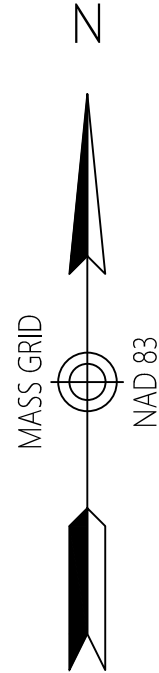
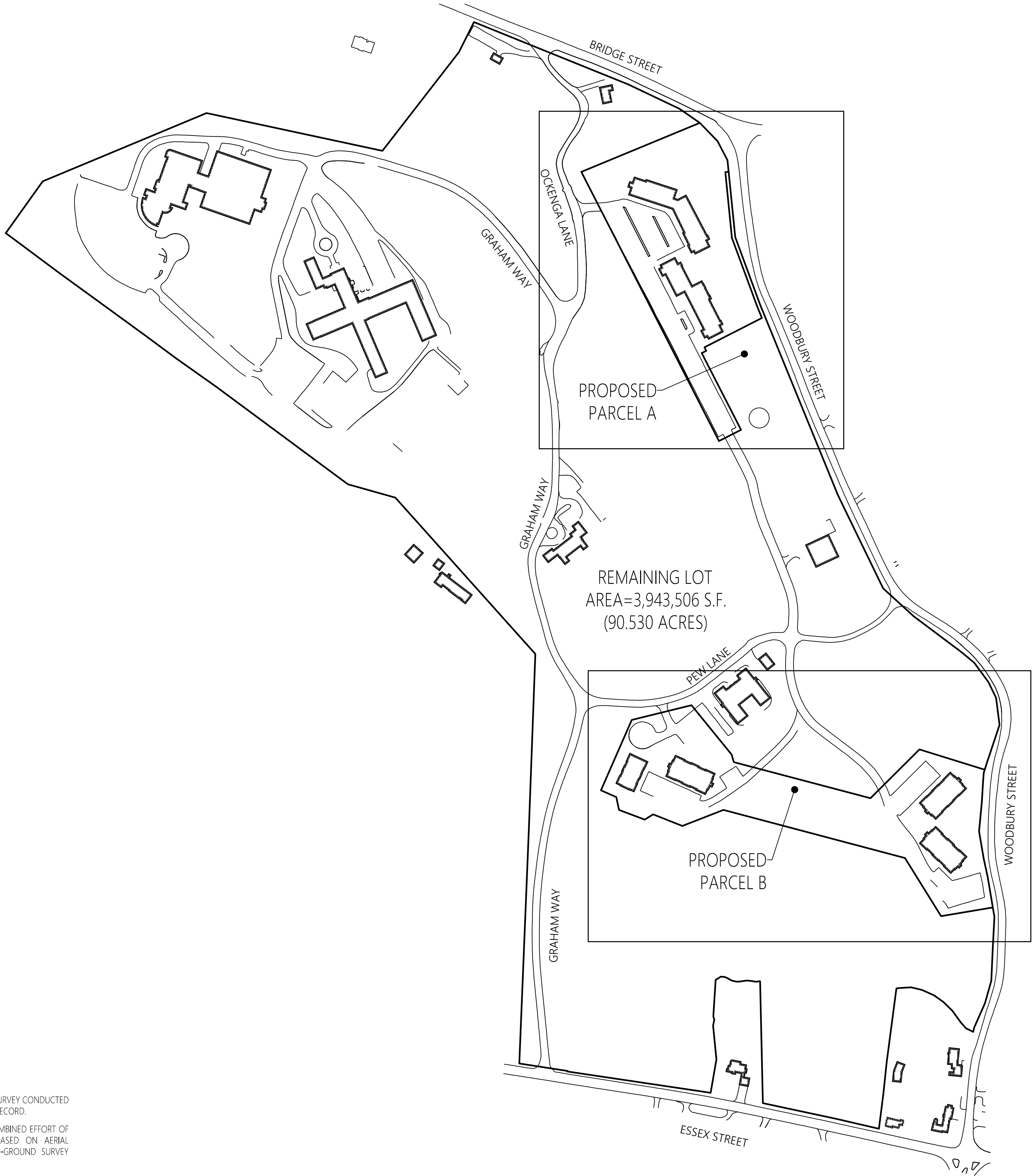


