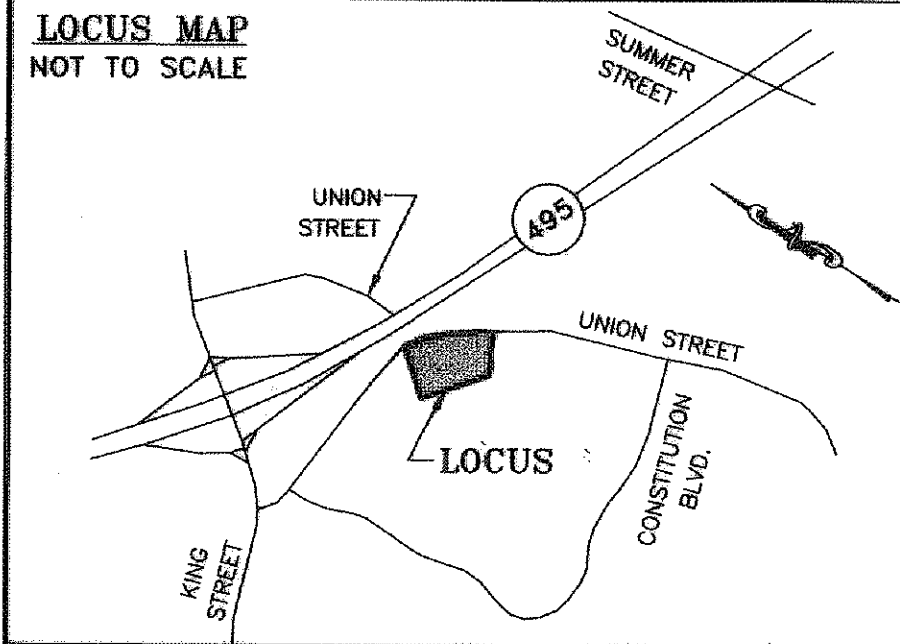


APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED  
TOWN OF FRANKLIN PLANNING BOARD

