

Southern Middlesex - 20/20 Perfect Vision i2 Document Detail Report

Current datetime: 9/18/2024 7:41:52 AM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
496	PLAN		02024/496	08/23/2024	
Property-Street Address and/or Description					
95 TAYLOR ST SUBDIVISION PLAN OF LAND					
Grantors					
FRIBERG GILBERT L, FRIBERG VILENA T					
Grantees					
References-Book/Pg Description Recorded Year					
Registered Land Certificate(s)-Cert# Book/Pg					

DEFINITIVE SUBDIVISION PLAN
FOR
STRAWBERRY FARMS
AT
95 TAYLOR STREET
IN
LITTLETON, MASSACHUSETTS

Middlesex Registry of Deeds
Southern District
Cambridge, Massachusetts

Attest

William O. Casper
Appraiser

PLAN INDEX

SHEET 1	TITLE SHEET
SHEET 2	RECORD PLAN
SHEET 3	EXISTING CONDITIONS PLAN
SHEET 4	SITE DEVELOPMENT PLAN
SHEET 5	PLAN AND PROFILE
SHEET 6	CONSTRUCTION DETAILS
SHEET 7-8	EROSION AND SEDIMENTATION CONTROL PLAN

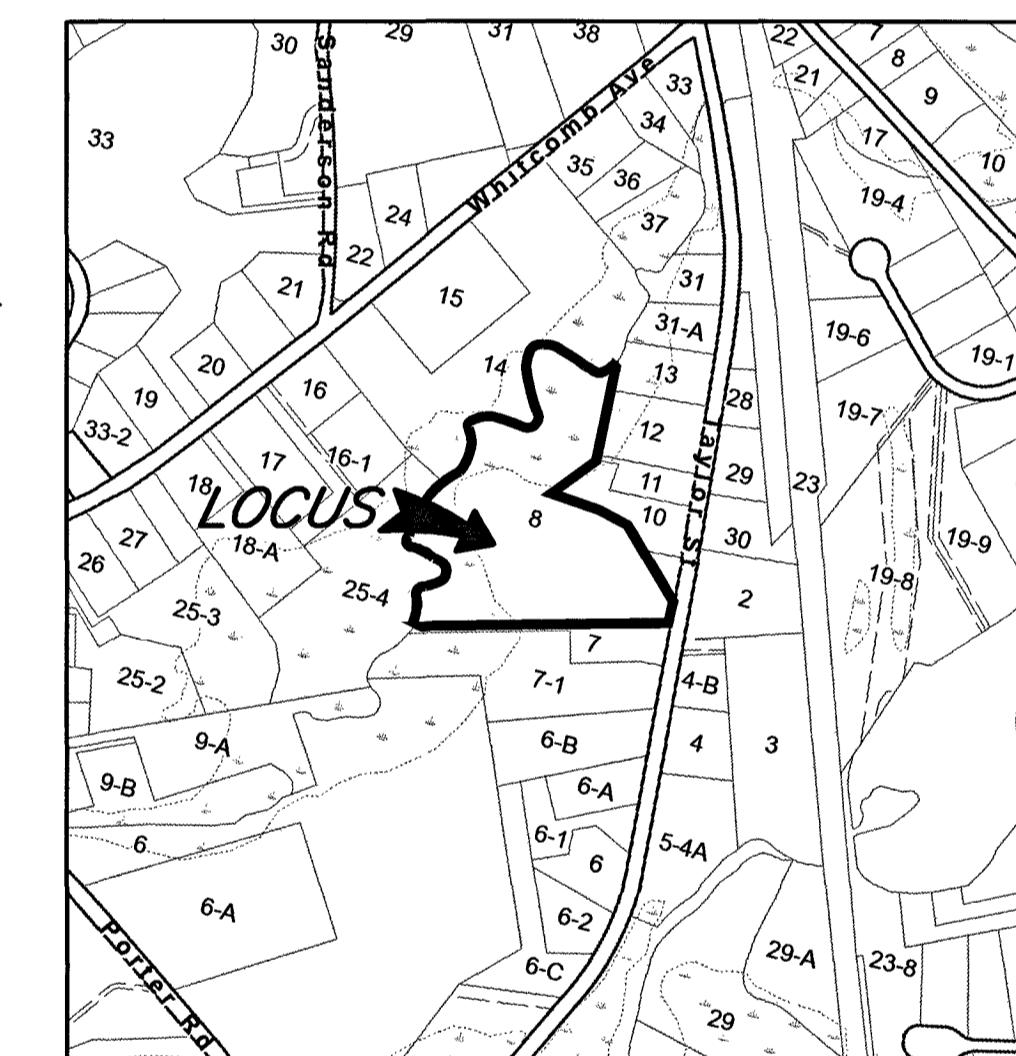
LITTLETON PLANNING BOARD

DATE: 8/1/2024

I, CLERK OF THE TOWN OF LITTLETON, MASSACHUSETTS
HEREBY CERTIFY THE NOTICE OF APPROVAL OF THIS
PLAN BY THE LITTLETON PLANNING BOARD HAS BEEN
RECEIVED AND RECORDED AT THIS OFFICE AND NO
APPEAL WAS RECEIVED DURING THE TWENTY DAYS
NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID
NOTICE.

NOTICE
July 11 2024
DATE
DeeDee Crowley
TOWN CLERK

FEBRUARY 20, 2024
REVISED: APRIL 9, 2024
REVISED: MAY 13, 2024
REVISED: JUNE 25, 2024

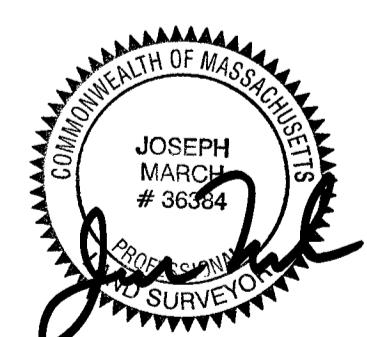
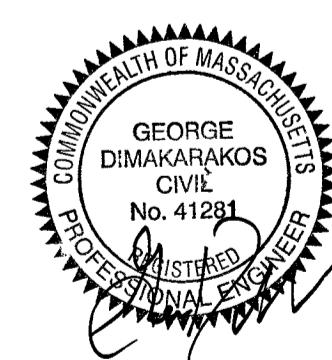


LOCUS PLAN

SCALE: 1"-600'

ENGINEER/SURVEYOR

1000 MAIN STREET
ACTON, MASSACHUSETTS 01720
(978) 263-8585



APPLICANT

SEAL HARBOR COMPANIES, LLC.
P.O. BOX 2857
ACTON MA

RECORD OWNER

**GILBERT L. FRIBERG
VILENA T. FRIBERG
95 TAYLOR STREET
LITTLETON MA**

ZONING DISTRICT

REFERENCE

DATUM

RECORD OWNER

GILBERT L. FRIBERG
VILENA T. FRIBERG
95 TAYLOR STREET
LITTLETON, MA

REFERENCE

MIDDLESEX REGISTRY OF DEEDS
SOUTH DISTRICT
DEED BOOK 11584 PAGE 164
PLAN No. 1105 OF 1968

ZONING DISTRICT

RESIDENCE (R)
WATER RESOURCE DISTRICT

DATUM

N.A.V.D OF 1988.

