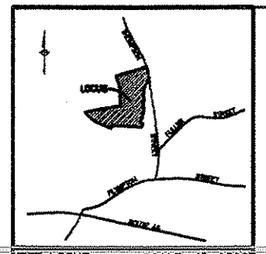


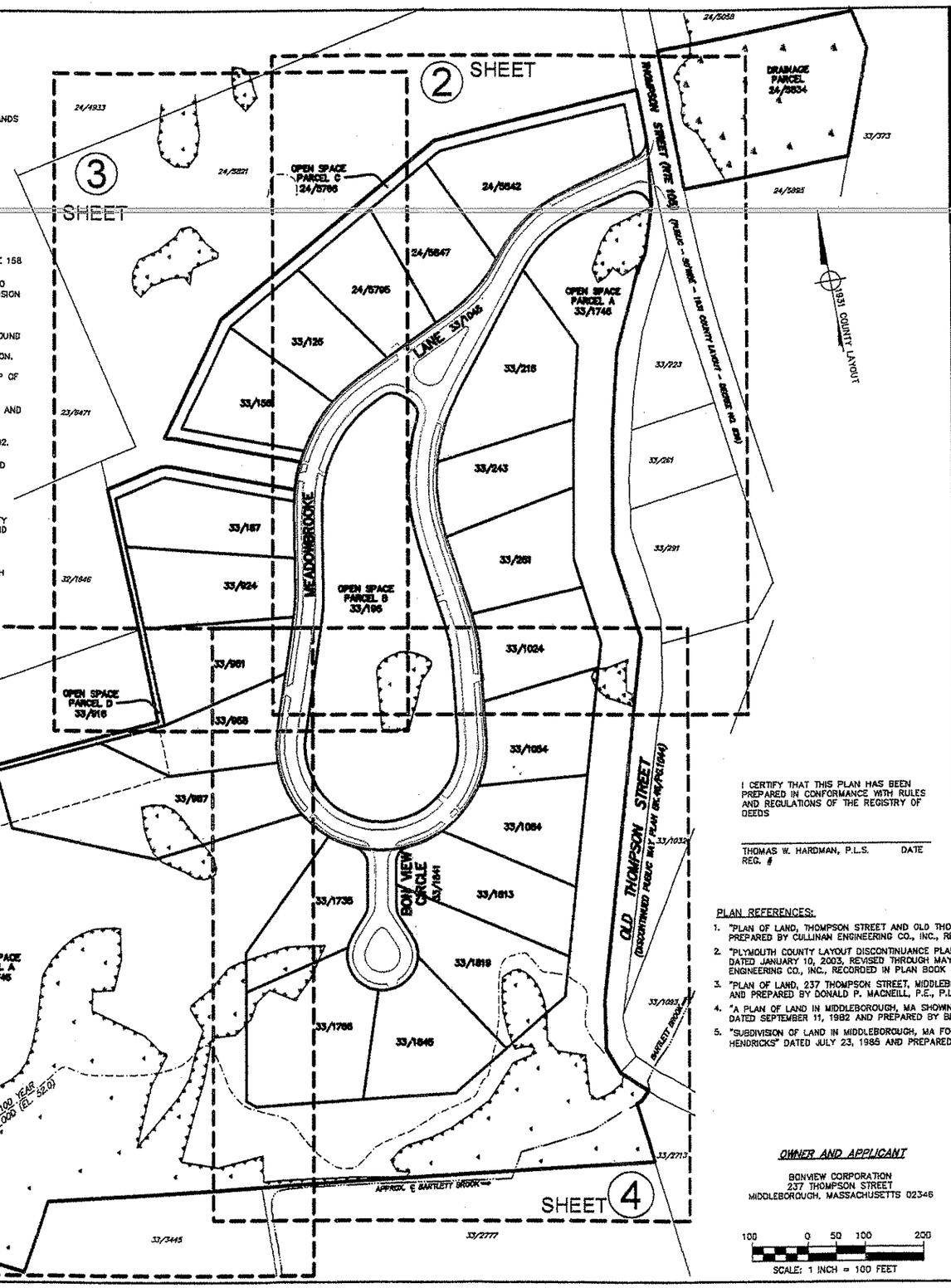
SITE LOCUS SCALE: 1"=2500'

LEGEND

- S.R. STONE BOUND
- P.C.B. PLYMOUTH COUNTY BOUND
- GRANITE BOUND SET
- CONCRETE BOUND SET
- EDGE OF BORDERING VEGETATED WETLANDS
- STONEWALL
- 25' WRPD BUFFER LINE
- 100 YEAR FLOOD ZONE BOUNDARY

GENERAL NOTES:

1. THE LOCUS AREA IS SHOWN ON THE TOWN OF MIDDLEBOROUGH ASSESSORS MAPS AS PARCELS 1045 (MEADOWBROOKE LANE) & 1841 (BON VIEW CIRCLE) ON MAP 33. LOCUS DEEDS ARE RECORDED IN THE PLYMOUTH COUNTY REGISTRY OF DEEDS IN BOOK 18740, PAGE 158 AND IN BOOK 10928, PAGE 284.
2. LOTS 1, 2, 12, 13, 19, 20 AND 21, AS WELL AS OPEN SPACE PARCELS A, B, C, AND D, AND PARCEL 5834 MAP 24 ARE SUBJECT TO UTILITY/ACCESS EASEMENTS TO BE CONVEYED TO THE TOWN OF MIDDLEBOROUGH UPON THE ACCEPTANCE OF THE PROPOSED SUBDIVISION ROAD. LOTS 3, 4, 7, 8, AND 17, AS WELL AS OPEN SPACE PARCELS A, B, AND C, AND PARCEL 5821 MAP 24 ARE SUBJECT TO DRAINAGE, EASEMENTS TO BE CONVEYED TO THE TOWN OF MIDDLEBOROUGH UPON THE ACCEPTANCE OF THE PROPOSED SUBDIVISION ROAD.
3. PROPERTY LINE INFORMATION HAS BEEN COMPILED FROM RECORD PLANS AND DEEDS OF RECORD AND FROM AN ACTUAL ON THE GROUND SURVEY PERFORMED BY CULLINAN ENGINEERING CO., INC..
4. THIS PLAN AND THE ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY SHOWN HEREON. THE OWNER OF THE LOCUS AND ABUTTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.
5. THE SUBJECT PARCEL IS LOCATED WITHIN A RURAL RESIDENTIAL (RR) ZONING DISTRICT AS DETERMINED BY THE OFFICIAL ZONING MAP OF THE TOWN OF MIDDLEBOROUGH, DATED 6/17/91 AND AMENDED THROUGH 5/14/2001.
6. A PORTION OF PARCEL 33/1045 OPEN SPACE PARCEL A AND B AND APRCEL 24/5834 ARE LOCATED WITHIN A WATER RESOURCE PROTECTION DISTRICT (WRPD Z-4) AS DETERMINED BY THE OFFICIAL ZONING MAP OF THE TOWN OF MIDDLEBOROUGH DATED 6/17/91 AND AMENDED THROUGH 5/14/2001.
7. A PORTION OF OPEN SPACE PARCEL A IS LOCATED WITHIN A 100 YEAR FLOOD HAZARD ZONE (EL. 52.0) U.S.G.S. 1929 DATUM, AS DETERMINED BY FIELD ENGINEERING AND VERIFIED TO BE ACCURATE BY THE MIDDLEBOROUGH CONSERVATION COMMISSION ON 11/14/02.
8. THE BOUNDARY OF THE WETLAND RESOURCE AREAS SHOWN HEREON HAVE BEEN OBTAINED FROM THE RECORD PLANS ENTITLED, "MEADOWBROOKE FARM DEFINITIVE SUBDIVISION" DATED 7/17/03 AND REVISED THROUGH 7/20/04. SAID BOUNDARIES WERE APPROVED BY THE MIDDLEBOROUGH CONSERVATION COMMISSION UNDER AN ORDER OF CONDITIONS SE 220-840 DATED 1/21/10 FOR WHICH A CERTIFICATE OF COMPLIANCE WAS ISSUED BY THE MIDDLEBOROUGH CONSERVATION COMMISSION ON 4/7/11.
9. NO DWELLING WILL BE CONSTRUCTED ON ANY LOT WITHOUT FIRST SECURING FROM THE BOARD OF HEALTH THE DISPOSAL WORKS CONSTRUCTION PERMIT REQUIRED BY TITLE V OF THE STATE ENVIRONMENTAL CODE.
10. THE DRAINAGE PARCEL 24/5834 IS NOT INCLUDED IN THE OPEN SPACE ZONING CALCULATIONS AND WILL BE SUBJECT IN ITS ENTIRETY TO A DRAINAGE EASEMENT TO BE GRANTED TO THE TOWN OF MIDDLEBOROUGH UPON ACCEPTANCE OF THE SUBDIVISION ROADWAY AND INFRASTRUCTURE.
11. PURSUANT TO SECTION 16.H.4 OF THE TOWN OF MIDDLEBOROUGH O.S.R.P.D. BY-LAW NO FURTHER SUBDIVISION OF THE OPEN SPACE PARCELS SHOWN ON THIS PLAN IS PERMITTED.
12. LOTS 1, 2, 3, AND 4 ARE SUBJECT TO A "25' WIDE SLOPE/SIDEWALK EASEMENT" TO BE CONVEYED TO THE TOWN OF MIDDLEBOROUGH UPON ACCEPTANCE OF THE PROPOSED SUBDIVISION ROAD.
13. LOTS 5 THROUGH 20 ARE SUBJECT TO A "25' WIDE SLOPE EASEMENT" TO BE CONVEYED TO THE TOWN OF MIDDLEBOROUGH UPON ACCEPTANCE OF THE PROPOSED SUBDIVISION ROAD.
14. LOT 21 IS SUBJECT TO A "SLOPE/SIDEWALK AND UTILITY EASEMENT" TO BE CONVEYED TO THE TOWN OF MIDDLEBOROUGH UPON ACCEPTANCE OF THE PROPOSED SUBDIVISION ROAD.
15. CALCULATED 100 YEAR FLOOD ELEVATIONS ARE BASED ON N.G.V.D. (1929) VERTICAL DATUM.