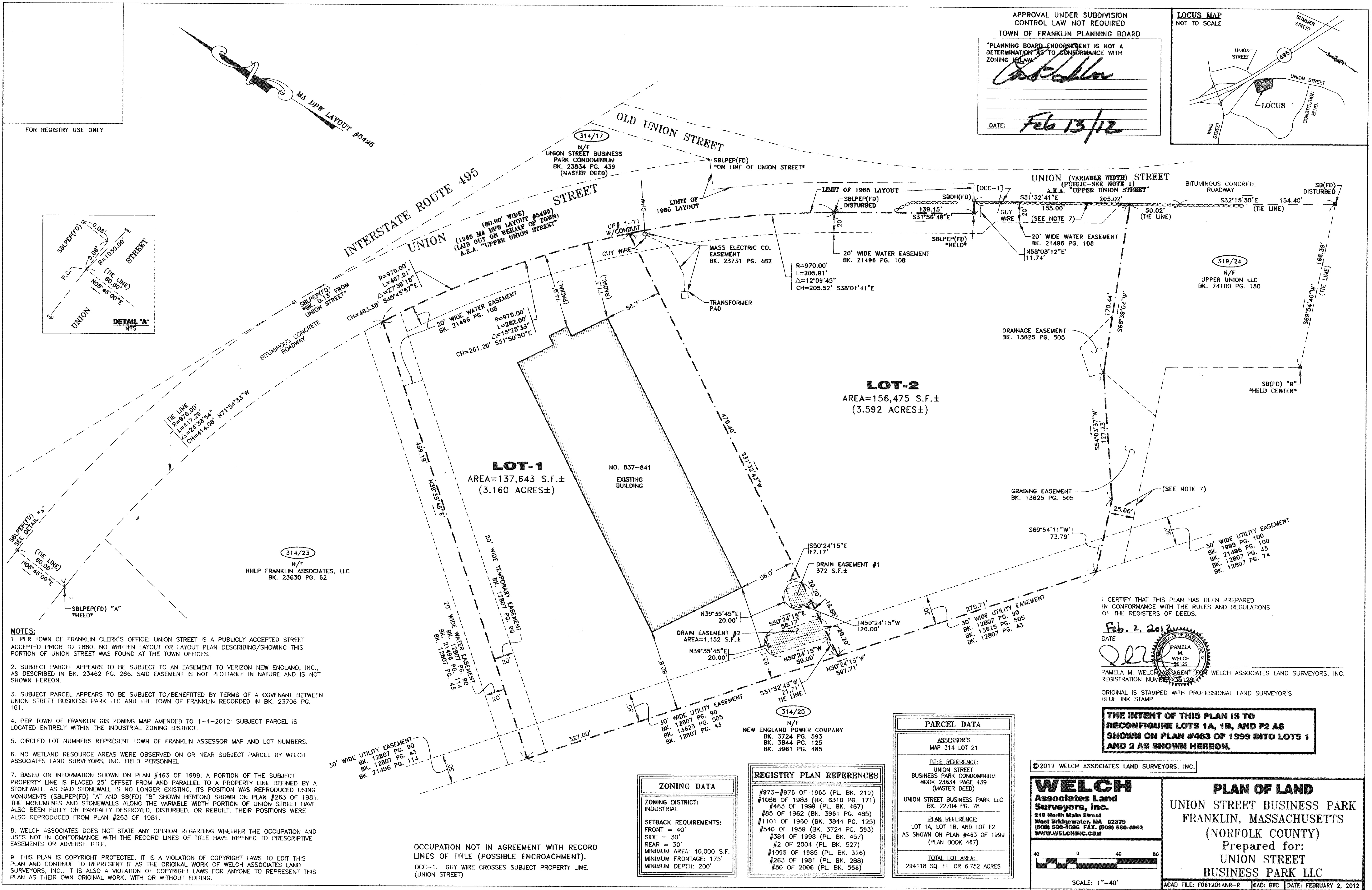
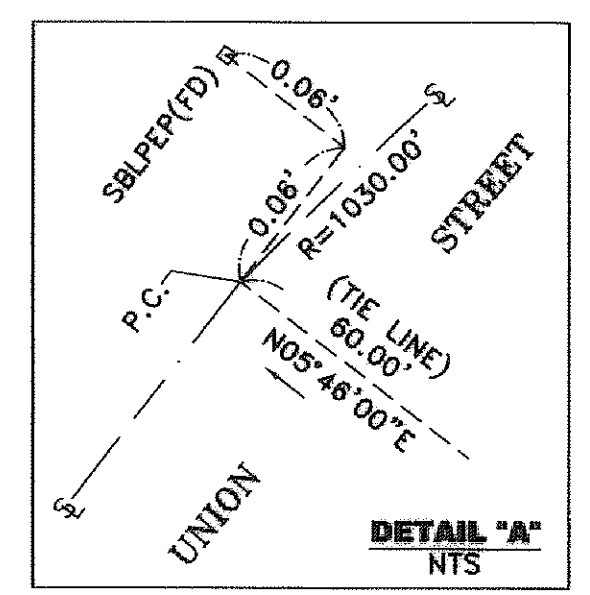
"PLANNING BOARD ENDORSEMENT IS NOT A DETERMINATION AS TO CONFORMANCE WITH ZONING BY-LAW."

