



GENERAL NOTES

1. THE PROPERTY LINES SHOWN WERE DETERMINED BY ACTUAL FIELD SURVEY CONDUCTED IN MARCH 2010, OCTOBER TO DECEMBER 2014 AND FROM PLANS AND DEEDS OF RECORD.
2. THE EXISTING CONDITION SHOWN IS FROM ACTUAL FIELD SURVEY PERFORMED BY PFS LAND SURVEYING, INC. IN MARCH 2010 AND OCTOBER TO DECEMBER 2014.
3. THE SITE LIES IN RESIDENCE C (R-C) ZONING DISTRICT.
4. UTILITIES SHOWN ARE FROM FIELD EVIDENCE AND AVAILABLE RECORD INFORMATION. NO WARRANTY IS MADE TO THEIR EXACT LOCATION. CALL DIGSAFE BEFORE YOU DIG AT 1-888-DIGSAFE.
5. THE UTILITIES SHOWN IN HARTWELL ROAD WERE LOCATED FROM SURFACE EVIDENCE ONLY. ALL SUBSURFACE UTILITIES IN HARTWELL ROAD ARE FROM AVAILABLE PLANS OF RECORD.
6. AN APPROVAL NOT REQUIRED (ANR) PLAN WAS ENDORSED BY THE BEDFORD PLANNING BOARD CREATING THE PARCEL OF LAND IDENTIFIED AS "PARCEL A"

CURRENT OWNER

BONUS VARGHESE AND REENA THOPURATHU
 MAP 71 LOT 25A, DEED BK. 55118 PG. 485
 MAP 71 LOT 29, DEED BK. 59489 PG. 120
 MAP 71 LOT 30, DEED BK. 34933 PG. 321

PLAN REFERENCE

RECORD BOOK 7952, PAGE END
 RECORD BOOK 10182, PAGE 166
 PLAN # 1448 OF 1963
 PLAN # 1582 OF 1987
 PLAN # 542 OF 2010

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THIS PLAN CONFORMS TO THE TECHNICAL AND PROCEDURAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.



Bryan G. Parmenter

BRYAN G. PARMENTER MA# 48193



PLAN OF LAND
 IN
BEDFORD
 MASSACHUSETTS

PREPARED FOR: BONUS VARGHESE

PREPARED BY: PFS LAND SURVEYING
 20 BALCH AVENUE
 GROVELAND, MA 01834
 (617) 294-2049

SCALE: 1 inch = 30 feet DATE: April 10, 2014