

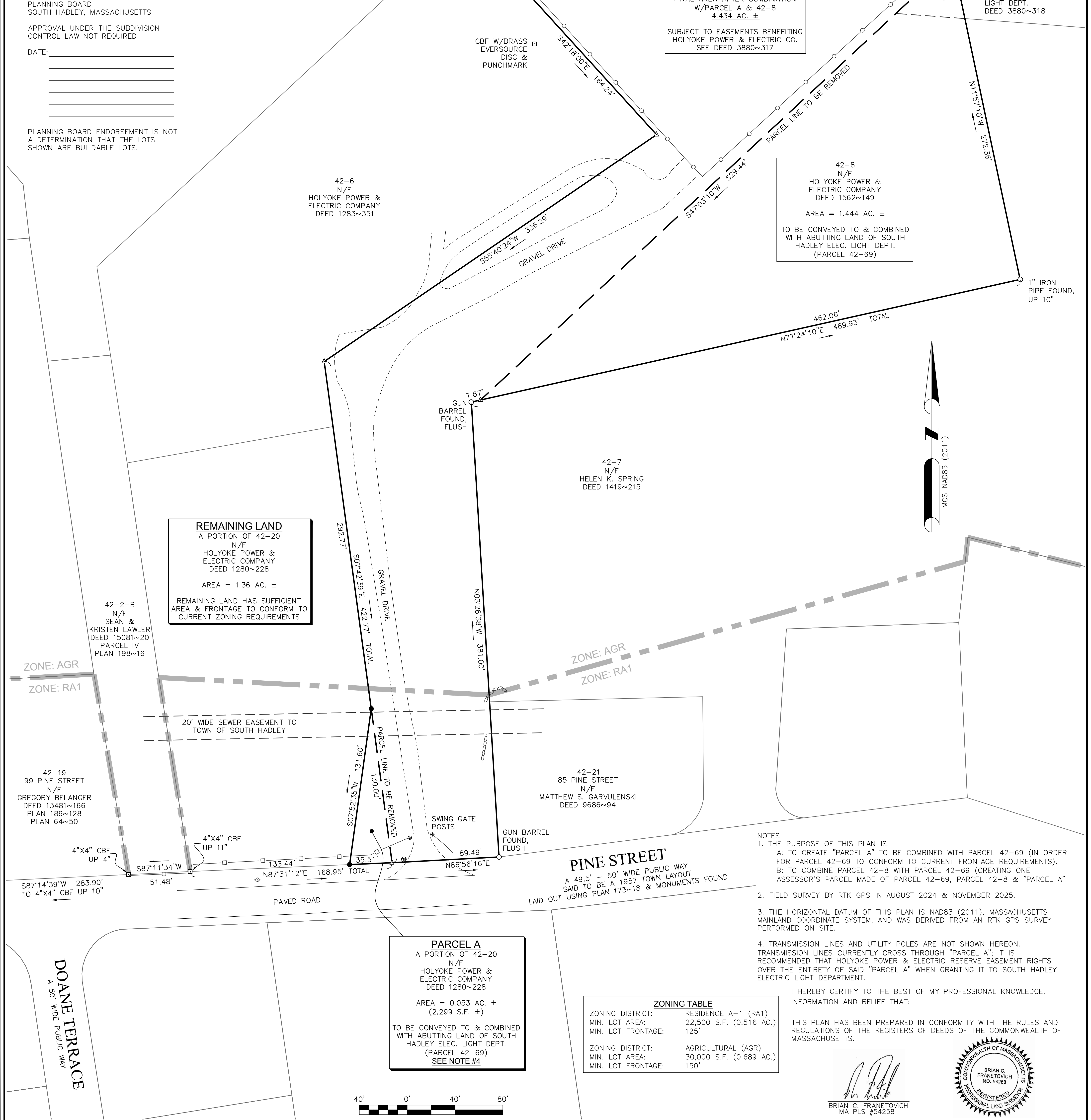
LEGEND

| | |
|-----------|-----------------------------|
| 12-3 | ASSESSOR'S ID |
| N/F | NOW OR FORMERLY |
| IPF | IRON PIPE FOUND |
| CBF | CONC. BOUND FOUND |
| ▲ | CALCULATED POINT |
| IRS | IRON ROD TO BE SET |
| ◆ | HYDRANT |
| ⊙ | MANHOLE |
| — | LOCUS PROPERTY LINE |
| - - - | PROPERTY LINE TO BE REMOVED |
| - · - · - | ADJOINERS PROPERTY LINE |
| - · - · - | EASEMENT LINE |
| - · - · - | POST & RAIL FENCE |
| - · - · - | CHAIN LINK FENCE |
| - · - · - | STONE WALL |
| - · - · - | ZONING DISTRICT LINE |

