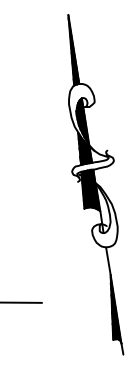


PLAN NORTH



FOR REGISTRY USE ONLY

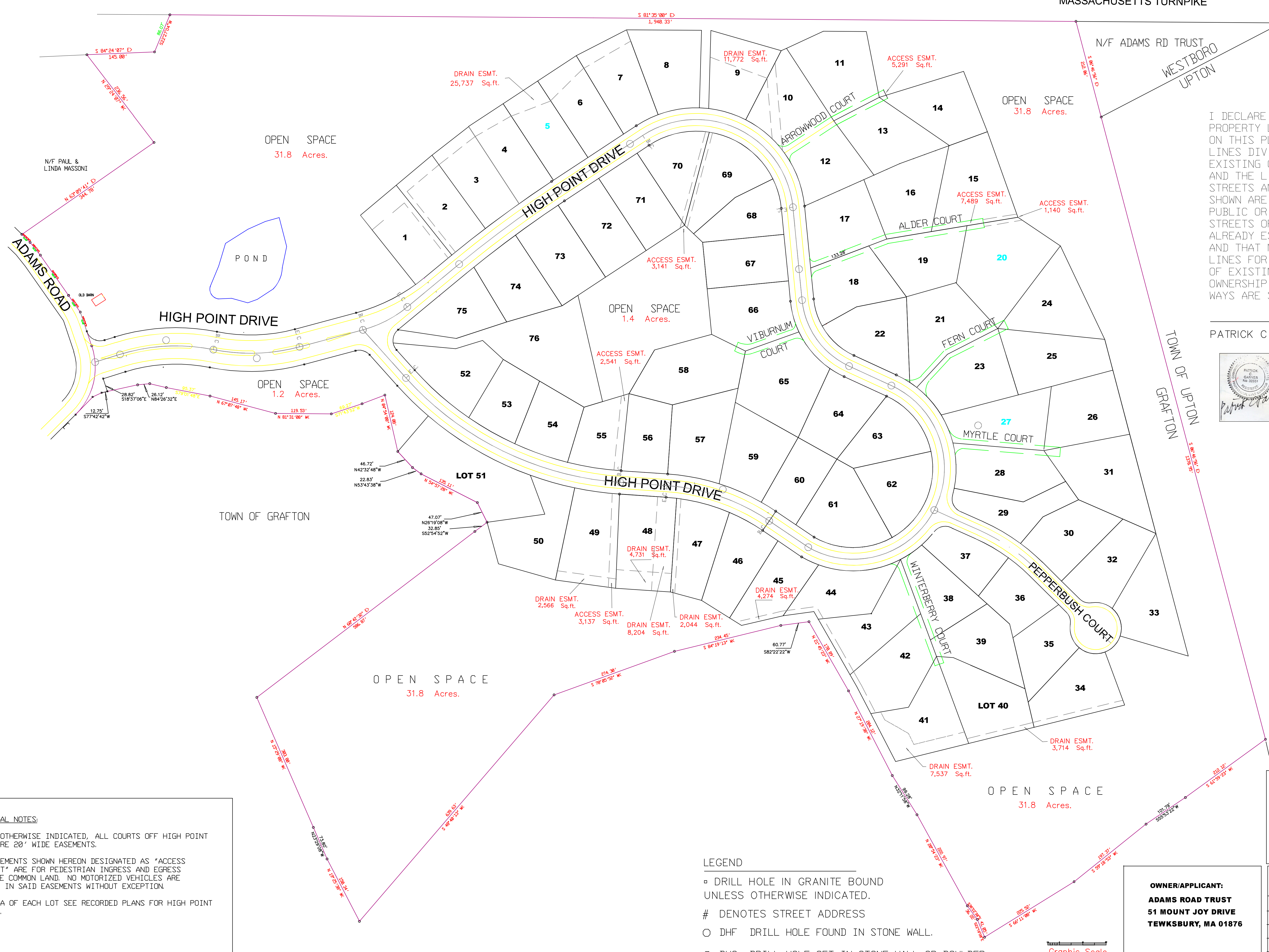
MASSACHUSETTS TURNPIKE

MASSACHUSETTS TURNPIKE

N/F ADAMS RD TRUST
WESTBORO
UPTON

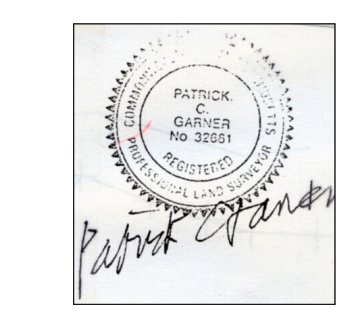
TOWN OF UPTON
GRAFTON

TOWN OF GRAFTON



I DECLARE THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF 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.

PATRICK C. GARNER, PLS



APPROVED: GRAFTON ZONING BOARD OF APPEALS

DATE: _____
BEING A MAJORITY

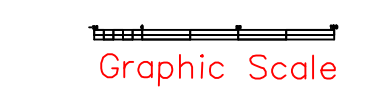
LAYOUT BY: SELECT BOARD

DATE: _____

PEPPERBUSH COURT AND HIGH POINT ROAD ACCEPTED AT A TOWN MEETING HELD DATE: _____
TOWN CLERK: _____

TECHNICAL NOTES:
UNLESS OTHERWISE INDICATED, ALL COURTS OFF HIGH POINT DRIVE ARE 20' WIDE EASEMENTS.
ALL EASEMENTS SHOWN HEREON DESIGNATED AS "ACCESS EASEMENT" ARE FOR PEDESTRIAN INGRESS AND EGRESS INTO THE COMMON LAND. NO MOTORIZED VEHICLES ARE ALLOWED IN SAID EASEMENTS WITHOUT EXCEPTION.