FOR REGISTRY USE

WE, THE UNDERSIGNED MEMBERS OF THE MIDDLEBOROUGH PLANNING BOARD HEREBY CERTIFY THAT MEADOWBROOKE LANE AND BON VIEW CIRCLE" APPEAR ON A PLAN APPROVED UNDER THE SUBDIVISION CONTROL LAW IN ACCORDANCE WITH MGL CH. 41 SEC. 81L.

DATE _____

ACCEPTED BY THE TOWN OF MIDDLEBOROUGH

ARTICLE: _____

TOWN CLERK: _____

DATE: _____

REFERENCE PLAN "MEADOWBROOKE FARM" DEFINITIVE SUBDIVISION OF LAND IN MIDDLEBOROUGH, MA" DATED JULY 17, 2003 REVISED FEBRUARY 20, 2004 RECORDED AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS PLAN BOOK 48 PAGE 281 PLANNING BOARD COMPLETION CERTIFICATE RECORDED IN BOOK 40130 PAGE 87

APPROVED BY TOWN OF MIDDLEBOROUGH BOARD OF SELECTMEN

DATE _____

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH RULES AND REGULATIONS OF THE REGISTRY OF DEEDS

THOMAS W. HARDMAN, P.L.S. DATE
REG. #

PLAN REFERENCES:

1. "PLAN OF LAND, THOMPSON STREET AND OLD THOMPSON STREET" DATED JUNE 4, 2003 AND PREPARED BY CULLINAN ENGINEERING CO., INC., RECORDED IN PLAN BOOK 48, PAGE 1074.
2. "PLYMOUTH COUNTY LAYOUT DISCONTINUANCE PLAN, PORTION OF OLD THOMPSON STREET" DATED JANUARY 10, 2003, REVISED THROUGH MAY 8, 2003 AND PREPARED BY CULLINAN ENGINEERING CO., INC., RECORDED IN PLAN BOOK 46, PAGE 1044.
3. "PLAN OF LAND, 237 THOMPSON STREET, MIDDLEBORO, MA" DATED OCTOBER 25, 1994 AND PREPARED BY DONALD P. MACNEILL, P.E., P.L.S.
4. "A PLAN OF LAND IN MIDDLEBOROUGH, MA SHOWING HENDRICK'S HAPPY HORSE FARM" DATED SEPTEMBER 11, 1982 AND PREPARED BY BRANT S. HAWORTH ASSOCIATES.
5. "SUBDIVISION OF LAND IN MIDDLEBOROUGH, MA FOR CHRISTOPHER T. & ANN S. HENDRICKS" DATED JULY 23, 1985 AND PREPARED BY DONALD P. MACNEILL, R.L.S.

OWNER AND APPLICANT

BONVIEW CORPORATION
237 THOMPSON STREET
MIDDLEBOROUGH, MASSACHUSETTS 02346

100 0 50 100 200
SCALE: 1 INCH = 100 FEET

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THE CROCKER BUILDING
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FAX: (508) 824-3276

No.	Description	Date	Approvd.
1	REVISED	8/15/11	KJM

Date: JULY 14, 2011

Scale: 1"=100'