*[Signature]*

DATE: Feb 13/12



FOR REGISTRY USE ONLY



**NOTES:**

- PER TOWN OF FRANKLIN CLERK'S OFFICE: UNION STREET IS A PUBLICLY ACCEPTED STREET ACCEPTED PRIOR TO 1860. NO WRITTEN LAYOUT OR LAYOUT PLAN DESCRIBING/SHOWING THIS PORTION OF UNION STREET WAS FOUND AT THE TOWN OFFICES.
- SUBJECT PARCEL APPEARS TO BE SUBJECT TO AN EASEMENT TO VERIZON NEW ENGLAND, INC., AS DESCRIBED IN BK. 23462 PG. 266. SAID EASEMENT IS NOT PLOTTABLE IN NATURE AND IS NOT SHOWN HEREON.
- SUBJECT PARCEL APPEARS TO BE SUBJECT TO/BENEFITTED BY TERMS OF A COVENANT BETWEEN UNION STREET BUSINESS PARK LLC AND THE TOWN OF FRANKLIN RECORDED IN BK. 23706 PG. 161.
- PER TOWN OF FRANKLIN GIS ZONING MAP AMENDED TO 1-4-2012: SUBJECT PARCEL IS LOCATED ENTIRELY WITHIN THE INDUSTRIAL ZONING DISTRICT.
- CIRCLED LOT NUMBERS REPRESENT TOWN OF FRANKLIN ASSESSOR MAP AND LOT NUMBERS.
- NO WETLAND RESOURCE AREAS WERE OBSERVED ON OR NEAR SUBJECT PARCEL BY WELCH ASSOCIATES LAND SURVEYORS, INC. FIELD PERSONNEL.
- BASED ON INFORMATION SHOWN ON PLAN #463 OF 1999: A PORTION OF THE SUBJECT PROPERTY LINE IS PLACED 25' OFFSET FROM AND PARALLEL TO A PROPERTY LINE DEFINED BY A STONEWALL. AS SAID STONEWALL IS NO LONGER EXISTING, ITS POSITION WAS REPRODUCED USING MONUMENTS (SBLPEP(FD) "A" AND SB(FD) "B" SHOWN HEREON) SHOWN ON PLAN #263 OF 1981. THE MONUMENTS AND STONEWALLS ALONG THE VARIABLE WIDTH PORTION OF UNION STREET HAVE ALSO BEEN FULLY OR PARTIALLY DESTROYED, DISTURBED, OR REBUILT. THEIR POSITIONS WERE ALSO REPRODUCED FROM PLAN #263 OF 1981.
- WELCH ASSOCIATES DOES NOT STATE ANY OPINION REGARDING WHETHER THE OCCUPATION AND USES NOT IN CONFORMANCE WITH THE RECORD LINES OF TITLE HAVE RIPPENED TO PRESCRIPTIVE EASEMENTS OR ADVERSE TITLE.
- THIS PLAN IS COPYRIGHT PROTECTED. IT IS A VIOLATION OF COPYRIGHT LAWS TO EDIT THIS PLAN AND CONTINUE TO REPRESENT IT AS THE ORIGINAL WORK OF WELCH ASSOCIATES LAND SURVEYORS, INC. IT IS ALSO A VIOLATION OF COPYRIGHT LAWS FOR ANYONE TO REPRESENT THIS PLAN AS THEIR OWN ORIGINAL WORK, WITH OR WITHOUT EDITING.

OCCUPATION NOT IN AGREEMENT WITH RECORD LINES OF TITLE (POSSIBLE ENCROACHMENT).  
OCC-1. GUY WIRE CROSSES SUBJECT PROPERTY LINE. (UNION STREET)

ZONING DATA
ZONING DISTRICT: INDUSTRIAL
SETBACK REQUIREMENTS: FRONT = 40' SIDE = 30' REAR = 30'
MINIMUM AREA: 40,000 S.F. MINIMUM FRONTAGE: 175' MINIMUM DEPTH: 200'

REGISTRY PLAN REFERENCES
#973-#976 OF 1965 (PL. BK. 219)
#1056 OF 1983 (BK. 6310 PG. 171)
#463 OF 1999 (PL. BK. 467)
#85 OF 1962 (BK. 3961 PG. 485)
#1101 OF 1960 (BK. 3844 PG. 125)
#540 OF 1959 (BK. 3724 PG. 593)
#384 OF 1998 (PL. BK. 457)
#2 OF 2004 (PL. BK. 527)
#1095 OF 1985 (PL. BK. 326)
#263 OF 1981 (PL. BK. 288)
#80 OF 2006 (PL. BK. 556)

PARCEL DATA
ASSESSOR'S MAP 314 LOT 21
TITLE REFERENCE: UNION STREET BUSINESS PARK CONDOMINIUM BOOK 23834 PAGE 439 (MASTER DEED)
UNION STREET BUSINESS PARK LLC BK. 22704 PG. 78
PLAN REFERENCE: LOT 1A, LOT 1B, AND LOT F2 AS SHOWN ON PLAN #463 OF 1999 (PLAN BOOK 467)
TOTAL LOT AREA: 294118 SQ. FT. OR 6.752 ACRES

**THE INTENT OF THIS PLAN IS TO RECONFIGURE LOTS 1A, 1B, AND F2 AS SHOWN ON PLAN #463 OF 1999 INTO LOTS 1 AND 2 AS SHOWN HEREON.**

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

DATE: Feb. 2, 2012

*[Signature]*

PAMELA M. WELCH  
AGENT FOR WELCH ASSOCIATES LAND SURVEYORS, INC.  
REGISTRATION NUMBER: 36129

ORIGINAL IS STAMPED WITH PROFESSIONAL LAND SURVEYOR'S BLUE INK STAMP.

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WWW.WELCHINC.COM

**PLAN OF LAND**  
UNION STREET BUSINESS PARK  
FRANKLIN, MASSACHUSETTS  
(NORFOLK COUNTY)  
Prepared for:  
UNION STREET  
BUSINESS PARK LLC