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### General Notes

- 1) THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY VHB, INC. BETWEEN JULY AND AUGUST, 2023 AND FROM DEEDS AND PLANS OF RECORD.
- 2) THE EXISTING CONDITIONS SHOWN ON THIS PLAN WERE DEVELOPED FROM A COMBINED EFFORT OF AERIAL PHOTOGRAMMETRIC MAPPING BY EASTERN TOPOGRAPHICS, INC., BASED ON AERIAL PHOTOGRAPHS TAKEN ON APRIL 9, 2023, AND AUGMENTED BY AN ON-THE-GROUND SURVEY PERFORMED BY VHB BETWEEN JULY AND AUGUST, 2023.
- 3) THE PURPOSE OF THIS PLAN IS TO CREATE PARCELS A & B FROM THE EXIST PARCEL.
- 6) PARCELS A & B LIE ENTIRELY WITHIN THE SINGLE RESIDENTIAL DISTRICT (R-1B) A CONSERVANCY DISTRICT (WETLAND OVERLAY ZONE) AS SHOWN ON THE "ZONING MAP, HAMILTON, MASSACHUSETTS", DATED APRIL 24, 2017 & GROUNDWATER PROTECTION DISTRICTS (ORIGINAL 1985 GROUNDWATER PROTECTION OVERLAY DISTRICT; ZONE II AREA & INTERIM WELLHEAD PROTECTION AREA) AS SHOWN ON THE "HAMILTON MASSACHUSETTS, GROUNDWATER PROTECTION OVERLAY DISTRICT MAP", DATED MAY, 1985 AND AMENDED MAY 2000 AND OCTOBER 2004. DIMENSIONAL REQUIREMENTS FOR A (R-1A & R-1B) AT THE TIME OF THIS SURVEY ARE:

| R-1B                       |             |
|----------------------------|-------------|
| MINIMUM LOT AREA           | 40,000 S.F. |
| MINIMUM FRONTAGE           | 175 FEET    |
| MINIMUM WIDTH AND DEPTH    | 100 FEET    |
| MINIMUM FRONT YARD SETBACK | 25/50 FEET  |
| MINIMUM SIDE YARD SETBACK  | 15 FEET     |
| MINIMUM REAR YARD SETBACK  | 15 FEET     |

THE PROPOSED LOTS SHOWN HEREON MEET THE ABOVE ZONING REQUIREMENTS.

### Record Owner

GORDON-CONWELL THEOLOGICAL SEMINARY, INC.  
130 ESSEX STREET  
SOUTH HAMILTON, MASS.  
ASSESSORS PARCEL 64-000-00005  
BOOK 5688, PAGE 202

### Certification

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

DATE

PROFESSIONAL LAND SURVEYOR



APPROVAL NOT REQUIRED UNDER  
THE SUBDIVISION CONTROL LAW  
CHELMSFORD PLANNING BOARD

DATE: \_\_\_\_\_

NO DETERMINATION OF COMPLIANCE WITH ALL ZONING  
REQUIREMENTS HAS BEEN MADE BY THE HAMILTON PLANNING  
BOARD.

