML

CHECK BY: JAE

NO. BY APP DATE ISSUE/REVISION DESCRIPTION

DATE: 11/15/2022

SCALE: 1"=80'

DRAWN BY: JML

CHECK BY: JAE

EXISTING CONDITIONS

PLAN OF LAND

IN

LAKEVILLE, MA

PROJECT NO.:

26623

DATE: Nov 16, 2022 4:11 pm

FILE: G:\Gis\3D Projects\26623 - Maksy - Lakeville\Sur\DWG\

DWG: 26623sv.dwg

LAYOUT: EC (6)

SHEET: 7 OF 16

PROJECT NO.:

26623

DATE: Nov 16, 2022 4:11 pm

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