DRAWING No. 137-1715 S.2016-161.1

HORIZONTAL DATUM – NAD83
VERTICAL DATUM – NAVD88

LINE DATA –

L1 = S 25°40' 15" W 40.36'
L2 = S 21°13' 30" W 10.02'
L3 = S 13°15' 05" W 21.50'

MORGAN STREET
SEE PLAN BOOK 34, PAGE 62. / SEE PLAN BOOK 41, PAGE 36.
<-- TO MOSHIER STREET
TO GRANBY, MA -->
PUBLIC VARIABLE WIDTH

NAD 83

(JOB No. 112-6589)
PARCEL ID: 0050-0042-000
NOW OR FORMERLY
MT HOLYOKE COLLEGE
DEED 1343, PAGE 226.

METALLIC READING

IRON PIPE FOUND AT BASE OF TREE BACK 0.68'

50' FRONT
5.4' +/-

S 72°01'00" E 249.23'
124.23'
(AREA = 6,215 S.F.)
125.00'
125.00' AT 50'
L2
L1
IRON BAR TO BE SET.
42' +/-
IRON BAR TO BE SET.
125.00'
S 72°01'00" E 175.50'
87.19'
88.31'
14.4' +/-
No. 185
No. 175
20.7' +/-
GAZEBO
L3
IB TO BE SET.
197.40'
195.63'
S 17°59'00" W

PARCEL ID: 0037-0036-000
MARJORIE A. DELCROIX
DEED 1495, PAGE 476.
163 MORGAN ST

GAR.

IRON BAR FOUND, HIT.
100.00'
N 64°20'30" W 200.00'
N = 2,917,985.897'
E = 367,835.252'
CONCRETE BOUND FOUND, HELD.
100.00'
CB TO IP = 225.72' -->
0.4' +/- OVER
N 25°39'30" E 407.66'

GAR.
22.4' +/-
T-STA. No. 38
20' SIDE
BUILDING ENVELOPE
LOT 1
AREA = 53,178 S.F.
(A = 46,963 S.F.)
20' SIDE
25' REAR
N 64°20'30" W 128.50'
IRON BAR TO BE SET.
S 25°39'30" W 352.90'
46' +/-
BARN
34' +/-
T-STA. No. 1
T-STA. No. 2
T-STA. No. 37

PARCEL ID: 0037-0038-000
NOW OR FORMERLY
DAVID M. LECCA
DEED 12062, PAGE 167.

PARCEL ID: 0037-0035-000
PARCEL ID: 0037-0034-000

PARCEL ID: 0037-0033-000
NOW OR FORMERLY
EDWARD M. MCCARRON
DEED 3422, PAGE 277.
LOT 16, PLAN 30, PAGE 10.

PAR.ID: 0037-0039-000
NOW OR FORMERLY
EDWARD M. MCCARRON
DEED 1712, PAGE 327.
LOT 17, PLAN 30, PAGE 10.

113.60'
N 72°01'00" W 201.91'
88.31'
50.00'
IRON PIPE FOUND, HELD.
149.13'

CHARON TERRACE
(JOB No. 112-6560)

N 25°39'30" E 444.69'
LOT 2
A = 161,146 S.F. +/-
OR 3.6994 ACRES, +/-
S 25°40'15" W 883.80'
S 25°40'15" W 537.27'

IRON PIPE FOUND.
IRON PIPE FOUND.
IRON PIPE FOUND.
IRON PIPE FOUND.

PARCEL ID: 0037-0086-000
NOW OR FORMERLY
ROY J. SABOURIN
DEED 11495, PAGE 94.
PLAN 30, PAGE 10.

IRON BAR TO BE SET.
WIRE FENCE
N 64°46'00" W 246.81'
WIRE FENCE

PARCEL ID: 0037-0107-000
NOW OR FORMERLY
MARK A. KELLEHER & WENDY T. KELLEHER
DEED 5840, PAGE 311.
PLAN 193, PAGE 88.

N = 2,917,316.46'
E = 367,787.47'

OWNER OF RECORD –

DAVID M. LECCA
DEED BOOK 10897, PAGE 174.
PARCEL ID: 0037-0034-000
PARCEL ID: 0037-0035-000
ZONING = RESIDENCE A-1

NOTE –

LOT 1 IS SUBJECT TO SPECIAL PERMIT APPROVAL – FLAG LOT.

NOTE –

LOT 1 IS A FLAG LOT; BUILDING IS PERMITTED ONLY IN ACCORDANCE WITH THE SPECIAL PERMIT FLAG LOT PROVISIONS OF THE SOUTH HADLEY ZONING BYLAW AS APPROVED BY THE SOUTH HADLEY PLANNING BOARD MEETING DATE APRIL 30, 2018.

DATE	NOTES / REVISIONS
NOTE	CONTACT DIG-SAFE PRIOR TO ANY EXCAVATIONS 1-888-344-7233
NOTE	SUBJECT TO EASEMENTS, RESTRICTIONS AND R.O.W.'S OF RECORD, IF ANY AND APPLICABLE.

I CERTIFY THAT THIS PLAN WAS MADE IN ACCORDANCE WITH THE MINIMUM RULES AND REGULATIONS OF THE REGISTRAR OF DEEDS.

SIGNED _____
EDWARD J. CHAPDELAINE No. 38378.

SCALE 1" = 40'
0' 20' 40' 60' 80' 100' 140' 180'

BEING A SUBDIVISION OF DEED 10897, PAGE 174 INTO LOT 1 AND LOT 2

PLANNING BOARD
SOUTH HADLEY, MA

DATE _____

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED.

SIGNED _____ _____
_____ _____
_____ _____

"APPROVAL NOT REQUIRED SUBDIVSION"

INDEXED _____

COMMONWEALTH OF MASSACHUSETTS
EDWARD J. CHAPDELAINE 38378
PROFESSIONAL LAND SURVEYOR

SHEET 1 OF 1
FILE 2017-161-7.S90

PLAN OF LAND IN THE TOWN OF SOUTH HADLEY, MASSACHUSETTS

HAMPSHIRE COUNTY – PREPARED FOR
DAVID M. LECCA

DURKEE, WHITE, TOWNE AND CHAPDELAINE
CIVIL ENGINEERS AND LAND SURVEYORS
356 FRONT STREET
CHICOPEE, MASSACHUSETTS – 01013
PHONE (413) 592-5164

DRAWN BY EJC
CHECKED BY ___
APPROVED BY EJC

DATE:05/30/2018
SCALE 1" = 40'

DRAWING No. 137-1715 S.2017-161.1