Drawn By	Designed By	Checked By
RMS	KJM	RRR/TWH

Issued For: STREET ACCEPTANCE

STREET ACCEPTANCE PLAN
MEADOWBROOKE LANE AND BON VIEW CIRCLE
MEADOWBROOKE FARM

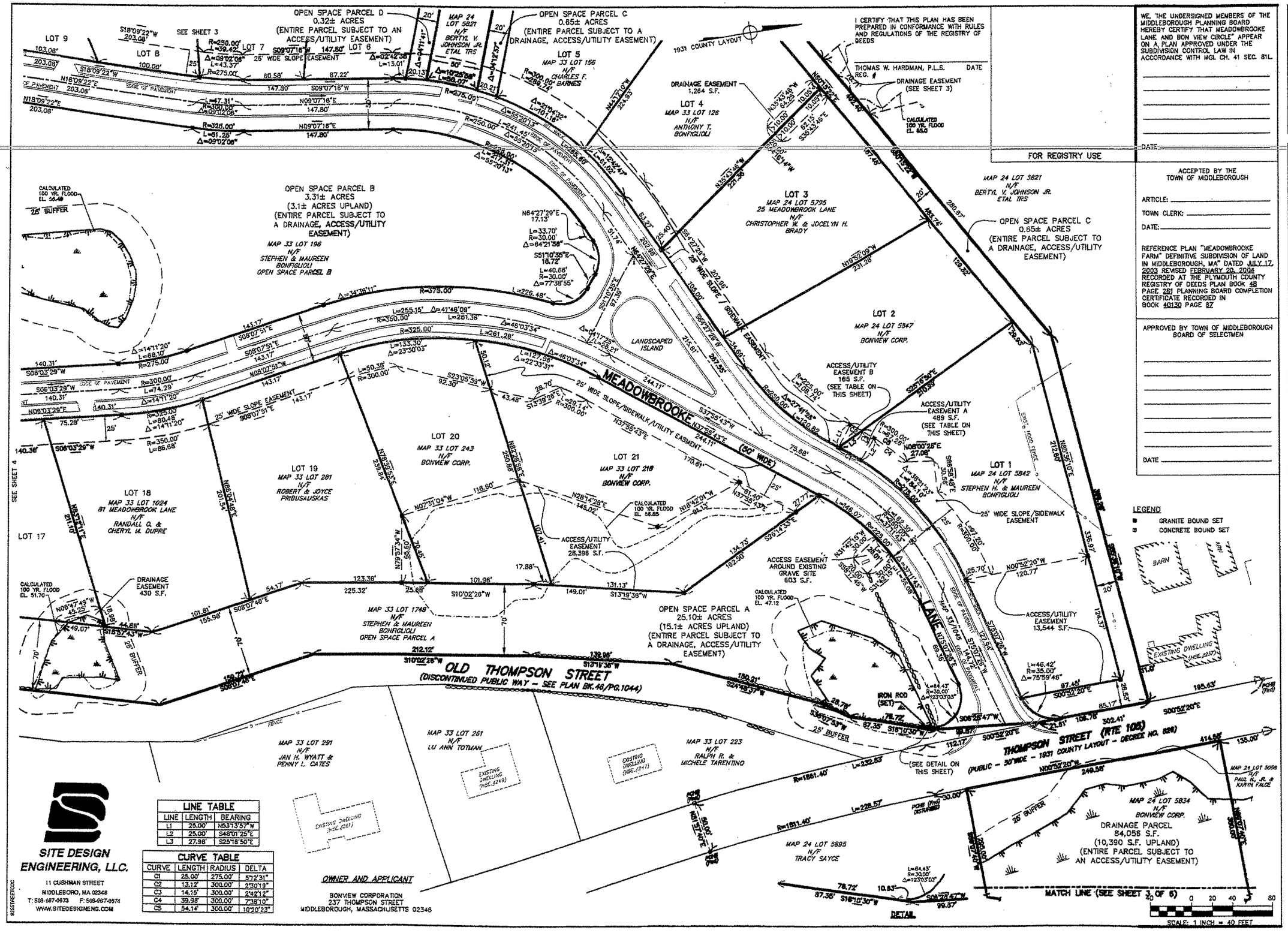
APPLICANT/OWNER: BONVIEW CORPORATION
THOMPSON STREET MIDDLEBOROUGH, MASSACHUSETTS

Drawing Title: SHEET INDEX PLAN

Project No. 925 | Sheet 1 OF 6

Sheet No. 1

925STREETCOC



LINE TABLE		
LINE	LENGTH	BEARING
L1	25.00'	N53°13'57"W
L2	25.00'	S48°01'25"E
L3	27.98'	S25°18'50"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	25.00'	275.00'	5°12'31"
C2	13.12'	300.00'	2°30'19"
C3	14.15'	300.00'	2°42'12"
C4	39.98'	300.00'	7°38'10"
C5	54.14'	300.00'	10°20'23"

OWNER AND APPLICANT

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I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH RULES AND REGULATIONS OF THE REGISTRY OF DEEDS

THOMAS W. HARDMAN, P.L.S. DATE
REG. #

FOR REGISTRY USE

WE, THE UNDERSIGNED MEMBERS OF THE MIDDLEBOROUGH PLANNING BOARD HEREBY CERTIFY THAT MEADOWBROOKE LANE AND BON VIEW CIRCLE" APPEAR ON A PLAN APPROVED UNDER THE SUBDIVISION CONTROL LAW IN ACCORDANCE WITH MGL CH. 41 SEC. 81L.

DATE

ACCEPTED BY THE TOWN OF MIDDLEBOROUGH

ARTICLE:

TOWN CLERK:

DATE:

REFERENCE PLAN "MEADOWBROOKE FARM" DEFINITIVE SUBDIVISION OF LAND IN MIDDLEBOROUGH, MA" DATED JULY 17, 2003 REVISED FEBRUARY 20, 2004 RECORDED AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS PLAN BOOK 48 PAGE 281 PLANNING BOARD COMPLETION CERTIFICATE RECORDED IN BOOK 40130 PAGE 87

APPROVED BY TOWN OF MIDDLEBOROUGH BOARD OF SELECTMEN

DATE

FIELD ENGINEERING CO., INC.
CONSULTING ENGINEERS
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FAX: (508) 758-3849
THE CROCKER BUILDING
4 COURT STREET SUITE 102
TAUNTON, MA 02780
TEL: (508) 824-9279
FAX: (508) 824-2276

