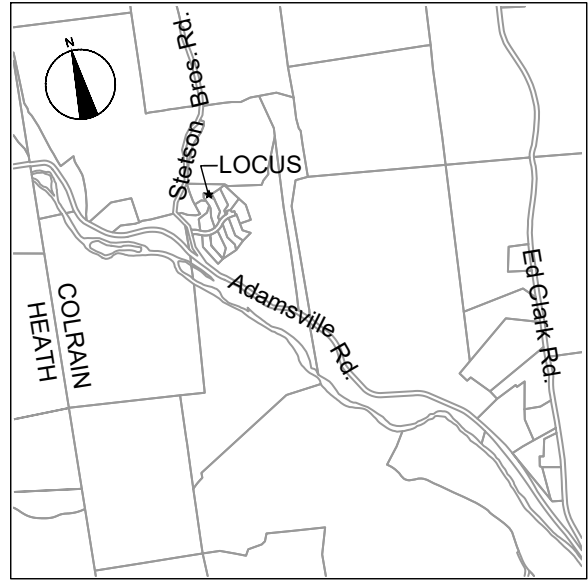




LOCUS MAP- Not To Scale

Land N/F
Michael & Elizabeth Shuipis
Tax Map 405 Lot 13.1
Deed Bk 6237 Pg 206

ADDITIONAL NOTES:

- The lots shown on this plan were originally approved as the "Definitive Plan for the Katywil Development" by the Colrain Planning Board on December 6, 2007. (On record at the Town offices and recorded in PB 126 Pgs. 67-71)
- The plans of record are recorded at the Franklin County Registry of Deeds in:
Plan Book 118 Pg 68 (Original Boundary)
Plan Book 126 Pgs. 67-71 (Original Definitive Subdivision)
Plan Book 129 Page 96
Plan Book 136 Page 6.
Plan Book 143 Page 36
- The field survey performed by this office was limited to Revision Areas A,B,C,D,E & the Solar Array Exception Area. All other boundary lines, easements, right-of-ways, etc. shown on this plan outside of those revision areas are based solely on plans of record prepared by Guntliow & Associates, Inc.
- The purpose of these plans is to amend the boundary lines (shown as Revision Areas A,B,C D & E) of the Original Definitive Subdivision (PB 126 Pgs 67-71) and subsequent revisions and to define the Conservation Restriction exception area around the existing solar array.
- The lots shown on this plan are subject to and with benefit of all rights, conditions, restrictions, leases, encumbrances and easements as contained in the deeds and plans of record describing said premises and the abutting properties. The locations and extent of said rights, easements, etc. are not the subject of this survey.
- This subdivision is an approved Cluster Development and no land within the subdivision may be further subdivided as to increase the number of building lots.
- Planning Board endorsement does not imply compliance with the Massachusetts Wetlands Protection Act.

Stetson Bros Rd.
An 1895 County Highway

REVISED LOT

"Open Space"
The Stowe Farm Community Housing Association, Inc.
Tax Map 405A Lot 12.19 - Deed Bk 5578 Pg 340
A portion of Parcel Two
See PB 143-Pg 36 (see also PB 126 Pg 67)

Total Revised Open Space Area= 22.537 Ac.
(includes Solar Array Exception Area)

22.162 subject to a Conservation Restriction
(To be recorded)

Land N/F
Lynn DiTullio, Trustee
of the DiTullio Investment Trust
Tax Map 405A Lot 12.7
Deed Bk 7543 Pg 35

Land N/F
David & Barbara Spiegelman
Trustees of the Spiegelman Investment Trust
Tax Map 405A Lot 12.9
Deed Bk 7668 Pg 163

Land N/F
David & Sandra Rudel
Trustees of the Rudel Living Trust
Tax Map 405A Lot 12.10
Deed Bk 7683 Pg 225

Land N/F
Travis & Karen Williard
Tax Map 405A Lot 12.11
Deed Bk 6134 Pg 147

REVISED LOT

"Open Space"
Tax Map 405A - 12 - 19

Approval under the Subdivision Control Law is required.

Colrain Planning Board

Dated: _____

Signed: _____

Revision Area B
A portion of Deed Bk 7683 Pg 225
Map 405A Lot 12.10 - (Lot 10)
Area= 641 sq. ft.
(To be combined with Lot 9)

LINE	BEARING	DISTANCE
B1	S 49°48'29" W	64.14'
B2	N 10°04'23" W	23.12'
B3	N70°38'54" E	56.22'

Revision Area C
A portion of Deed Bk 7668 Pg 163
Map 405A Lot 12.9 - (Lot 9)
Area= 939 sq. ft.
(To be combined with Lot 10)

LINE	BEARING	DISTANCE
C1	S 02°54'43" W	105.63'
C2	N 34°54'39" E	33.57'
C3	N 10°04'23" W	79.18'

Revision Area D
A portion of Deed Bk 7668 Pg 163
Map 405A Lot 12.9 - (Lot 9)
Area= 594 sq. ft.
(To be combined with Lot 10)

LINE	BEARING	DISTANCE
D1	S 34°54'39" W	10.49'
D2	S 15°06'29" W	39.11'
D3	N 81°11'16" E	24.19'
D4	N 10°14'50" W	43.34'

NOTES:

- This survey was prepared without the benefit of a title report and may be subject to any rights that a current title report may reveal.
- The bearings on this plan are referenced to Plan Book 126 Page 67-71.
- Adamsville Rd is an 1880 Franklin Co. Highway laid out 3 rods wide. (49.5")
- Stetson Bros. Rd. is an 1895 Franklin Co. Highway laid out 40' wide.
- Crosier Ln is a 50' wide private subdivision way approved by the Colrain Planning Board on 12/06/2007. (see also PB 126 Pg 67 & Parcel One in Bk 5578 Pg 340)
- Dunnell Drive is a 20' wide common driveway approved by Special Permit by the Colrain Planning Board on 12/06/2007. (see also PB 126 Pg 67)

LEGEND:

- Set 5/8" Rebar
- Found Capped Rebar
- ⑨ Lot Number (PB 126 Pgs 67-71)



REVIEW COPY

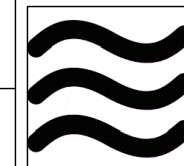
Plan of Land
Showing Ammendments to the Definitive Subdivision
Plan for the Stowe Farm Cluster Development in
Colrain, MA

LOCATION: Stetson Bros. Rd. & Adamsville Rd.
Tax Map 405A Lots 12.9/12.10/12.19/12.20

PREPARED FOR:
Stowe Farm Communtiy Housing Association, Inc.

SCALE:
1"=40'

DRAWN BY:
EWF



Green River Survey
289 Main Street
Greenfield, MA 01301
(413) 361- 4882

DATE:
04/20/2023

CHECKED BY:
DPS

SHEET:

02