N/F
TOWN OF
LITTLETON
(DEED BOOK 49886
PAGE 425)

APPROVED BY:
LITTLETON PLANNING BOARD

8/11/2024
DATE

PLAN NO. 496 OF 2024
SHEET 2 OF 8

N/F
TOWN OF
LITTLETON

N/F
TUCKER & FINAN
(DEED BOOK 65537 PAGE 239)

N/F
BURBA
(DEED BOOK 32586 PAGE 10)

N/F
LI & MAK
(DEED BOOK 71164 PAGE 243)

N/F
PROULX
(DEED BOOK 79028 PAGE 122)

N/F
CALLANAN
(DEED BOOK 58145
PAGE 78)

N/F
HSU & PHOUN
(DEED BOOK 65095 PAGE 561)

N79°37'19"W 270.71'

N102°24'11"E
183.02'

N/F
LI

CONCRETE BOUND/
DRILL HOLE
FOUND

S56°49'31"E
100.00'

S30°10'28"E 265.32'

S50°34'51"E 14.85'

S89°41'00"W 275.00'

S80°00'00"E 5.00'

CONCRETE BOUND/
DRILL HOLE
FOUND

300.00'

300.00'

255.00'

86.89'

75.00'

111.66'

15.43'

15.43'

14.47'

REBAR
FOUND

MAGNETIC
NAIL
FOUND

REBAR
FOUND

15.43'

30.00'

30.00'

30.00'

14.47'

TAYLOR STREET
(PUBLIC - VARIABLE WIDTH)

CENTER
STONE BOUND
FOUND

I, CLERK OF THE TOWN OF LITTLETON, MASSACHUSETTS
HEREBY CERTIFY THE NOTICE OF THE APPROVAL OF
THIS PLAN BY THE LITTLETON PLANNING BOARD HAS
BEEN RECEIVED AND RECORDED AT THIS OFFICE
AND NO APPEAL WAS RECEIVED DURING THE TWENTY
DAYS NEXT AFTER SUCH RECEIPT AND RECORDING
OF SAID NOTICE.

July 11 2024

DATE

Helene Gray

TOWN CLERK

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

6/27/24

DATE

Jan Zel

REGISTERED PROFESSIONAL LAND SURVEYOR

LEGEND:

- PROPOSED PERMANENT MONUMENT
- PROPOSED SEMI-PERMANENT MONUMENT

N

PLAN NO. 1105 OF
896111

DEFINITIVE SUBDIVISION
STRAWBERRY FARMS
IN
LITTLETON, MASSACHUSETTS
(MIDDLESEX COUNTY)

RECORD PLAN

FOR: SEAL HARBOR COMPANIES, LLC

SCALE: 1"=40' FEBRUARY 20, 2024

REVISED: APRIL 9, 2024

REVISED: JUNE 25, 2024

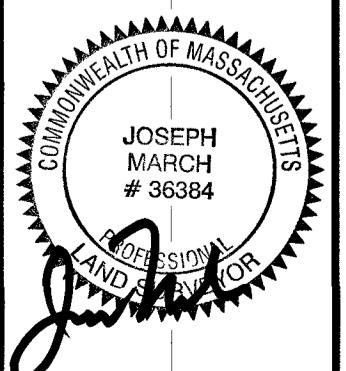
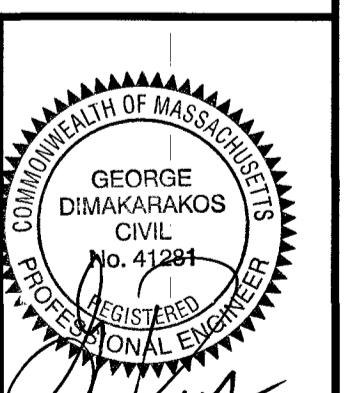
STAMSKI AND MCNARY, INC.