No.	Description	Date	Approd.
1	REVISED	8/18/11	KJM

Date: JULY 14, 2011

Scale: 1"=40'

Drawn By	Designed By	Checked By
RMS	KJM	RRR/TWH

Issued For: STREET ACCEPTANCE

STREET ACCEPTANCE PLAN
MEADOWBROOKE LANE AND BON VIEW CIRCLE
MEADOWBROOKE FARM

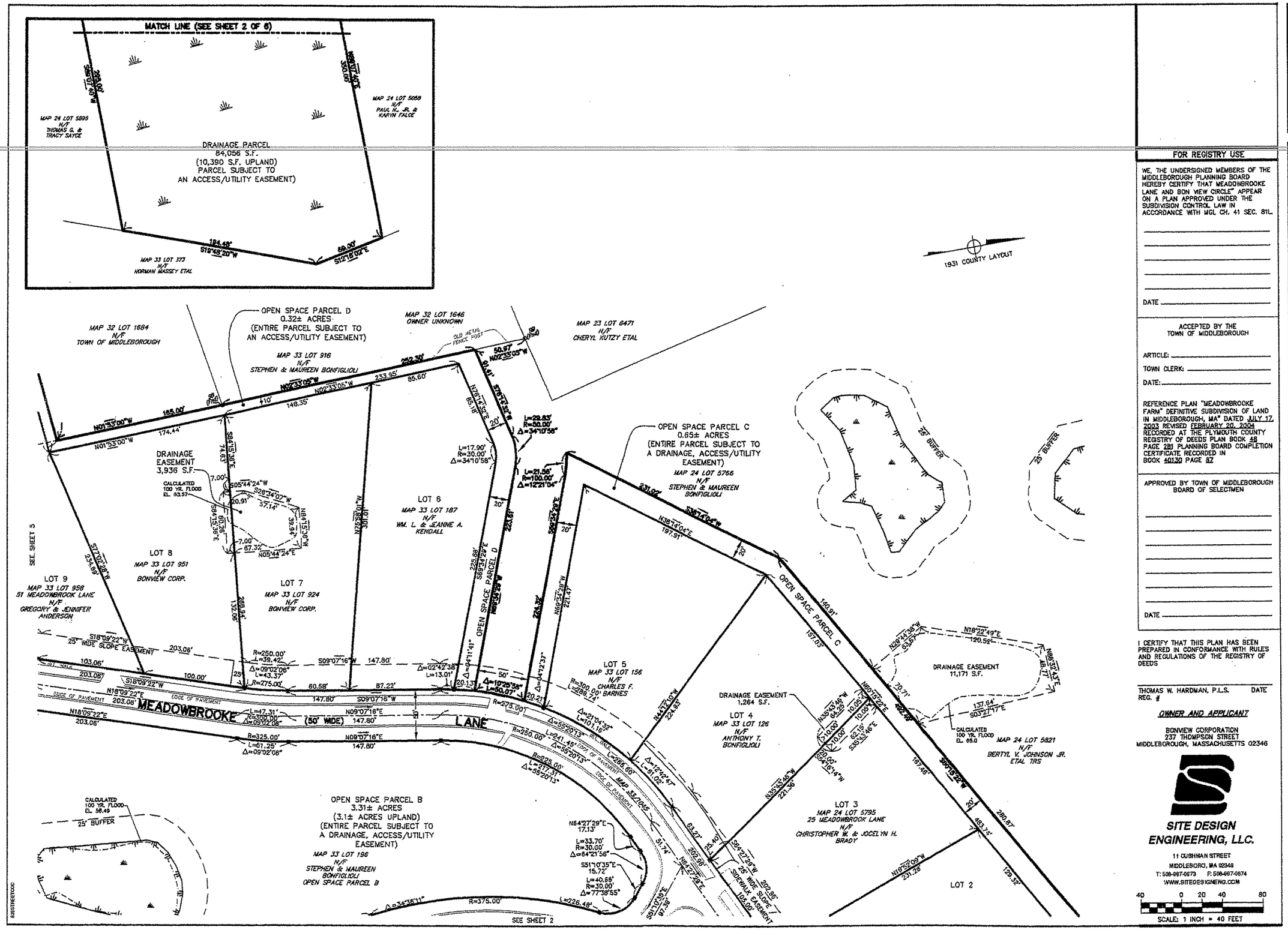
APPLICANT/OWNER: BONVIEW CORPORATION
THOMPSON STREET MIDDLEBOROUGH, MASSACHUSETTS

Drawing Title: **ROADWAY PLAN**

Project No.: 925

Sheet: 2 OF 6

Sheet No.: 2



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THOMAS W. HARDMAN, P.L.S. DATE
REG. #

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237 THOMPSON STREET
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40 0 20 40 80
SCALE: 1 INCH = 40 FEET