FOR AREA OF EACH LOT SEE RECORDED PLANS FOR HIGH POINT ESTATES.

LEGEND
◻ DRILL HOLE IN GRANITE BOUND UNLESS OTHERWISE INDICATED.
DENOTES STREET ADDRESS
○ DHF DRILL HOLE FOUND IN STONE WALL.
○ DHS DRILL HOLE SET IN STONE WALL OR BOULDER.



OWNER/APPLICANT:
ADAMS ROAD TRUST
51 MOUNT JOY DRIVE
TEWKSBURY, MA 01876

PATRICK C. GARNER CO., INC.
HYDROLOGY . RIVER ANALYSIS . WETLAND SCIENCE
SOIL EVALUATION . LAND SURVEYING . PLANNING
109 WHITNEY STREET
NORTHBOROUGH, MASS. 01532
508.393.3200 www.patrickgarner.com

ROAD LAYOUT PLANS, HIGH POINT DRIVE AND PEPPERBUSH COURT

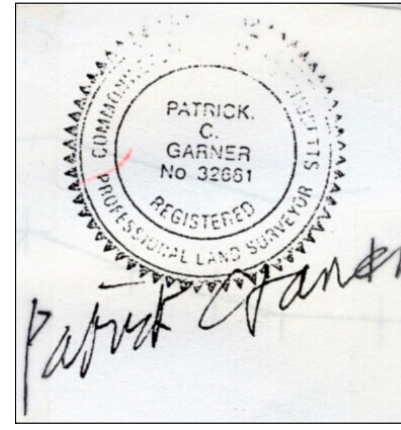
DATE: OCTOBER 15, 2018	PROJECT No. GRAF05	SHEET 1
REVISIONS: APR 22, 2020		OF 5
SEPT 25, 2020		

PLAN NORTH



I DECLARE THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF 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.