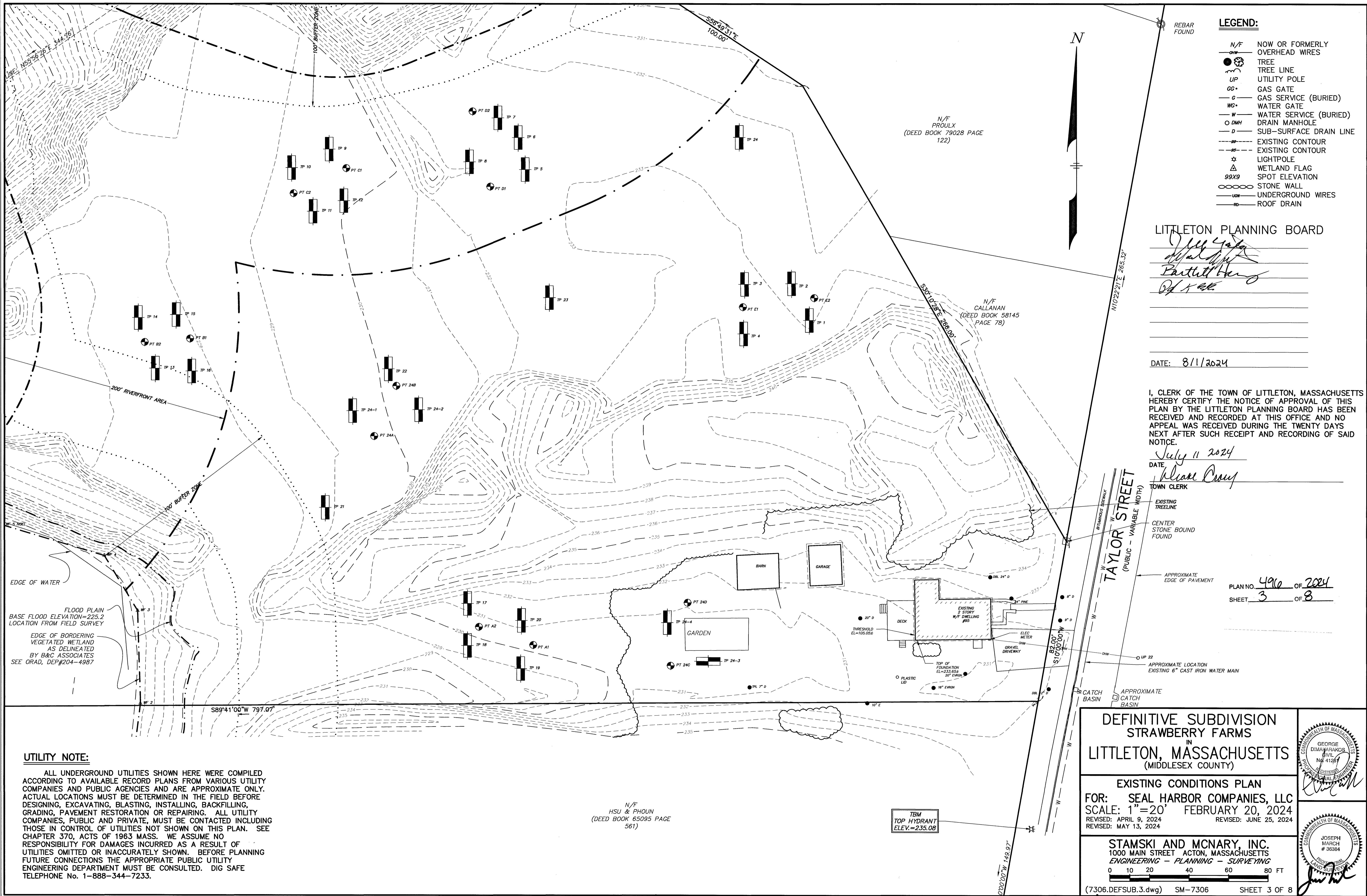
1000 MAIN STREET ACTON, MASSACHUSETTS

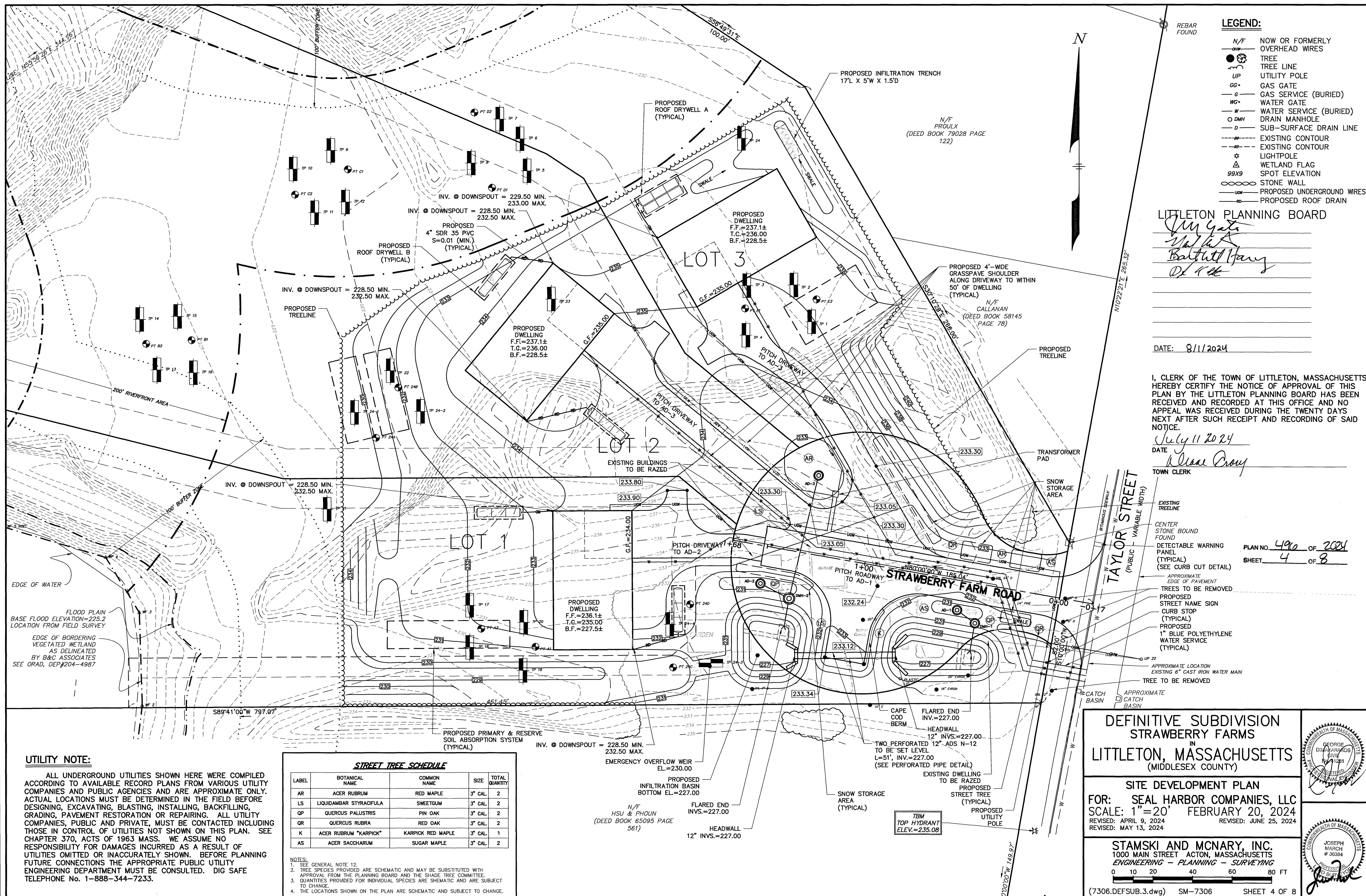
ENGINEERING - PLANNING - SURVEYING

0 20 40 80 120 160 FT

(7306.DEFSUB.3.REC.dwg) SM-7306 SHEET 2 OF 8







LEGEND:

N/F NOW OR FORMERLY
 OHW OVERHEAD WIRES
 TREE
 TREE LINE
 UTILITY POLE
 GG GAS GATE
 G GAS SERVICE (BURIED)
 WG WATER GATE
 W WATER SERVICE (BURIED)
 DMH DRAIN MANHOLE
 D SUB-SURFACE DRAIN LINE
 EXISTING CONTOUR
 EXISTING CONTOUR
 LIGHTPOLE
 WETLAND FLAG
 SPOT ELEVATION
 99X9 STONE WALL
 UWG UNDERGROUND WIRES
 RD ROOF DRAIN