SELD ENGINEERING CO., INC.
CONSULTING ENGINEERS

19 COUNTY ROAD
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No.	Description	Date	Apprvd.
1	REVISED	8/12/11	KJM

Date: JULY 14, 2011

Scale: 1"=40'

Drawn By	Designed By	Checked By
RMS	KJM	RRR/TWH

Issued For: STREET ACCEPTANCE

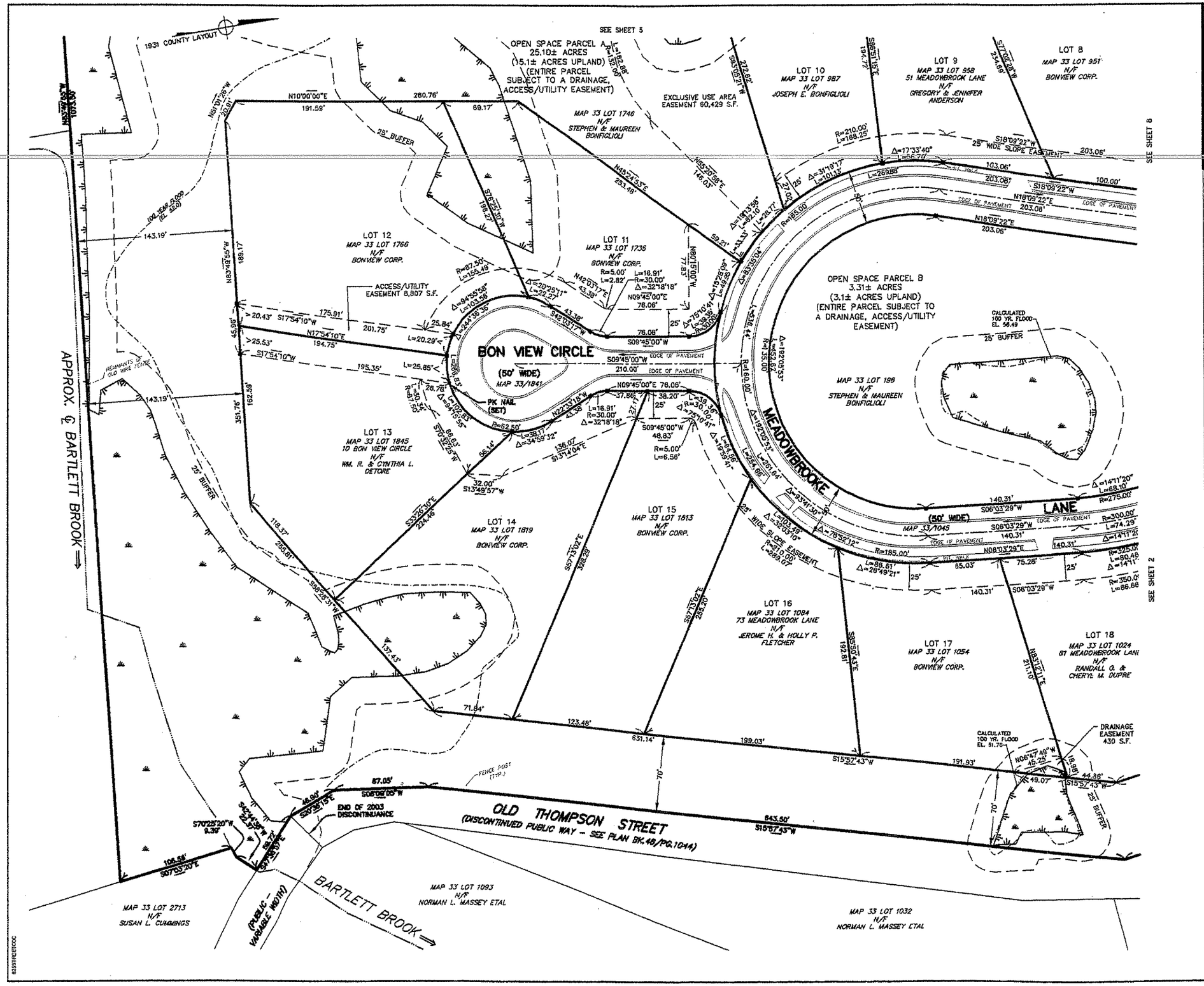
STREET ACCEPTANCE PLAN
MEADOWBROOKE LANE AND BON VIEW CIRCLE
MEADOWBROOKE FARM

APPLICANT/OWNER: BONVIEW CORPORATION
THOMPSON STREET MIDDLEBOROUGH, MASSACHUSETTS

Drawing Title: **ROADWAY PLAN**

Project No.	Sheet
925	3 OF 6

Sheet No. 3



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THOMAS W. HARDMAN, P.L.S. DATE
REG. #

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237 THOMPSON STREET
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No.	Description	Date	Approved
1	REVISED	5/16/11	KJM

Date: JULY 14, 2011

Scale: 1"=40'

