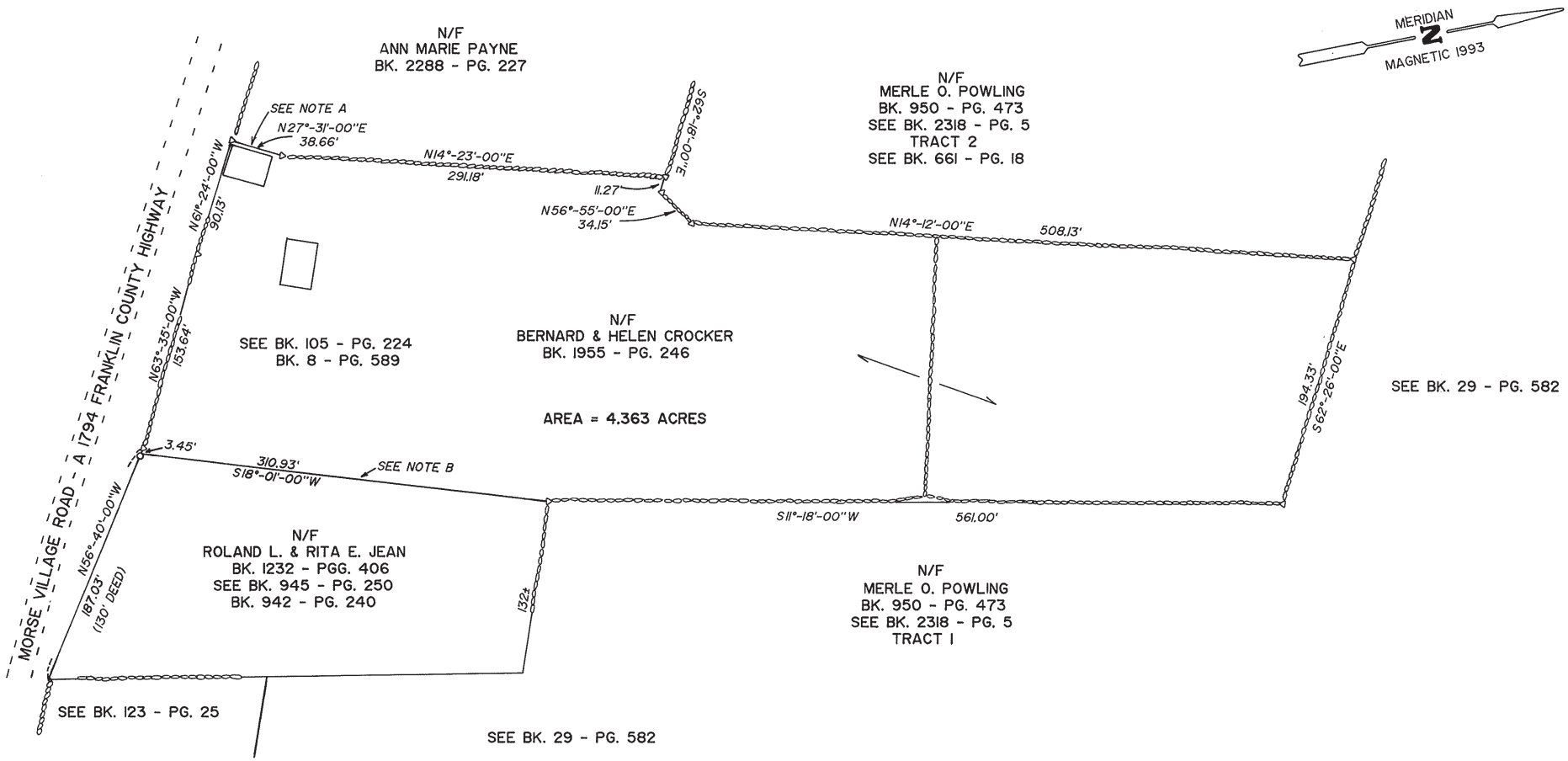
Plan Book 86, Page 99



NOTE A: A STRICT CONSTRUCTION OF EARLY DEED DATA WOULD INDICATE AN ENCROACHMENT IN THIS AREA. HOWEVER, SINCE THERE WAS NO CONVEYANCING TO CREATE A SEPARATE LOT FOR THE SCHOOL HOUSE AT THE TIME OF ITS CONSTRUCTION (IT IS REFERRED TO IN AN 1839 DEED), ITS LOCATION HAS BEEN TOLERATED BY SUBSEQUENT ABUTTORS FOR MORE THAN 150 YEARS, THROUGH THE CHANGE OF USE FROM SCHOOL HOUSE TO DWELLING. A BOUNDARY LINE AGREEMENT TO CONFIRM THIS LINE IS RECOMMENDED.

NOTE B: INSUFFICIENT EVIDENCE OF A FENCE (AS REFERRED TO IN BK. 945 - PG. 250) REMAINS TO BE USEFUL IN MAKING A BOUNDARY DETERMINATION IN THIS AREA. INHERENT CONFLICTS IN THE DEEDS TO THIS LOCUS ARE EVIDENT. THE LINE SHOWN HAS BEEN PROPOSED BY NANCY COLE AND ROLAND L. & RITA E. JEAN AND IS TO BE SUBJECT TO A BOUNDARY LINE AGREEMENT.

60' 30' 0 30' 60' 120'
SCALE: 1" = 60'

REVISED: JULY 7, 1993

FRANKLIN COUNTY
REGISTRY OF DEEDS
September 10, 1993
2 HR 38 MIN P.M.
RECEIVED FOR RECORD
GREENFIELD, MASS.

I CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

5-26-93 Robert B. Rose
DATE REGISTERED LAND SURVEYOR

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED ACCORDING TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

5-26-93 Robert B. Rose
DATE REGISTERED LAND SURVEYOR

COMMONWEALTH OF MASSACHUSETTS
ROBERT B ROSE
No. 27002
REGISTERED PROFESSIONAL LAND SURVEYOR
SIGNED

PLAN OF
LAND IN WENDELL, MA.
SURVEYED FOR
NANCY COLE

SURVEY: MAY, 1993 PLAN: MAY 26, 1993

ROBERT B. ROSE & ASSOCIATES
REGISTERED LAND SURVEYORS
DEERFIELD, MASS.