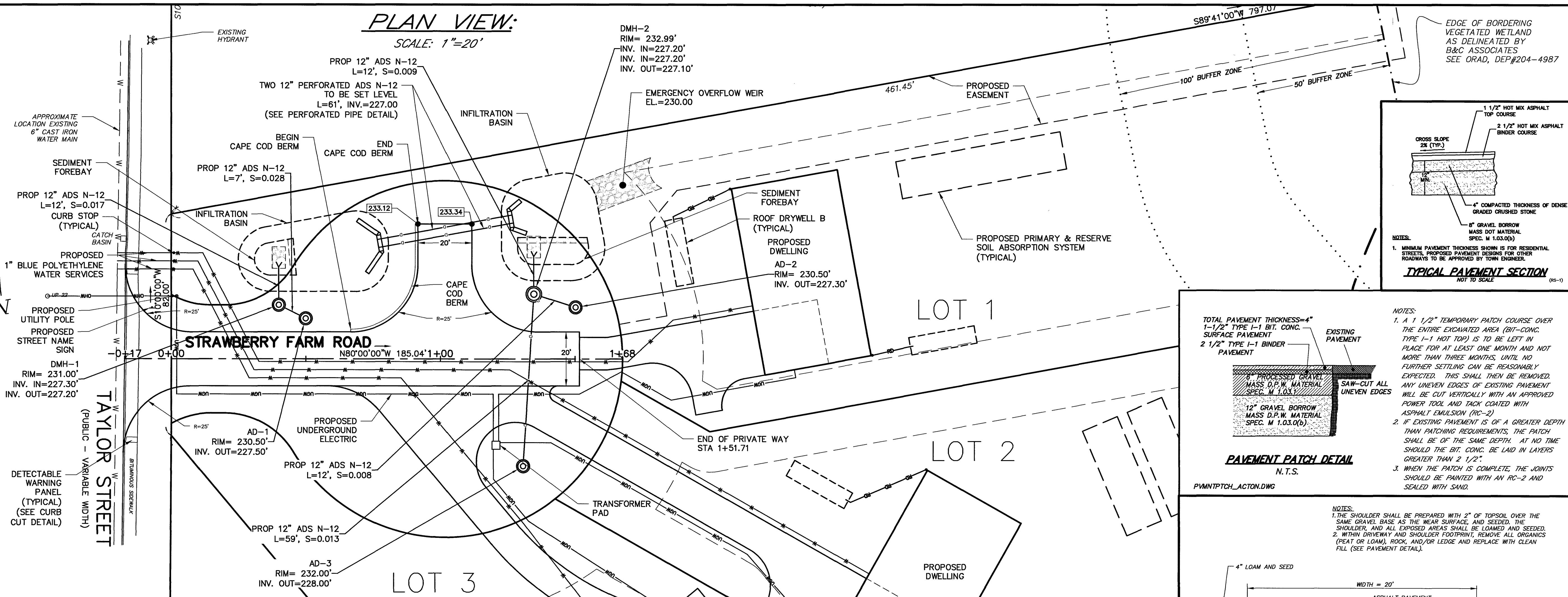
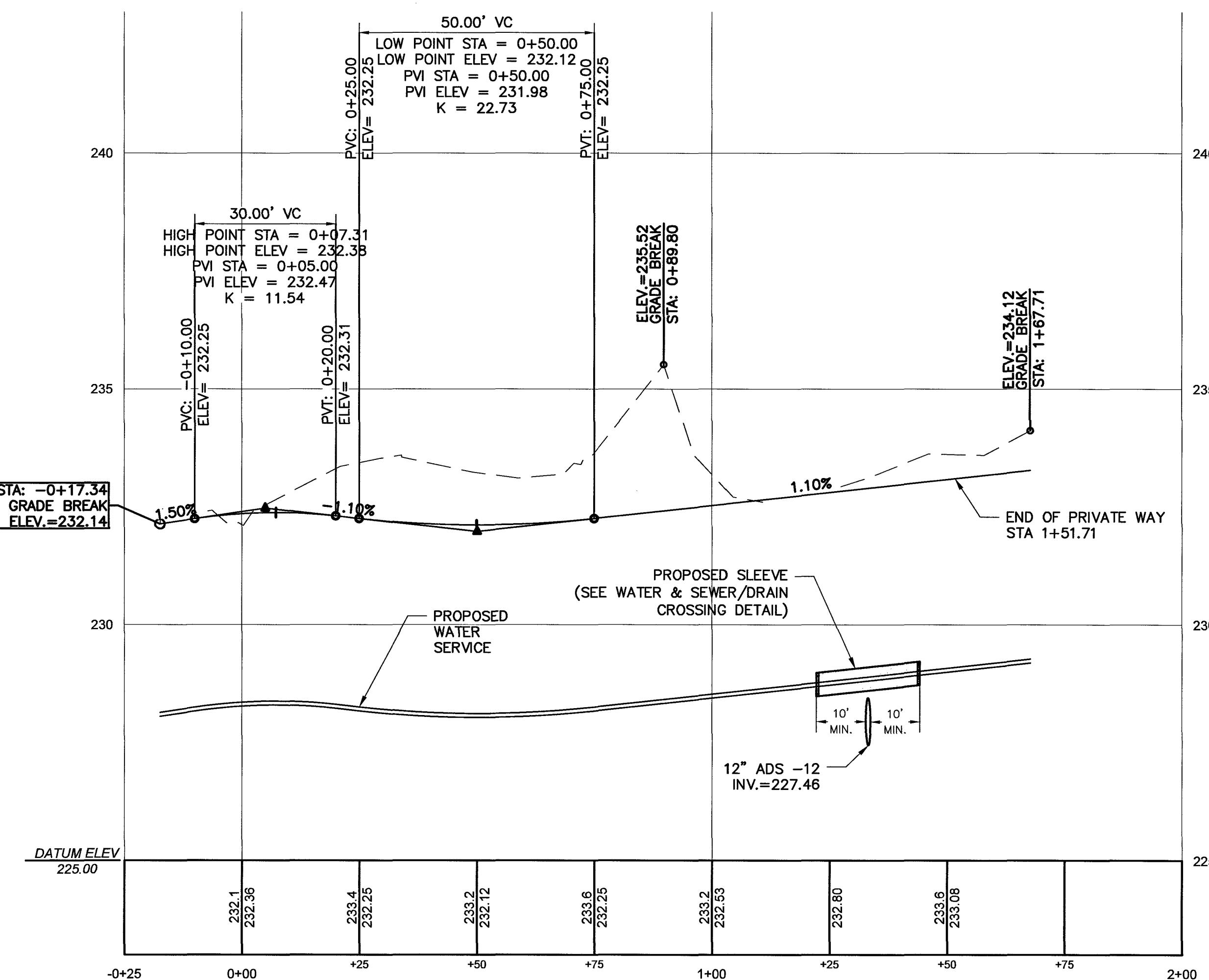
LITTLETON PLANNING BOARD

[Handwritten signatures:
 Julie [unclear]
 [unclear]
 Bent [unclear] Harry
 [unclear] K [unclear]