PATRICK C GARNER, PLS



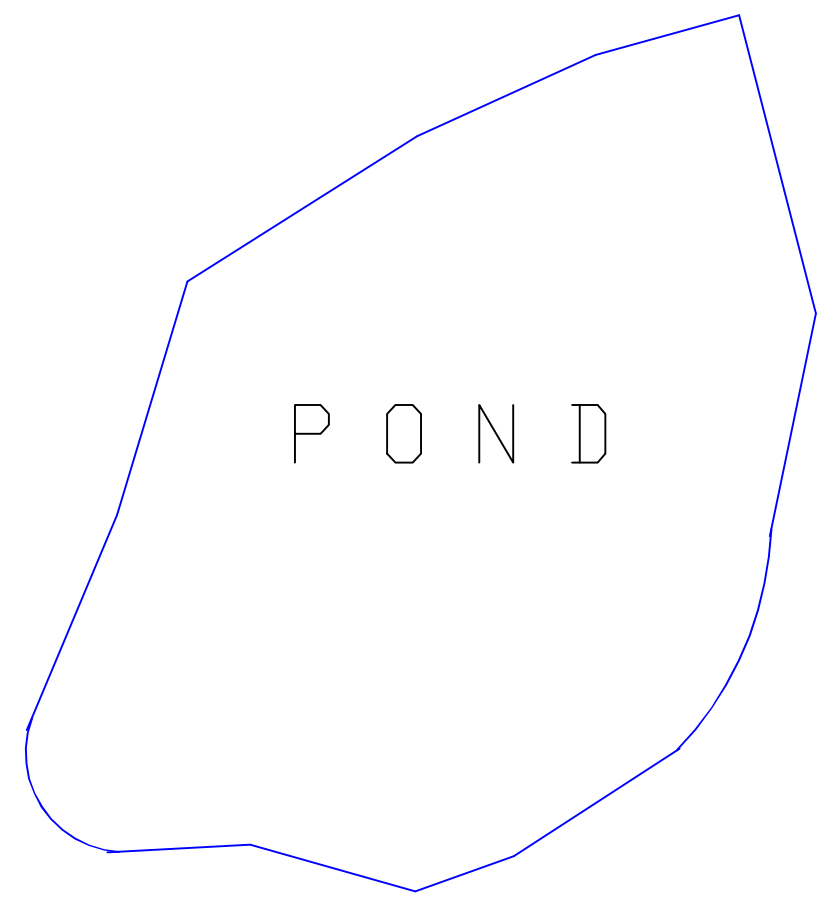
OPEN SPACE

N/F PAUL & LINDA MASSONI

N 63°09'41" E
344.780'

N 29°24'07" W
236.56'

OPEN SPACE



POND

HIGH POINT DRIVE

ADAMS ROAD

HIGH POINT DRIVE

TOWN OF GRAFTON

HIGH POINT DRIVE LAYOUT

SCALE 1" = 40 FEET

LEGEND

- ◻ DRILL HOLE IN GRANITE BOUND UNLESS OTHERWISE INDICATED.
- # DENOTES STREET ADDRESS
- DHF DRILL HOLE FOUND IN STONE WALL.
- DHS DRILL HOLE SET IN STONE WALL OR BOULDER.

FOR REGISTRY USE ONLY

APPROVED: GRAFTON ZONING BD OF APPEALS

DATE: _____
BEING A MAJORITY

LAYOUT BY: SELECT BOARD

DATE: _____

PEPPERBUSH COURT AND HIGH POINT ROAD ACCEPTED AT A TOWN MEETING HELD
DATE: _____
TOWN CLERK: _____

PATRICK C. GARNER CO., INC.

