

**TOWN OF MEDFIELD PLANNING BOARD**

APPROVAL UNDER THE SUBDIVISION CONTROL LAW  
IS NOT REQUIRED.

(RESERVED FOR REGISTRY OF DEEDS USE)

**DATE** \_\_\_\_\_

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

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**PROFESSIONAL LAND SURVEYOR** **DATE**

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PREPARED FOR: BRIAN T. NIXON  
57 POUND STREET  
MEDFIELD, MA 02052

DEED REFERENCE: NORFOLK COUNTY REGISTRY OF DEEDS  
BOOK 15347 PAGE 340 (NIXON)  
BOOK 9317 PAGE 149 (PREScottano)

PLAN REFERENCE: PLAN No. 80 OF 1997  
PLAN No. 865 OF 1961

**ZONING DISTRICT: RU & RS**

ASSESSORS REFERENCE: MAP 39 PARCEL 134 (NIXON)  
MAP 39 PARCEL 132 (PRESCOTTANO)

PLAN OF LAND  
IN

**MEDFIELD, MASSACHUSETTS**

SCALE: 1"=20' DATE: NOVEMBER 16, 2020

*O'DRISCOLL*

LAND SURVEYING, Inc.

**LAND SURVEYING GPS MAPPING LAND CONSULTING**

46 COTTAGE MEDWAY, MASSACHUSETTS 02053 508-533-3314

FILE No. 2107

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PLAN NO. 80 OF 1997

ROBERT T. GREGG

PLAN NO. 80 OF 15

ROBERT T. GREGG

SOUTH STREET

POUND STREET

PARCEL 1

PARCEL 2

LOT 1A  
TOTAL AREA=15,138 S.F.

LOT 3B & 2C  
TOTAL AREA(PLAN)=20,520 S.F.  
TOTAL AREA(CALC.)=20,647 S.F.

ZONE LINE

STONE DRIVeway  
80' x 80' SQUARE

PATIO 80'

EXIST. DWELLING No. 58

GAR.

PAVED DRIVEWAY

LOT 2C

LOT 3B

80' x 100' RECTANGLE

82.5' x 125' RECTANGLE

96' x 83.4' x 96' RECTANGLE

NOTE: THE PURPOSE OF THIS PLAN IS TO CREATE PARCEL 1 AND PARCEL 2.  
PARCELS 1 & 2 ARE NOT CONSIDERED SEPARATE BUILDING LOTS.  
PARCEL 1 TO BE COMBINED WITH LOT 3B & 2C (PLAN NO. 80 OF 1979)  
PARCEL 2 TO BE COMBINED WITH LOT 1A (PLAN NO. 865 OF 1961)

GRAPHIC SCALE

20' 0' 10' 20' 40' 80'

RS RU

RS RU

DATE

10.88' N 53°40'00" E  
70.67' N 53°40'00" E  
24.9' N 53°39'10" W  
57.62' S 53°39'10" W  
65.20' S 53°39'10" W  
7.58' N 36°32'46" W  
70.02' S 32°27'38" E  
705' PARCEL 1  
70.18' S 29°28'21" W  
120' S 29°28'21" W  
51.65' N 53°39'10" E  
1500' PARCEL 2  
1500' S 35°39'50" W  
5.6' N 35°39'50" W  
21.62' S 35°39'50" W  
1.3' N 35°39'50" W  
15.00' N 36°32'46" W  
4.00' N 54°39'32" E  
32.90' N 54°39'32" E  
40.11' N 39°37'49" W  
80' N 35°20'28" W  
86.47' S 54°39'32" W  
82.5' 82.5' 24.8' 82.5' 95.1' 82.5' 82.5'