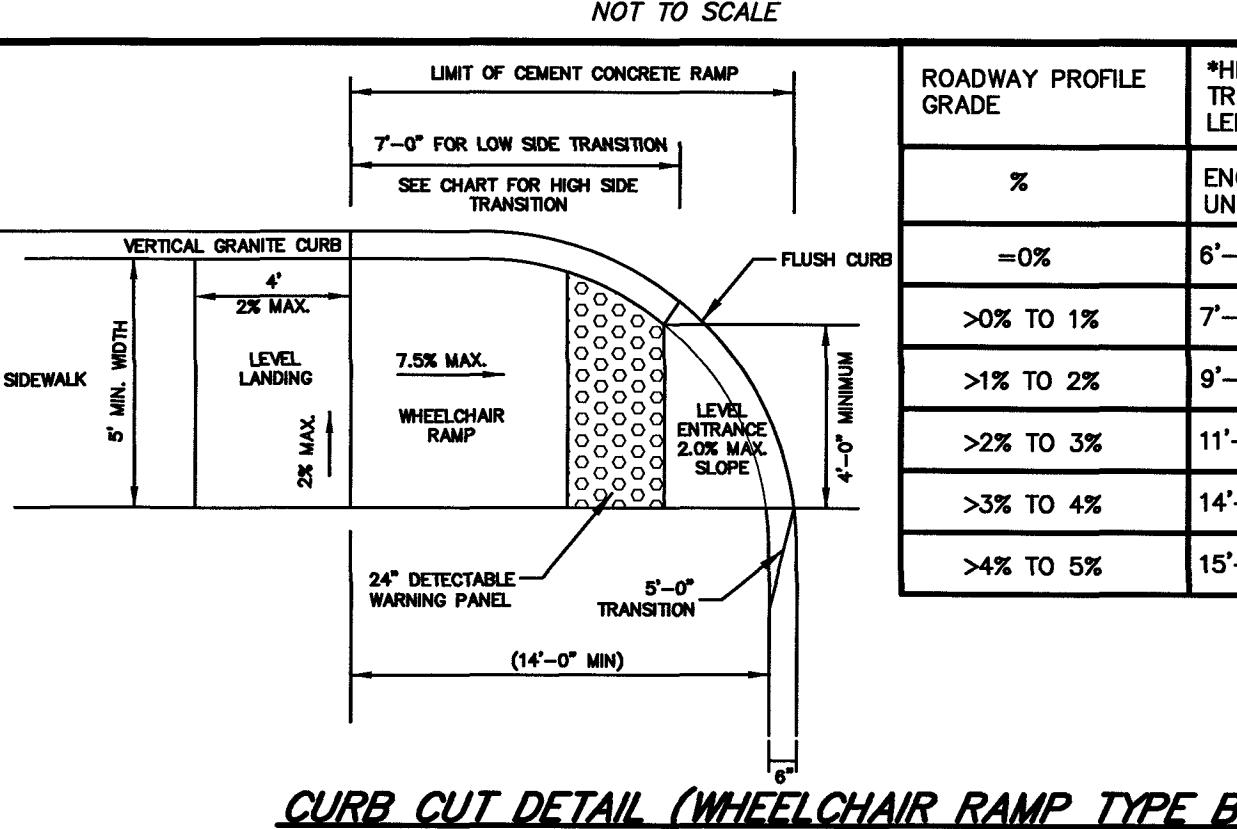
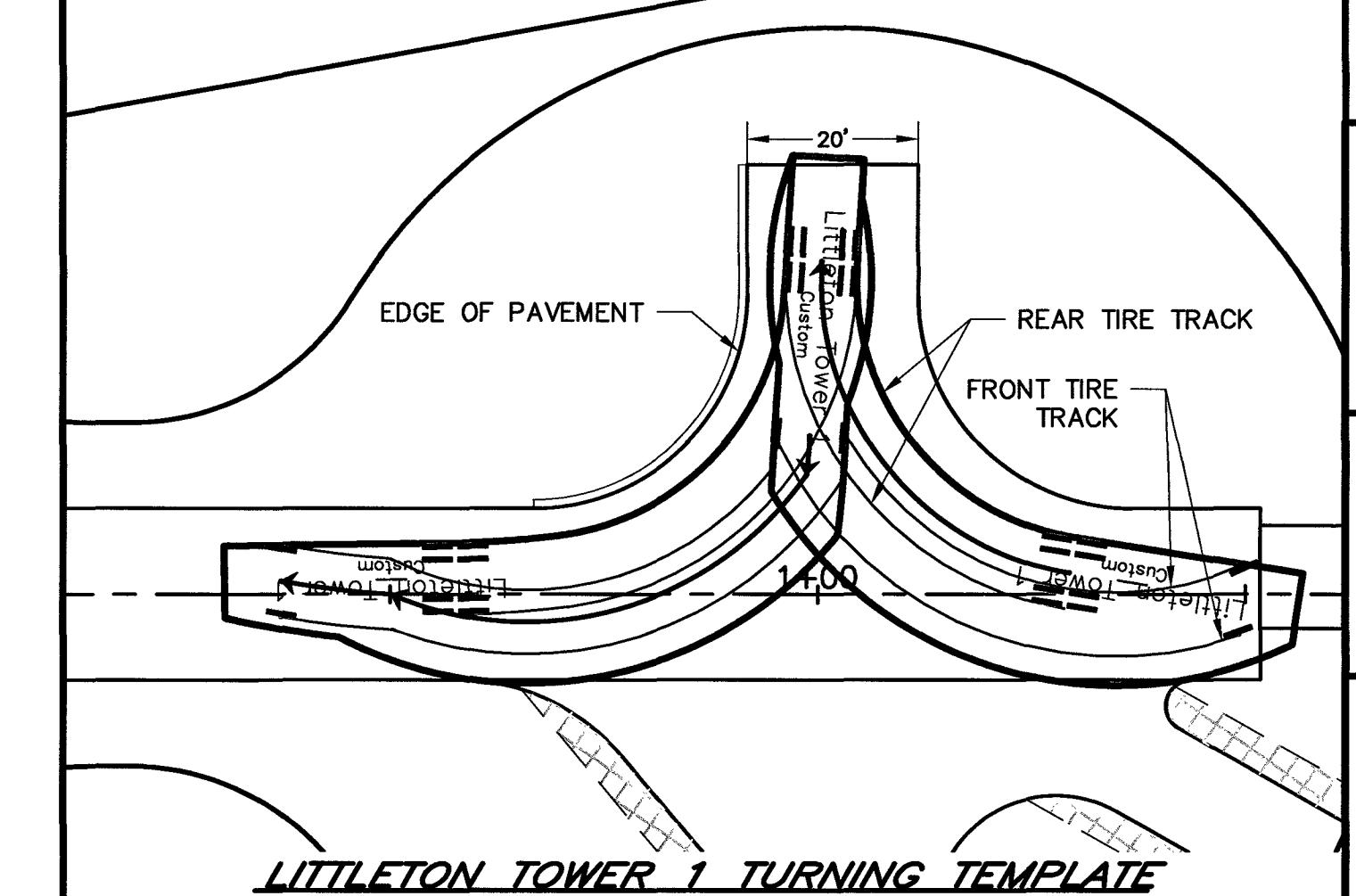
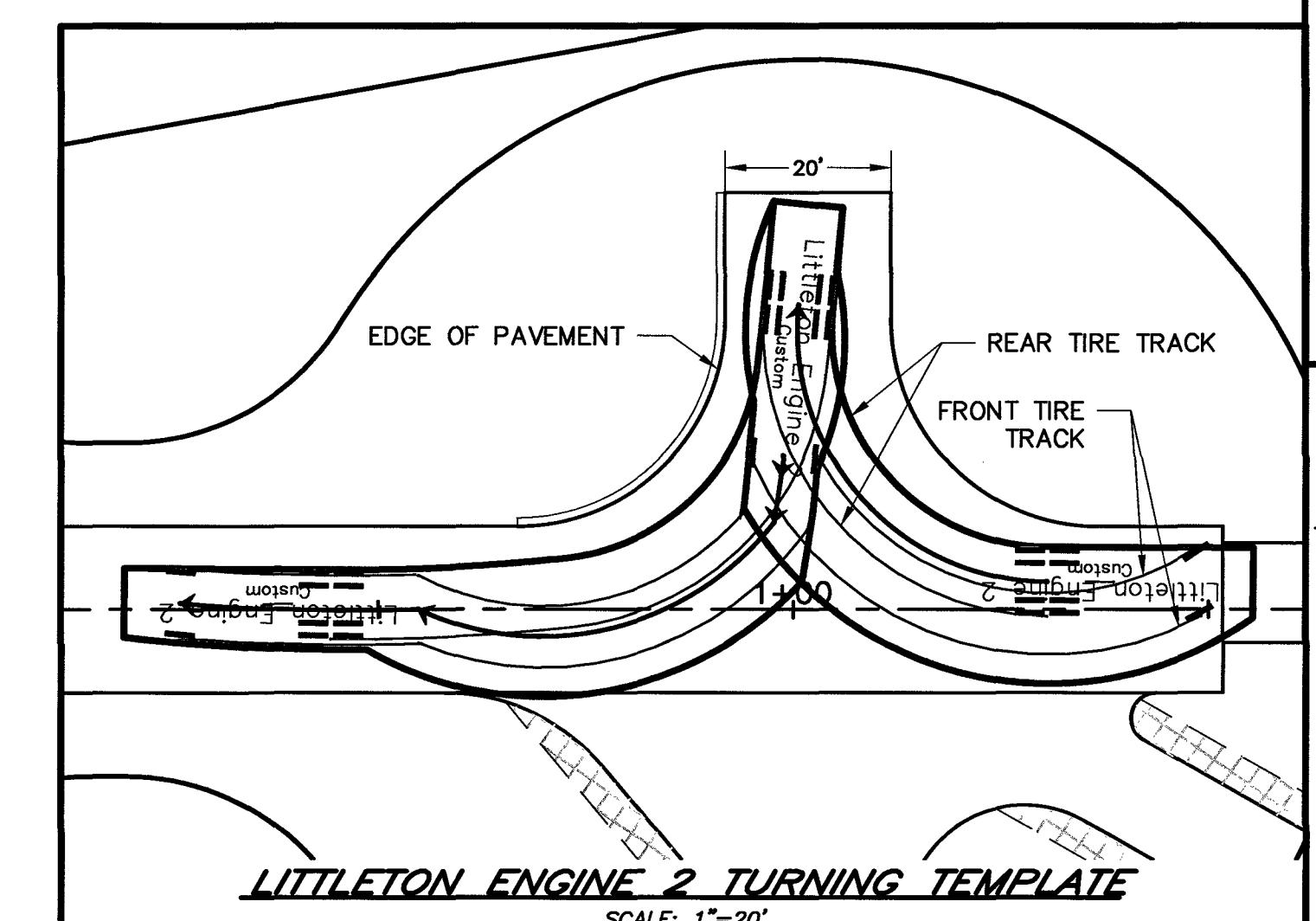
DATE: 8/1/2024

I, CLERK OF THE TOWN OF LITTLETON, MASSACHUSETTS
 HEREBY CERTIFY THE NOTICE OF APPROVAL OF THIS
 PLAN BY THE LITTLETON PLANNING BOARD HAS BEEN
 RECEIVED AND RECORDED AT THIS OFFICE AND NO
 APPEAL WAS RECEIVED DURING THE TWENTY DAYS
 NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID
 NOTICE.