HYDROLOGY . RIVER ANALYSIS . WETLAND SCIENCE
SOIL EVALUATION . LAND SURVEYING . PLANNING

109 WHITNEY STREET
NORTHBOROUGH, MASS. 01532
508.393.3200 www.patrickgarner.com

ROAD LAYOUT PLANS, HIGH POINT DRIVE

DATE: OCTOBER 15, 2018	PROJECT No. GRAF05	SHEET 2
REVISIONS: APR 22, 2020		OF 5
MAY 1, 2020		

Graphic Scale

OWNER/APPLICANT:
ADAMS ROAD TRUST
51 MOUNT JOY DRIVE
TEWKSBURY, MA 01876

6 #88

5 #90

4 #92

3 #94

2 #96

1 #98

72 #91

73 #93

74 #95

75 #97

76 #3

52 #5

53 #7

54

#10

51

46.72'
N42°32'48"W
22.83'
N53°43'38"W

135.110'
N 54°57'28" WK

52.26'
S69°08'02"W

69.27'
S71°43'52"W

119.530'
N 81°31'08" WK

145.170'
N 67°07'48" WK

95.37'
S79°01'48"E

26.12' N84°26'32"E
28.82' S18°37'06"E

12.75'
S77°42'42"W

21.19'
S64°22'12"W

22.65'
S72°47'15"W

R=142.370'
L=91.359'

R=30.00'
L=47.12'

R=445.00' L=221.55'

R=367.00' L=168.51'

N75°00'18"E
136.00'

R=30.00'
L=33.02'

113.74'
N75°00'18"E

R=445.00' L=204.32'

R=367.00' L=182.71'
36.42' S76°44'25"E

50.00'
S72°47'15"W

R=30.00'
L=31.66'

S41°52'44"E
58.34'

N50°26'09"E
190.47'

L=20.07'

L=260.66'
R=2399.61'

L=266.08'
R=2449.61'

S38°31'25"E
191.50'

40' DRAIN ESMT
90.31'

100.00'
S50°00'00"W

100.00'
S52°00'00"W

88.53'
N56°39'34"E

88.53'
S56°39'34"W

86.47'
S60°14'26"W

91.52'
N68°54'35"E

SEE SHEET 3

217.00'

N56°39'34"E

217.00'

N56°39'34"E

217.00'

N56°39'34"E

217.00'

N56°39'34"E

217.00'

N56°39'34"E

217.00'

N56°39'34"E

217.00'

N56°39'34"E

217.00'

