

ZONING CLASSIFICATION:
 R-1 (SINGLE FAMILY RESIDENCE)
 MIN. LOT SIZE = 1 ACRE
 MIN. FRONTAGE = 150'
 PERFECT SQUARE: 150' X 150'

MIN. SETBACK REQUIREMENTS:
 FRONT SET BACKS = 40'
 SIDE SETBACKS = 30'
 REAR SETBACKS = 30'

ASSESSORS REFERENCE:
 MAP 11, LOT 49

GROUNDWATER PROTECTION DISTRICT:
 GW-1 Stratified Drift Area

OWNER OF RECORD:
 JAMES F. SNYDER, TRUSTEE OF SNYDER FAMILY TRUST
 46 SPRINGDALE AVENUE
 DOVER, MA 02030

DEED REFERENCE:
 NORFOLK COUNTY REGISTRY OF DEEDS
 BOOK 11496 PAGE 47

PLAN REFERENCE:
 NORFOLK COUNTY REGISTRY OF DEEDS
 PLAN BOOK 127, PLAN No. 285 OF 1941
 PLAN No. 1387 OF 1953 (Bk.3208, Pg. 322)
 PLAN BOOK 252, PLAN No. 768 OF 1975
 PLAN BOOK 252, PLAN No. 769B OF 1975
 PLAN BOOK 391, PLAN No. 232 OF 1990
 PLAN BOOK 410, PLAN No. 768 OF 1992
 PLAN BOOK 426, PLAN No. 854 OF 1994

ZONING CLASSIFICATION:
 R-1 (Single Family Residence)

	MIN. REQUIRED	EXISTING
MIN. LOT SIZE	1 ACRE	28.15 ACRES
MIN. FRONTAGE	150'	349.55'
MAIN HOUSE:		
FRONT SET BACKS	40'	253.9'
SIDE SETBACKS	30'	29.9'
REAR SETBACKS	30'	1,076'
ACCESSORY STRUCTURE:		
GARAGE		
FRONT SET BACKS	40'	253.9'
SIDE SETBACKS	15'	0.07'
REAR SETBACKS	15'	1,110'

FEMA FLOOD DESIGNATION:
 ZONE C AND ZONE A AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 25021C 0156E, EFFECTIVE DATED SEPTEMBER 10, 1982.

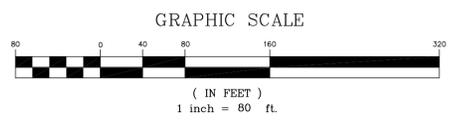
LEGEND:
 DH - DRILL HOLE
 CB - CONCRETE BOUND
 SB - STONE BOUND
 IP - IRON PIPE
 CTR BK - CENTER BACK

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 8, 11, 13, 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 28, 2014.

A PORTION OF THE PARCEL IS IN FLOOD ZONE A AS SHOWN ON FEMA MAP COMMUNITY PANEL NUMBER 25021C0156E, EFFECTIVE DATE JULY 17, 2012.

DATE: JUNE 17, 2014

JOYCE E. HASTINGS, P.L.S.
 REGISTERED LAND SURVEYOR No. 39393



LEGAL DESCRIPTION:
 Beginning at a point on the southerly sideline of Springdale Road; said point being the northwesterly corner of the described parcel. Thence running along the southerly sideline of Springdale Road for two courses:
 along a curve to the left with a radius of 2017.53 feet and a length of 286.80 feet to a point;
 N80°-52'-41"E, a distance of 62.75 feet to a point;
 thence turning and running by land now or formerly of Kostakos, along the centerline of Spring Brook for 490 feet, more or less, to a point;
 thence turning by land now or formerly of Kostakos and Dennison, S86°-50'-33"E, a distance of 216.90 feet to a concrete bound;
 thence running by land now or formerly of Dover Professional Building LLC, S85°-16'-43"E, a distance of 255.30 feet to a concrete bound with a drill hole;
 thence turning and running by land now or formerly of Luttozi, Roche, Foster, Alden, Cook and Nash for nine courses:
 S08°-57'-13"E, a distance of 193.78 feet to a point;
 S06°-30'-25"E, a distance of 61.69 feet to a point;
 S05°-29'-35"E, a distance of 49.52 feet to a point;
 S03°-55'-56"E, a distance of 74.81 feet to a point;
 S04°-24'-18"W, a distance of 90.96 feet to a drill hole;
 S07°-34'-04"W, a distance of 33.71 feet to a drill hole;
 S16°-18'-33"W, a distance of 61.89 feet to a drill hole;
 S18°-59'-41"W, a distance of 35.61 feet to a drill hole;
 S22°-28'-29"W, a distance of 64.11 feet to a drill hole;
 thence turning and running by land now or formerly of Nash and the Massachusetts Bay Transportation Authority for two courses:
 along a curve to the right with a radius of 5669.65 feet and a length of 435.81 feet to a point on the northerly sideline of the railroad layout;
 S44°-21'-42"W, a distance of 872.40 feet to a point on the northerly sideline of the railroad layout;
 Thence turning and running by land now or formerly of the Dover Land Conservation Trust and Powers for twelve (12) courses:
 N01°-02'-27"W, a distance of 445.93 feet to a drill hole;
 N02°-49'-53"W, a distance of 46.55 feet to a drill hole;
 N02°-03'-16"W, a distance of 48.04 feet to a drill hole;
 N01°-02'-04"W, a distance of 48.04 feet to a drill hole;
 N67°-39'-42"W, a distance of 27.09 feet to a drill hole;
 N05°-37'-44"E, a distance of 88.63 feet to a drill hole;
 N02°-51'-15"W, a distance of 412.04 feet to a drill hole;
 N02°-34'-40"E, a distance of 306.02 feet to a drill hole;
 N74°-11'-37"E, a distance of 28.06 feet to a drill hole;
 N17°-36'-21"E, a distance of 35.77 feet to a drill hole;
 N09°-50'-21"W, a distance of 58.91 feet to a drill hole;
 N11°-31'-31"W, a distance of 397.90 feet to the point of beginning.

The above described parcel contains 28.15 acres, more or less, as shown on the plan entitled "Plan of Land, Dover, Massachusetts" prepared by GLM Engineering Consultants, Inc., dated June 9, 2014.

ALTA/ACSM PLAN
46 SPRINGDALE AVENUE
DOVER, MASSACHUSETTS
 (NORFOLK COUNTY)
 SCALE 1"=80' JUNE 17, 2014
 PREPARED FOR:
 TOWN OF DOVER
 5 SPRINGDALE AVENUE
 DOVER, MASSACHUSETTS 02030
 PREPARED BY:
 GLM ENGINEERING CONSULTANTS, INC.
 19 EXCHANGE ST., HOLLISTON, MA.
 (508) 429-1100 FAX (508) 429-7160
 JOB #15250-ALTA 26,852