July 11 2024
 [Handwritten signature:
 Julie [unclear]
 TOWN CLERK

PLAN NO. 496 OF 2024
SHEET 5 OF 8**PROFILE:** SCALE: 1"= 20' H. 1"= 2' V.

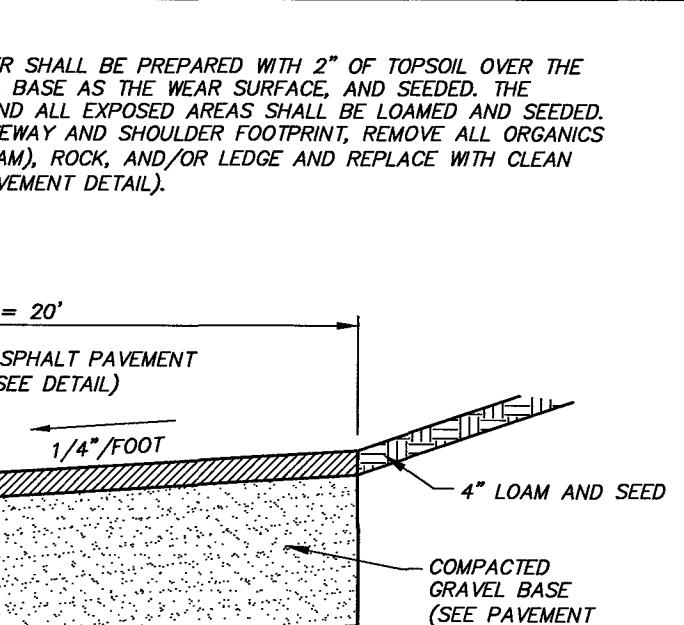
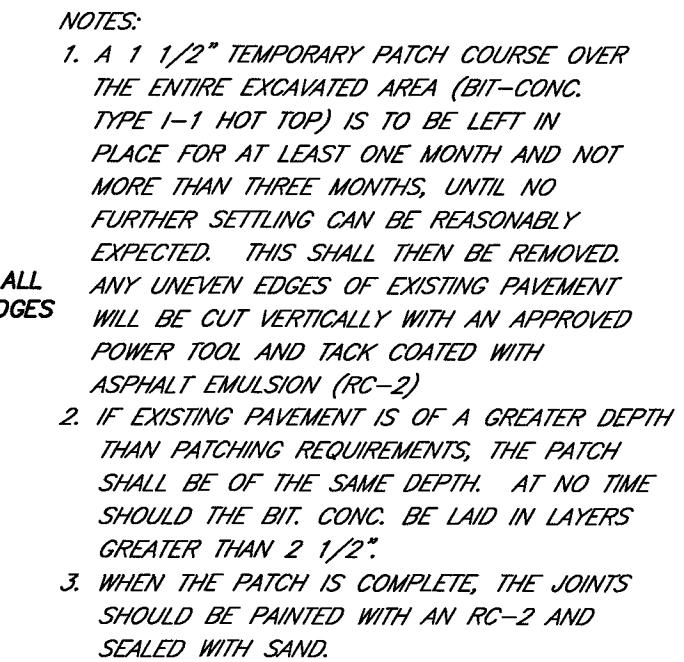
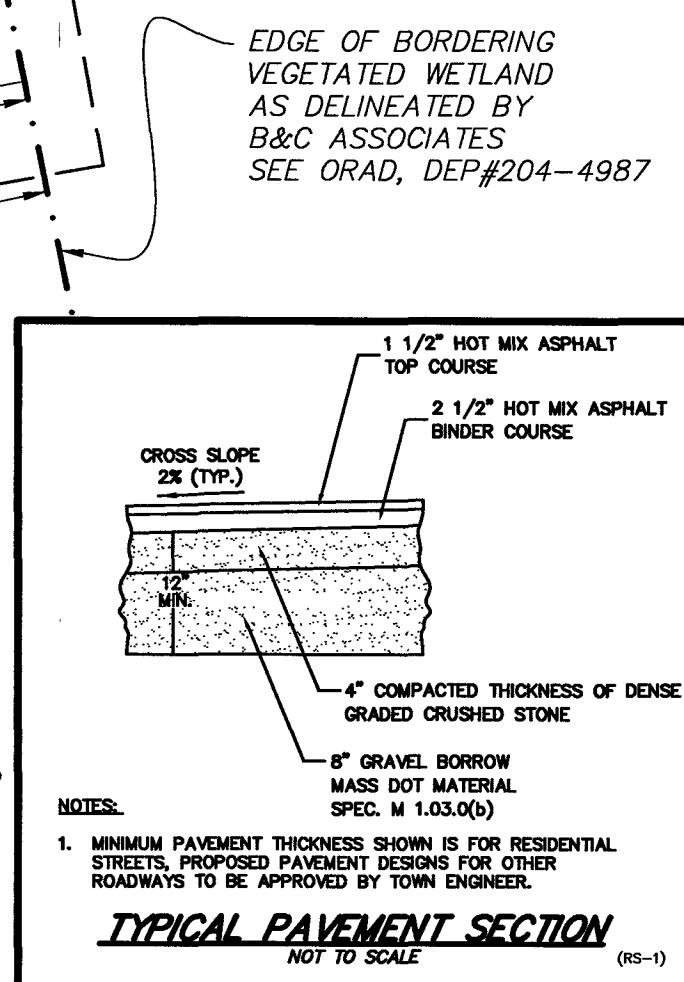
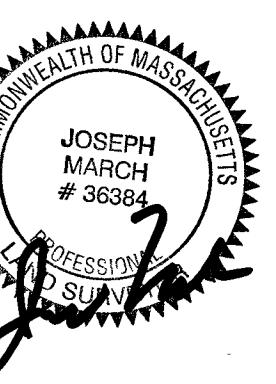
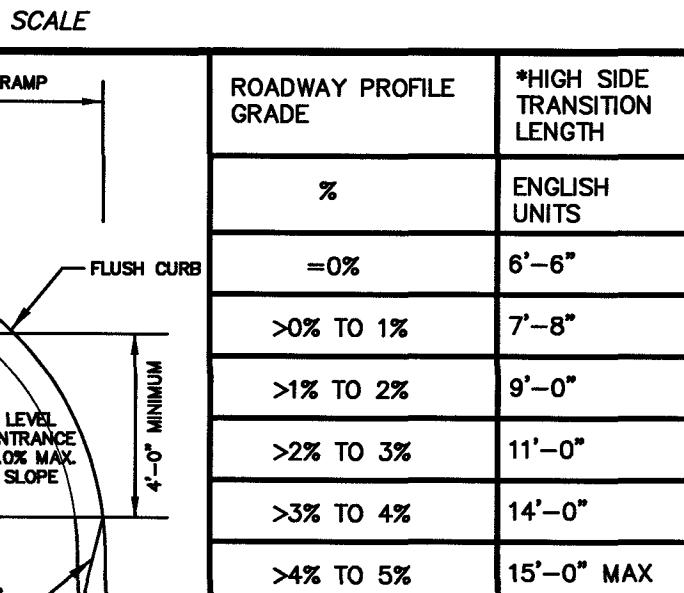
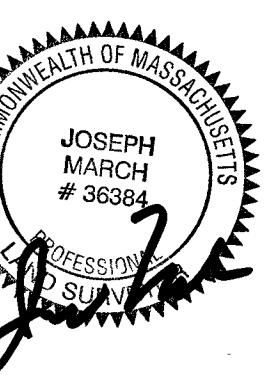
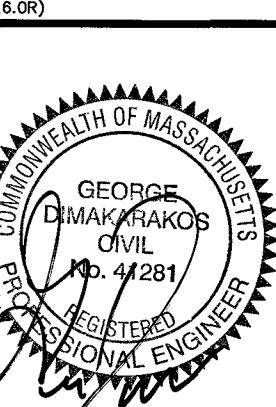
496 of 2024