RESERVED FOR REGISTRY USE ONLY

PLANNING BOARD
SOUTH HADLEY, MASSACHUSETTS
APPROVAL UNDER THE SUBDIVISION
CONTROL LAW NOT REQUIRED
DATE: _____

PLANNING BOARD ENDORSEMENT IS NOT
A DETERMINATION THAT THE LOTS
SHOWN ARE BUILDABLE LOTS.



REMAINING LAND
A PORTION OF 42-20
N/F
HOLYOKE POWER &
ELECTRIC COMPANY
DEED 1280~228
AREA = 1.36 AC. ±
REMAINING LAND HAS SUFFICIENT
AREA & FRONTAGE TO CONFORM TO
CURRENT ZONING REQUIREMENTS

PARCEL A
A PORTION OF 42-20
N/F
HOLYOKE POWER &
ELECTRIC COMPANY
DEED 1280~228
AREA = 0.053 AC. ±
(2,299 S.F. ±)
TO BE CONVEYED TO & COMBINED
WITH ABUTTING LAND OF SOUTH
HADLEY ELEC. LIGHT DEPT.
(PARCEL 42-69)
SEE NOTE #4

ZONING TABLE

| | |
|--------------------|-------------------------|
| ZONING DISTRICT: | RESIDENCE A-1 (RA1) |
| MIN. LOT AREA: | 22,500 S.F. (0.516 AC.) |
| MIN. LOT FRONTAGE: | 125' |
| ZONING DISTRICT: | AGRICULTURAL (AGR) |
| MIN. LOT AREA: | 30,000 S.F. (0.689 AC.) |
| MIN. LOT FRONTAGE: | 150' |

- NOTES:**
1. THE PURPOSE OF THIS PLAN IS:
A: TO CREATE "PARCEL A" TO BE COMBINED WITH PARCEL 42-69 (IN ORDER FOR PARCEL 42-69 TO CONFORM TO CURRENT FRONTAGE REQUIREMENTS).
B: TO COMBINE PARCEL 42-8 WITH PARCEL 42-69 (CREATING ONE ASSESSOR'S PARCEL MADE OF PARCEL 42-69, PARCEL 42-8 & "PARCEL A"
 2. FIELD SURVEY BY RTK GPS IN AUGUST 2024 & NOVEMBER 2025.
 3. THE HORIZONTAL DATUM OF THIS PLAN IS NAD83 (2011), MASSACHUSETTS MAINLAND COORDINATE SYSTEM, AND WAS DERIVED FROM AN RTK GPS SURVEY PERFORMED ON SITE.
 4. TRANSMISSION LINES AND UTILITY POLES ARE NOT SHOWN HEREON. TRANSMISSION LINES CURRENTLY CROSS THROUGH "PARCEL A"; IT IS RECOMMENDED THAT HOLYOKE POWER & ELECTRIC RESERVE EASEMENT RIGHTS OVER THE ENTIRETY OF SAID "PARCEL A" WHEN GRANTING IT TO SOUTH HADLEY ELECTRIC LIGHT DEPARTMENT.

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THAT:

THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

Brian C. Franetovich
BRIAN C. FRANETOVIICH
MA PLS #54258



SHEET NO. **1** OF **1**
PLAN OF LAND IN SOUTH HADLEY, MA
HAMPSHIRE REGISTRY
PREPARED FOR
**SOUTH HADLEY ELECTRIC LIGHT DEPT.
& HOLYOKE POWER & ELECTRIC COMPANY**

| | | | |
|-----------------|--------------|--------------|-----------|
| SURVEYOR: | BCF | ENGINEER: | - |
| DRAFTING: | BCF | DESIGN: | - |
| FIELD WORK: | MAK | HORZ. SCALE: | 1" = 40' |
| PROJECT NUMBER: | 24-221.1 | VERT. SCALE: | - |
| DRAWING NAME: | 24-221.1.DWG | DATE: | 3-16-2026 |

**SUBDIVISION
APPROVAL
NOT
REQUIRED**

**NORTHEAST
SURVEY
CONSULTANTS**
3 FERRY STREET
STUDIO 1 EAST
EASTHAMPTON, MA 01027
(413) 203-5144