## PLAN OF LAND IN SOUTH HAMILTON MASSACHUSETTS

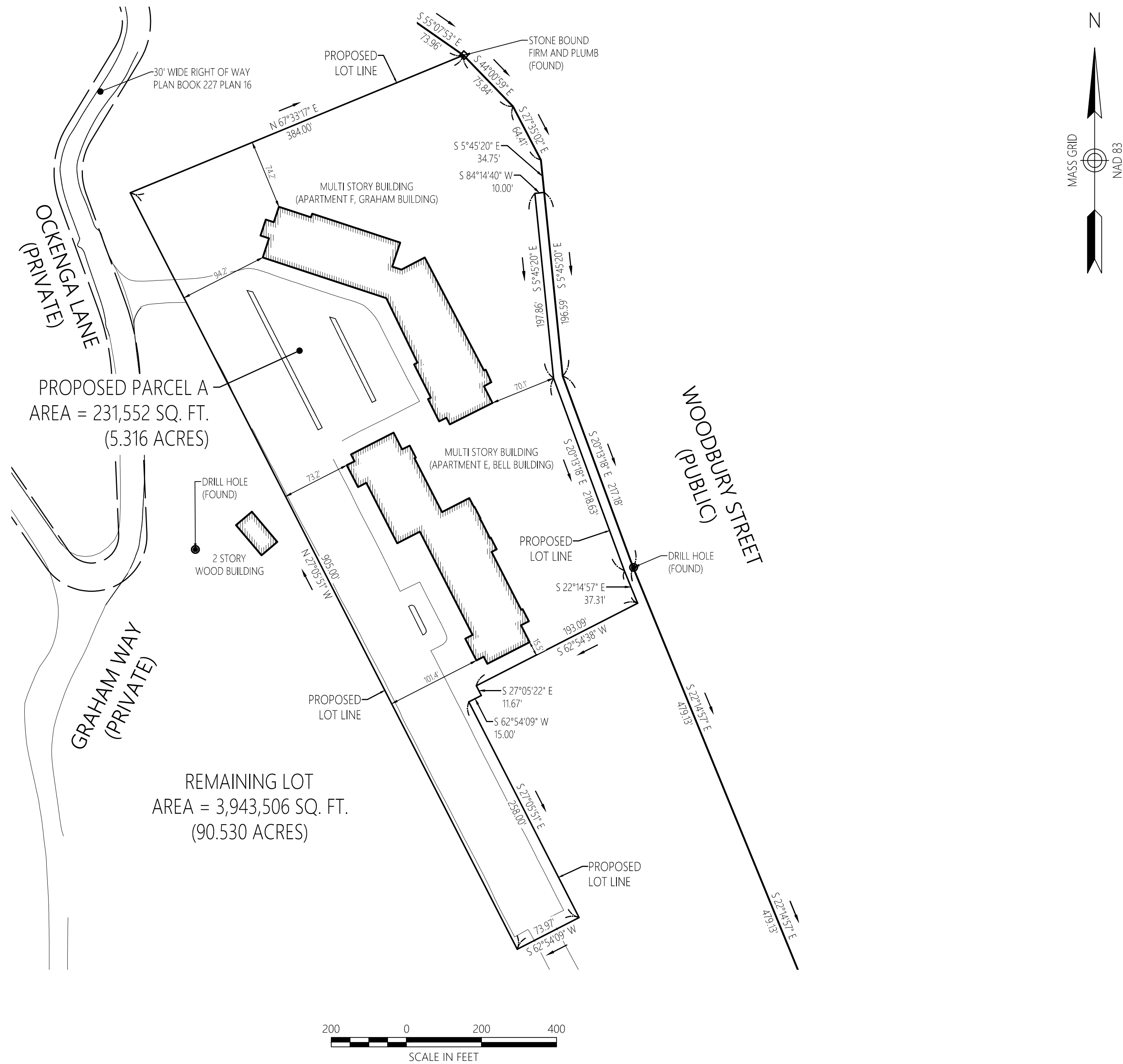
PREPARED FOR: GORDON-CONWELL THEOLOGICAL SEMINARY, INC.

PREPARED BY: VHB, Inc.  
Engineers | Scientists | Planners | Designers  
101 Walnut Street, P.O. Box 9151  
Watertown, MA 02471-9151  
(617) 924-1770

SCALE: 1 INCH = 200 FEET  
SHEET 1 OF 3

DATE: APRIL 12, 2024

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PLAN OF LAND  
IN  
**SOUTH HAMILTON**  
MASSACHUSETTS

PREPARED FOR: GORDON-CONWELL THEOLOGICAL SEMINARY, INC.