Drawn By	Designed By	Checked By
RMS	KJM	RRR/TWH

Issued For: STREET ACCEPTANCE

STREET ACCEPTANCE PLAN
MEADOWBROOK LANE AND BON VIEW CIRCLE
MEADOWBROOK FARM

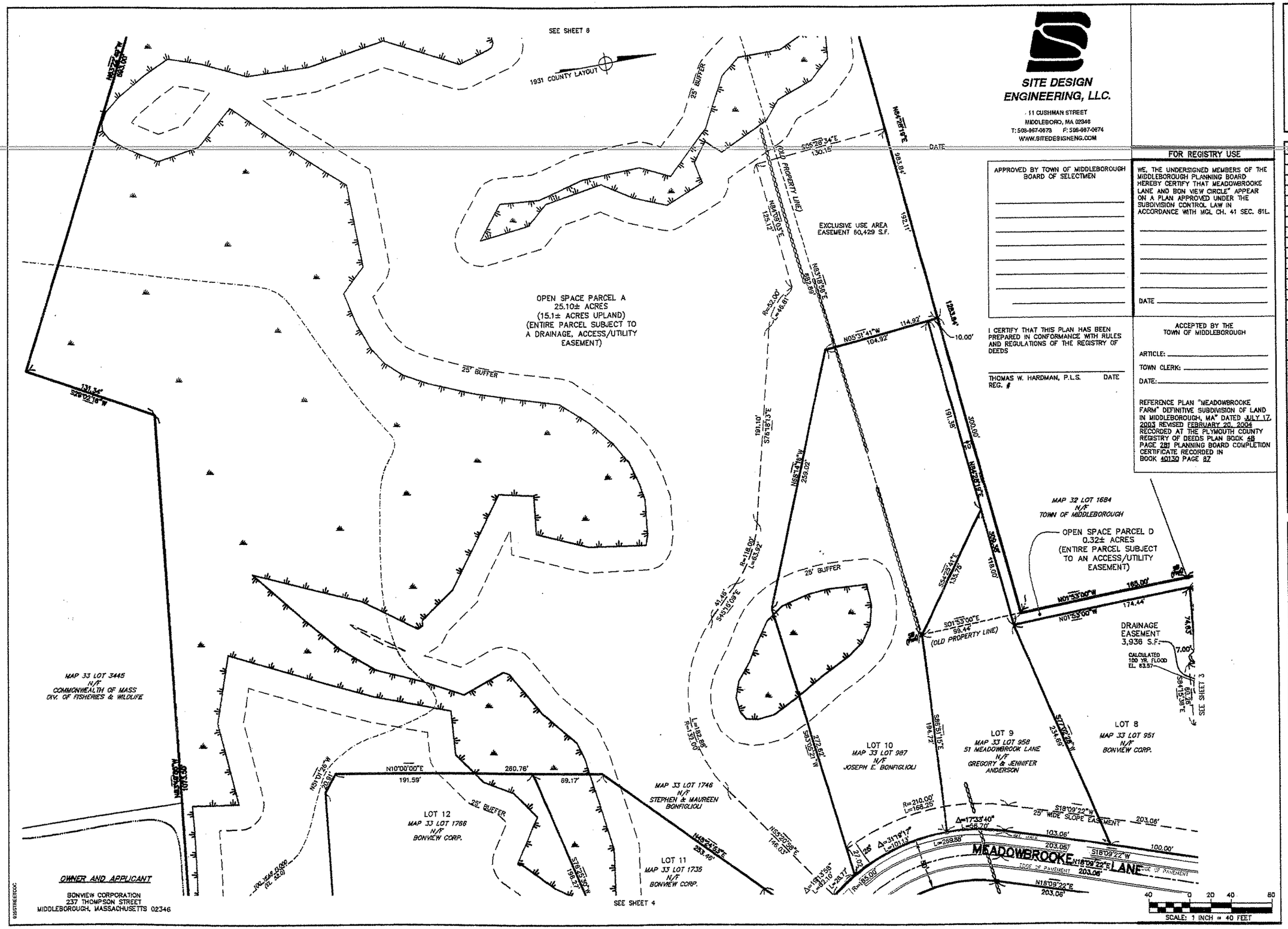
APPLICANT/OWNER: BONVIEW CORPORATION
THOMPSON STREET MIDDLEBOROUGH, MASSACHUSETTS

Drawing Title: **ROADWAY PLAN**

Project No.: 925

Sheet: 4 OF 6

Sheet No.: 4



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APPROVED BY TOWN OF MIDDLEBOROUGH BOARD OF SELECTMEN

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ACCEPTED BY THE TOWN OF MIDDLEBOROUGH

ARTICLE:

TOWN CLERK:

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No.	Description	Date	Appvd.
1	REVISED	9/11/11	KJB

Date: JULY 14, 2011

Scale: 1"=40'

