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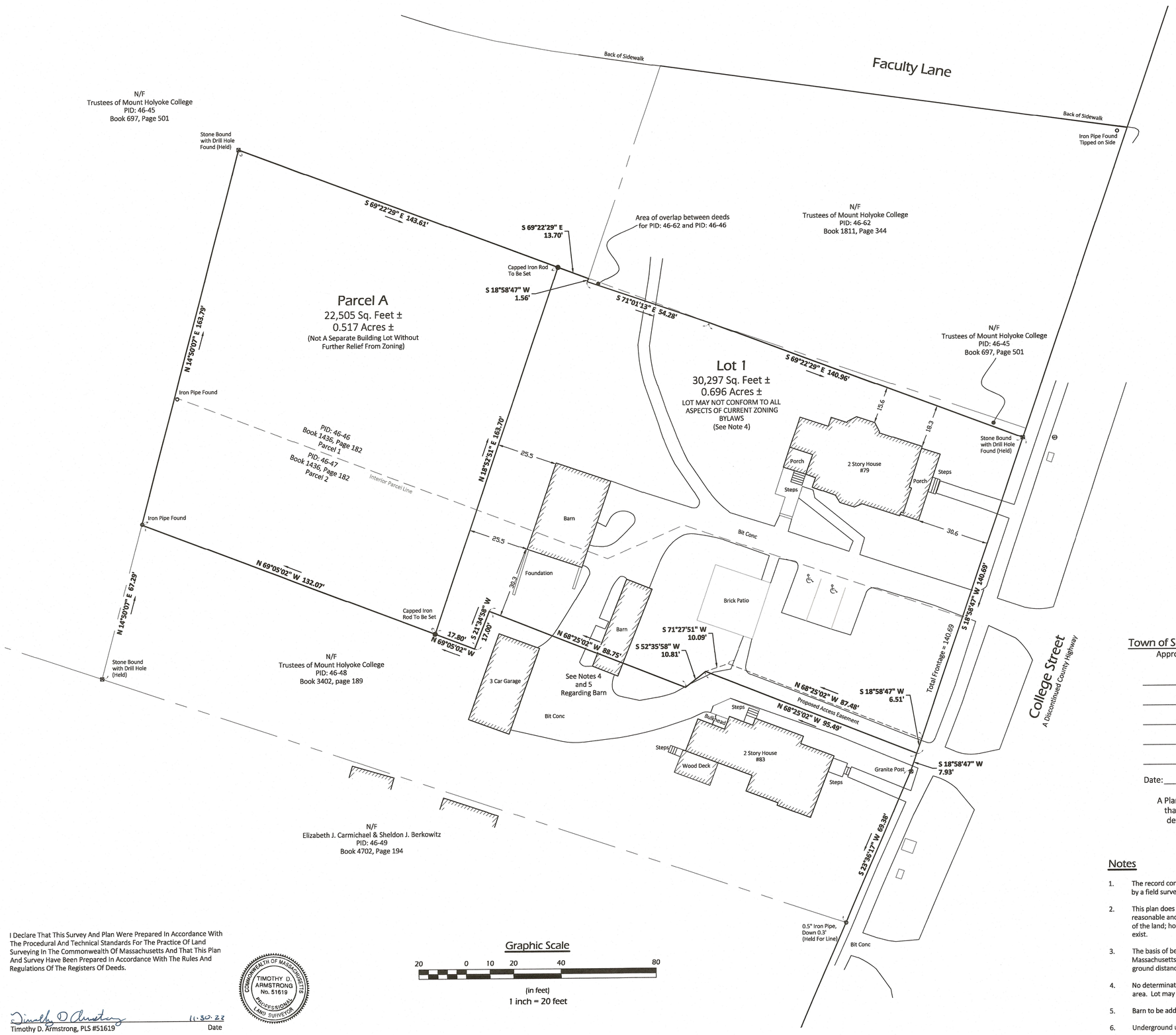

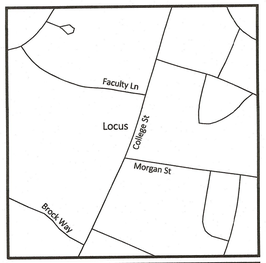

LOCUS PLAN - Not To Scale

See Note 3

Residence A-1 Zoning District

Minimum Lot Area (sq. ft)	22,500
Minimum Lot Frontage (ft)	125
Minimum Setback (ft)	Front 40 Side 20 Rear 25

Owner Of Record

The Trustees of Mount Holyoke College
PID: 46-46
Book 1436, Page 182
PID: 46-47
Book 1436, Page 182

Town of South Hadley, Massachusetts Planning Board

Approval Not Required Under Subdivision Control Laws

_____

_____

_____

_____

_____

Date: _____

A Planning Board's endorsement is not a determination that any lot delineated hereon is a buildable lot. No determination as to zoning compliance is made or intended by this endorsement.

Notes

1. The record conditions and boundary retracement survey depicted hereon was obtained by a field survey in July and August 2022 by the Berkshire Design Group.
2. This plan does not show any unrecorded or unwritten easements which may exist. a reasonable and diligent attempt has been made to observe any apparent, visible uses of the land; however, this does not constitute a guarantee that no such easements exist.
3. The basis of bearings, azimuths, and the north arrow shown hereon is the Massachusetts State Plane Coordinate System (NAD83). Distances shown hereon are ground distances.
4. No determination has been made regarding zoning compliance beyond lot frontage and area. Lot may not conform to other aspects of the zoning bylaws.
5. Barn to be addressed by Mount Holyoke College.
6. Underground utilities were not located as part of this survey.

Graphic Scale

20 0 10 20 40 80

(in feet)
1 inch = 20 feet

I Declare That This Survey And Plan Were Prepared In Accordance With The Procedural And Technical Standards For The Practice Of Land Surveying In The Commonwealth Of Massachusetts And That This Plan And Survey Have Been Prepared In Accordance With The Rules And Regulations Of The Registers Of Deeds.

COMMONWEALTH OF MASSACHUSETTS
TIMOTHY D. ARMSTRONG
No. 51619
PROFESSIONAL LAND SURVEYOR

11-30-22
Timothy D. Armstrong, PLS #51619 — Date

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Planning
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Web: http://www.berkshiredesign.com

REGISTRY USE ONLY

Plan Of Land
Located At
79 College Street
South Hadley, Massachusetts
(Hampshire County)

Prepared For
Mount Holyoke College

Revisions
11/29/22 Updated title and added note to Parcel A

Date: November 17, 2022	Sheet Number 1 of 1
Scale: 1"=20'	
Drawn By: CLC	
Checked By: TDA	

\\BDGSRV\PROJECTS_SURVEY\PROJECTS\22.042 – 79-83 COLLEGE ST, SOUTH HADLEY – LTF HOLYOKE\DWG\22.042 – COLLEGE ST.DWG PLOT DATE: 11/29/2022

22.042