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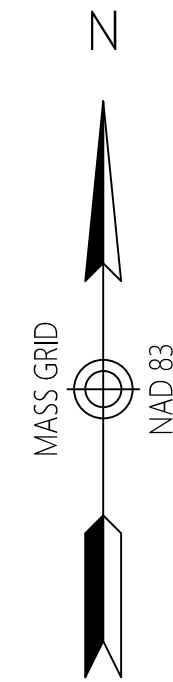
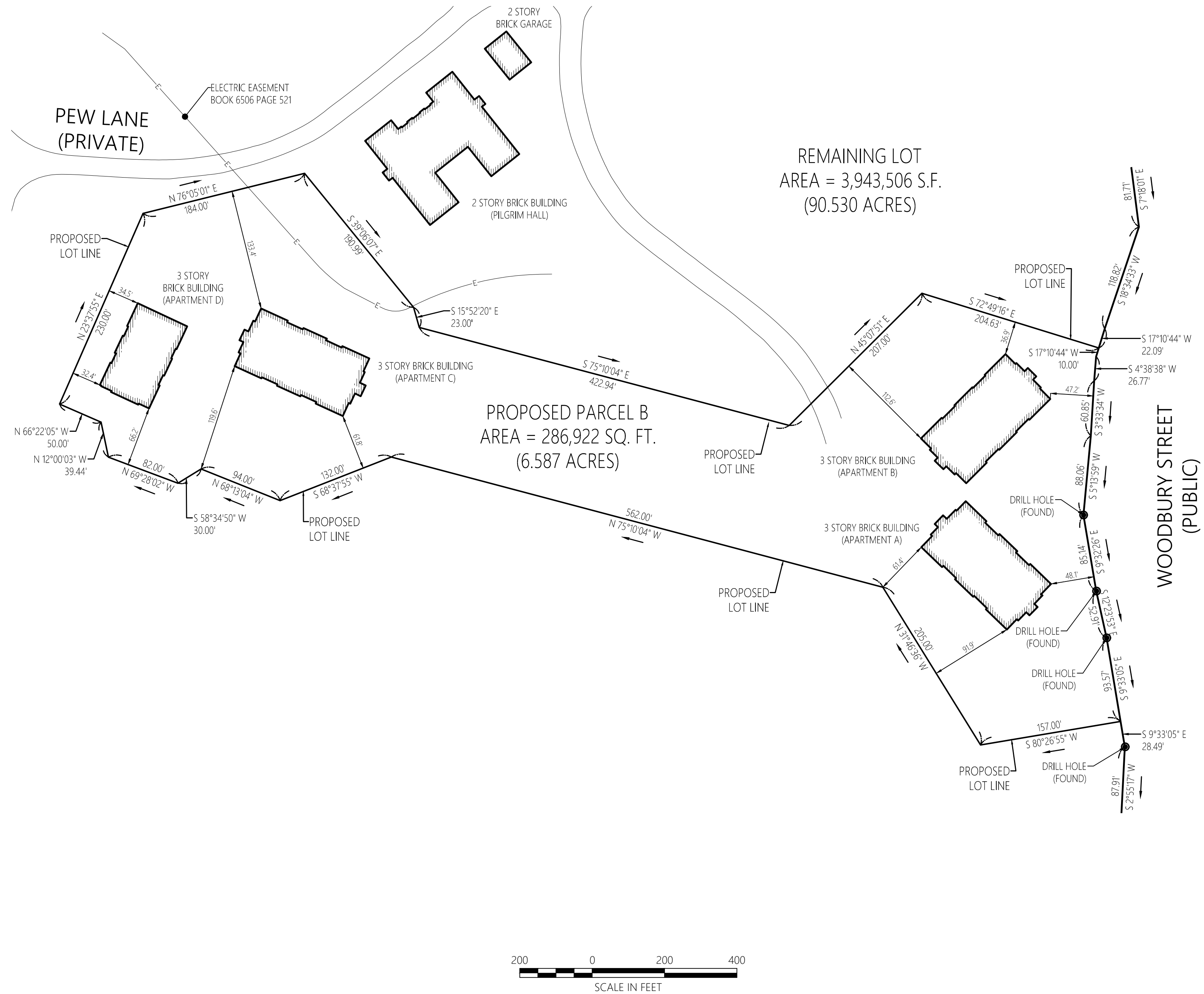
SCALE: 1 INCH = 80 FEET      DATE: APRIL 12, 2024  
SHEET 2 OF 3

Certification

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

DATE \_\_\_\_\_ PROFESSIONAL LAND SURVEYOR \_\_\_\_\_

RESERVED FOR REGISTRY USE ONLY



#### Certification

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

DATE \_\_\_\_\_ PROFESSIONAL LAND SURVEYOR \_\_\_\_\_

## PLAN OF LAND IN SOUTH HAMILTON MASSACHUSETTS

PREPARED FOR: GORDON-CONWELL THEOLOGICAL SEMINARY, INC.

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SCALE: 1 INCH = 80 FEET DATE: APRIL 12, 2024  
SHEET 3 OF 3