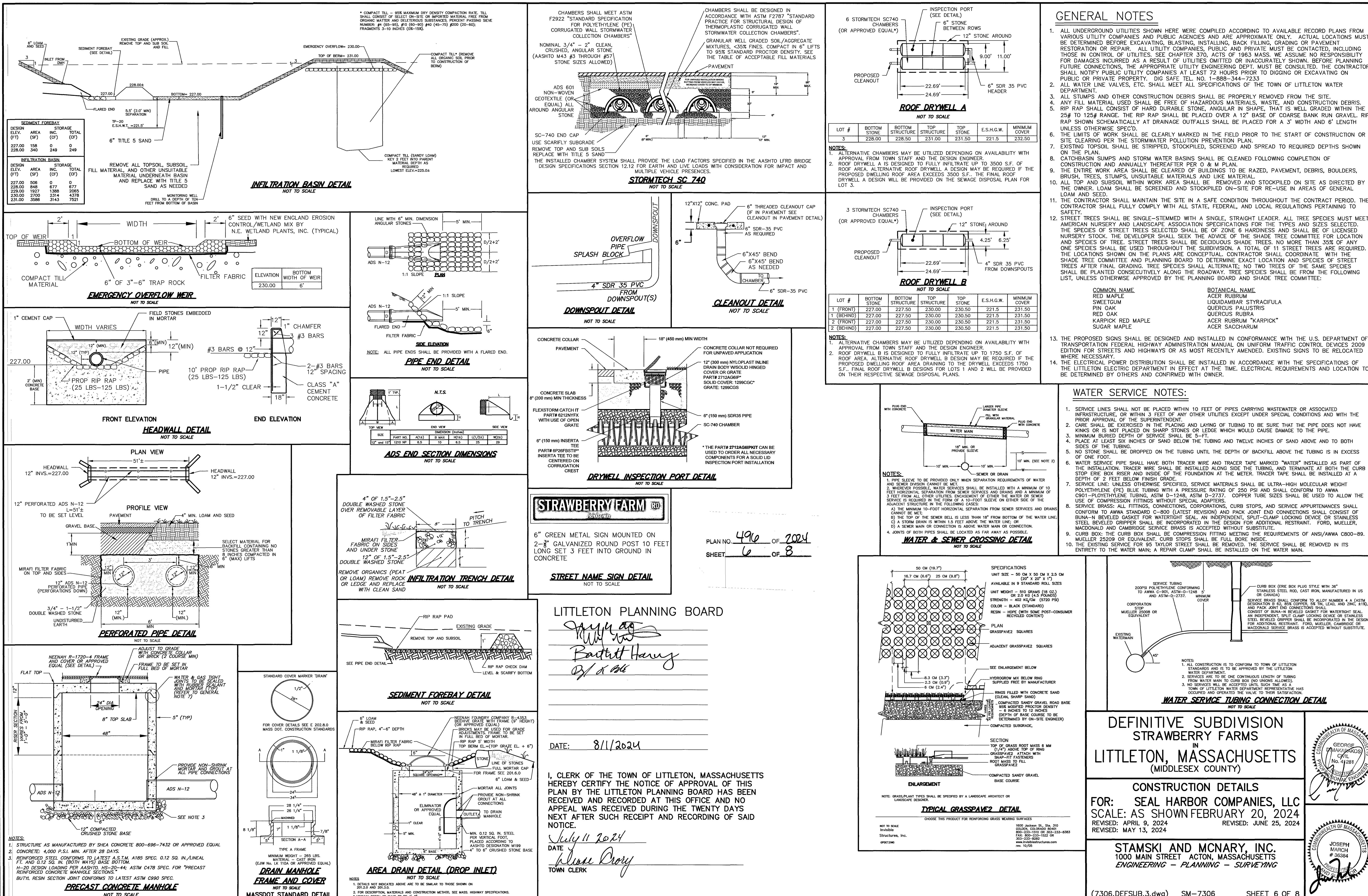
**DEFINITIVE SUBDIVISION
STRAWBERRY FARMS
IN
LITTLETON, MASSACHUSETTS
(MIDDLESEX COUNTY)**