Drawn By	Designed By	Checked By
RMS	KJM	RRR/TWH

Issued For: STREET ACCEPTANCE

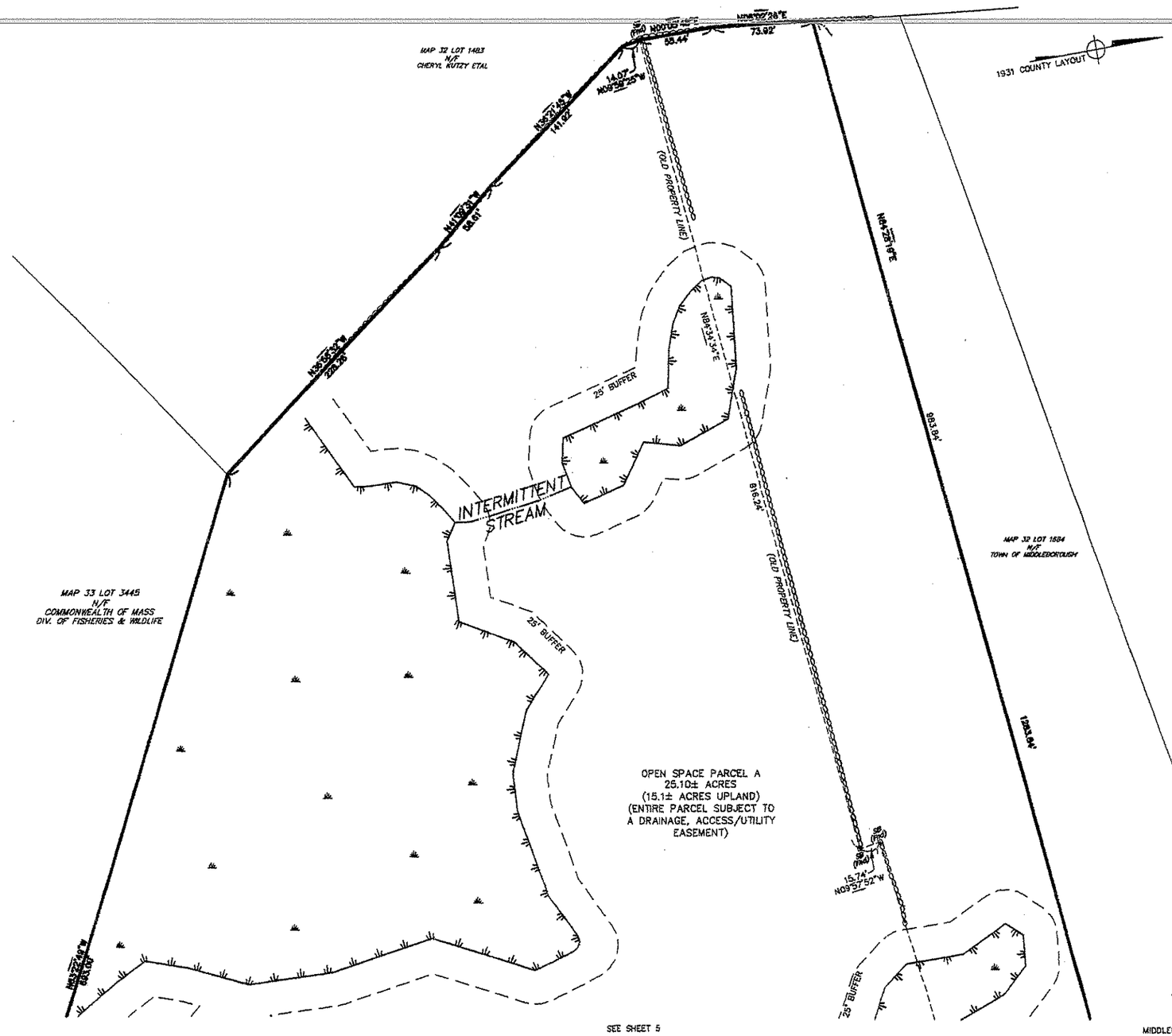
STREET ACCEPTANCE PLAN
MEADOWBROOKE LANE AND BON VIEW CIRCLE
MEADOWBROOKE FARM

APPLICANT/OWNER: BONVIEW CORPORATION
THOMPSON STREET MIDDLEBOROUGH, MASSACHUSETTS

Drawing Title: **ROADWAY PLAN**

Project No. 925 | Sheet 5 OF 6

Sheet No. 5



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TOWN OF MIDDLEBOROUGH

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BOARD OF SELECTMEN

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REG. #

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Revisions

No.	Description	Date	Appvd.
1	REVISED	6/12/11	KJM

Date: JULY 14, 2011

Scale: 1"=40'

Drawn By	Designed By	Checked By
RMS	KJM	RRR/TWH

Issued For: STREET ACCEPTANCE

STREET ACCEPTANCE PLAN
MEADOWBROOKE LANE AND BON VIEW CIRCLE
MEADOWBROOK FARM

APPLICANT/OWNER: BONVIEW CORPORATION
THOMPSON STREET MIDDLEBOROUGH, MASSACHUSETTS

Drawing Title: **ROADWAY PLAN**

Project No. 925 | Sheet 6 OF 6

Sheet No. 6

925STREETCOC