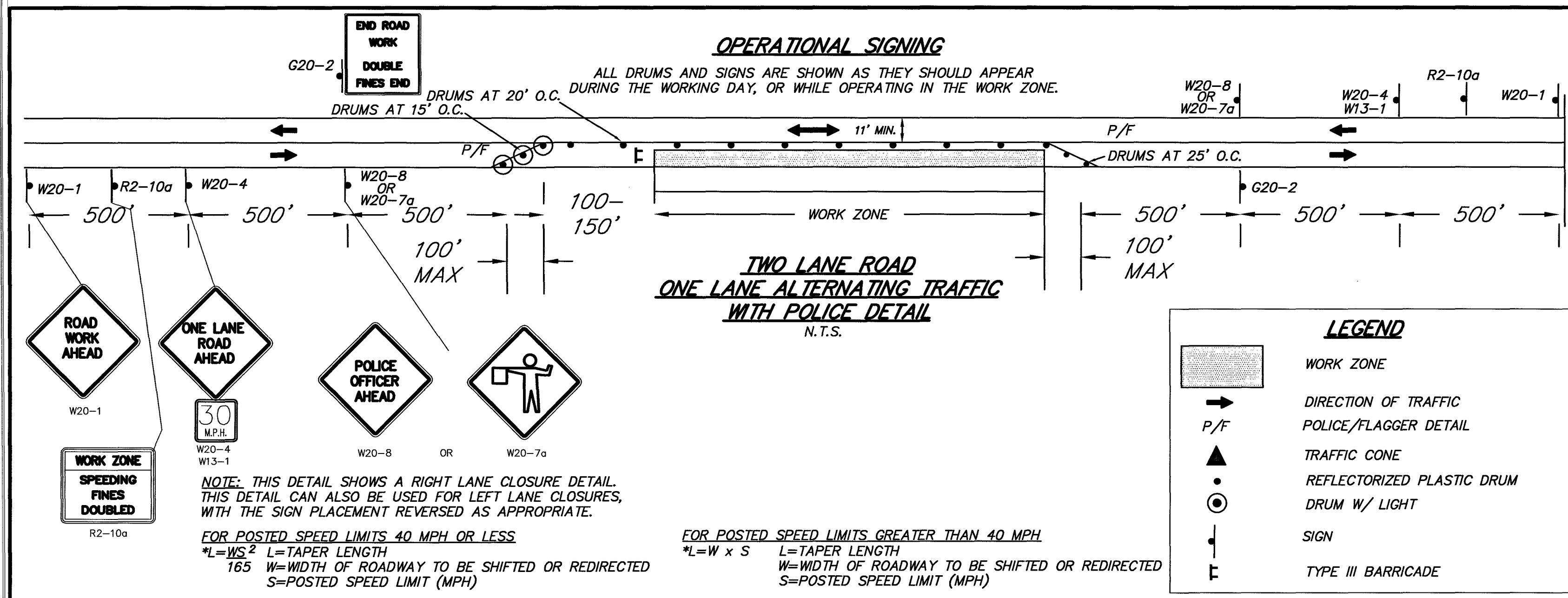
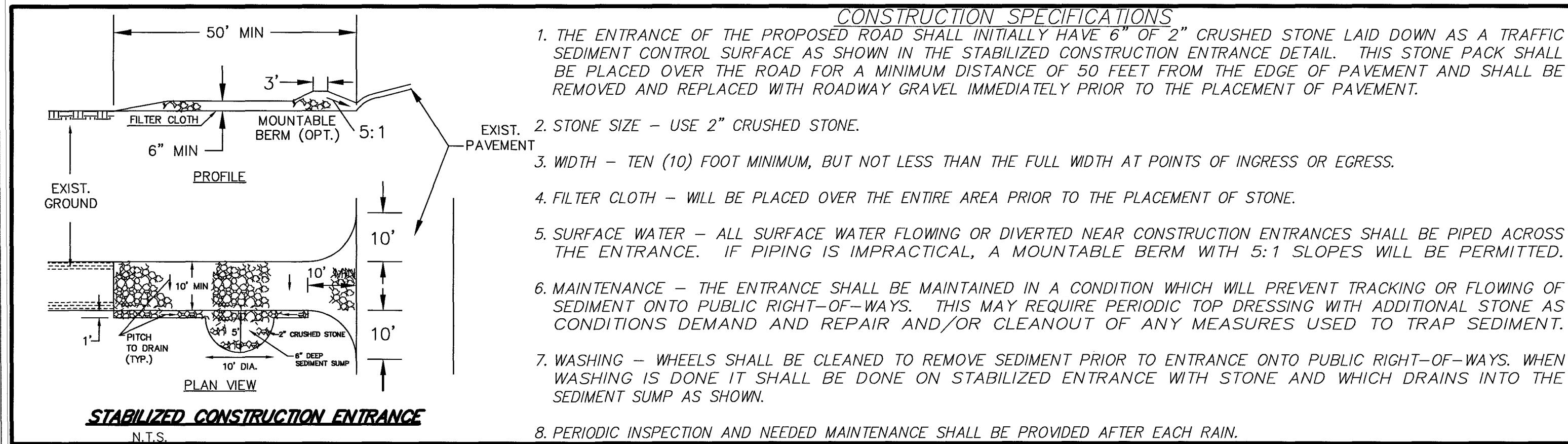
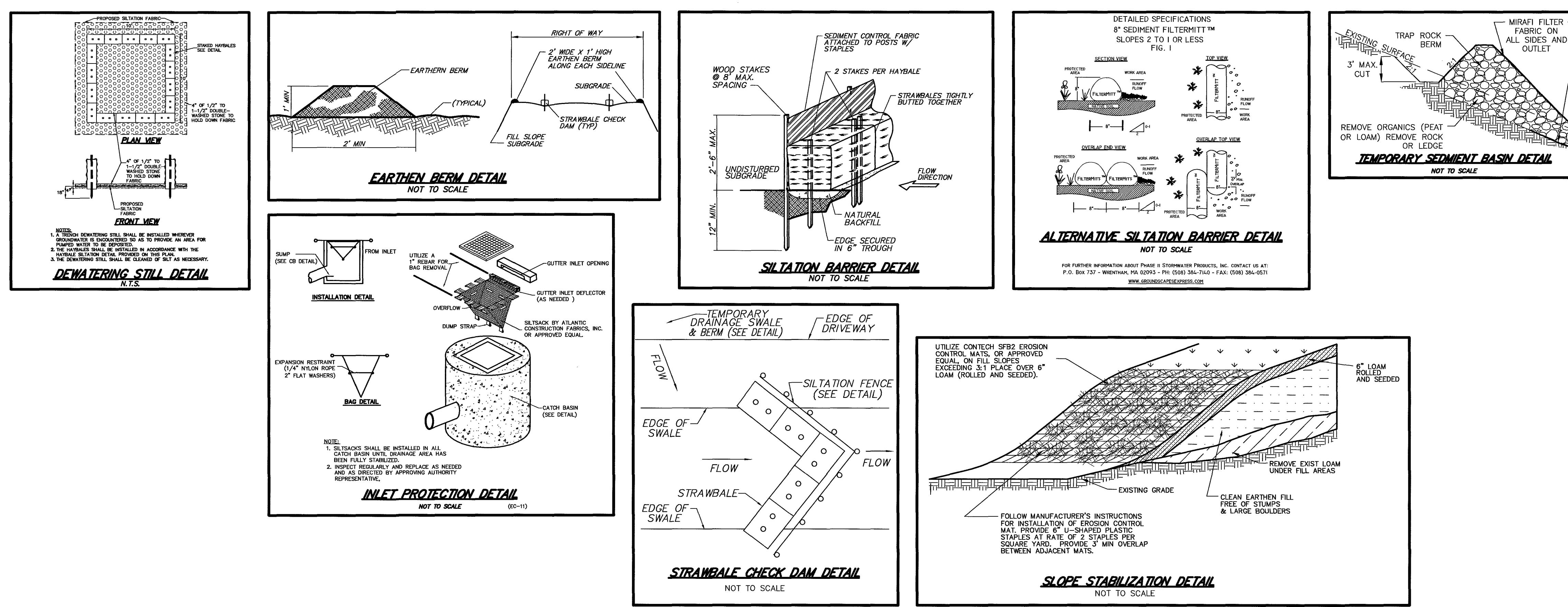
FOR: SEAL HARBOR COMPANIES, LLC
SCALE: 1"=20', FEBRUARY 20, 2024
REVISED: APRIL 9, 2024
REVISED: MAY 13, 2024

STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING - PLANNING - SURVEYING
0 10 20 40 60 80 FT
(7306.DEFSUB.3.dwg) SM-7306 SHEET 5 OF 8

**TYPICAL ROADWAY CROSS-SECTION****CURB CUT DETAIL (WHEELCHAIR RAMP TYPE B)**

(5 of 8)





PLAN NO. 4910 OF 2024
SHEET 8 OF 8

DEFINITIVE SUBDIVISION
STRAWBERRY FARMS
IN
LITTLETON, MASSACHUSETTS
(MIDDLESEX COUNTY)

STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING - PLANNING - SURVEYING

(7306.DEFSUB.3.dwg) SM-7306 SHEET 8 OF 8

COMMONWEALTH OF MASSACHUSETTS
GEORGE
DIMAKARAKOS
CIVIL
No. 41281
REGISTERED
PROFESSIONAL ENGINEER

George Dimakarakos

A circular seal with a serrated outer edge. The top half of the inner circle contains the text "COMMONWEALTH OF MASSACHUSETTS" and the bottom half contains "PROFESSIONAL LAND SURVEYOR". In the center, the name "JOSEPH MARCH" is written above the number "# 36384". A large, stylized signature "J. MARCH" is written across the bottom of the seal.