N56°39'34"E

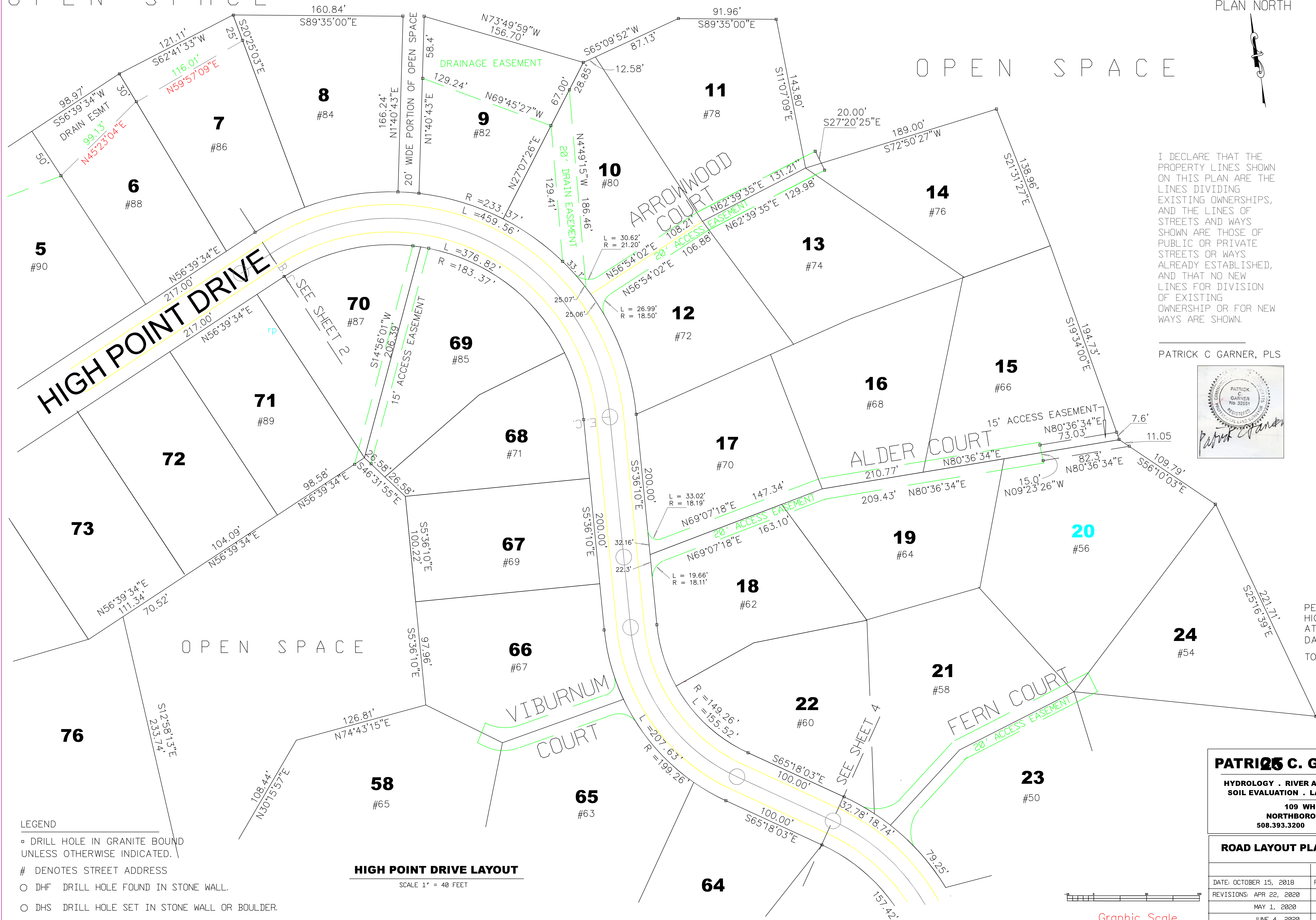
OPEN SPACE

PLAN NORTH



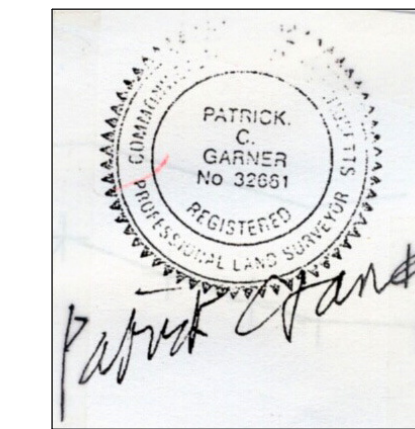
OPEN SPACE

FOR REGISTRY USE ONLY



I DECLARE THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF 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.

PATRICK C GARNER, PLS



APPROVED: GRAFTON ZONING BD OF APPEALS

DATE: _____ BEING A MAJORITY

LAYOUT BY: SELECT BOARD

DATE: _____

PEPPERBUSH COURT AND HIGH POINT ROAD ACCEPTED AT A TOWN MEETING HELD DATE: _____

TOWN CLERK: _____

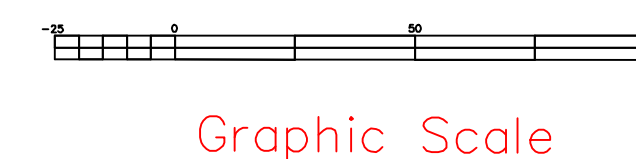
OWNER/APPLICANT: ADAMS ROAD TRUST 51 MOUNT JOY DRIVE TEWKSBURY, MA 01876

- LEGEND
o DRILL HOLE IN GRANITE BOUND UNLESS OTHERWISE INDICATED.
DENOTES STREET ADDRESS
o DHF DRILL HOLE FOUND IN STONE WALL.
o DHS DRILL HOLE SET IN STONE WALL OR BOULDER.

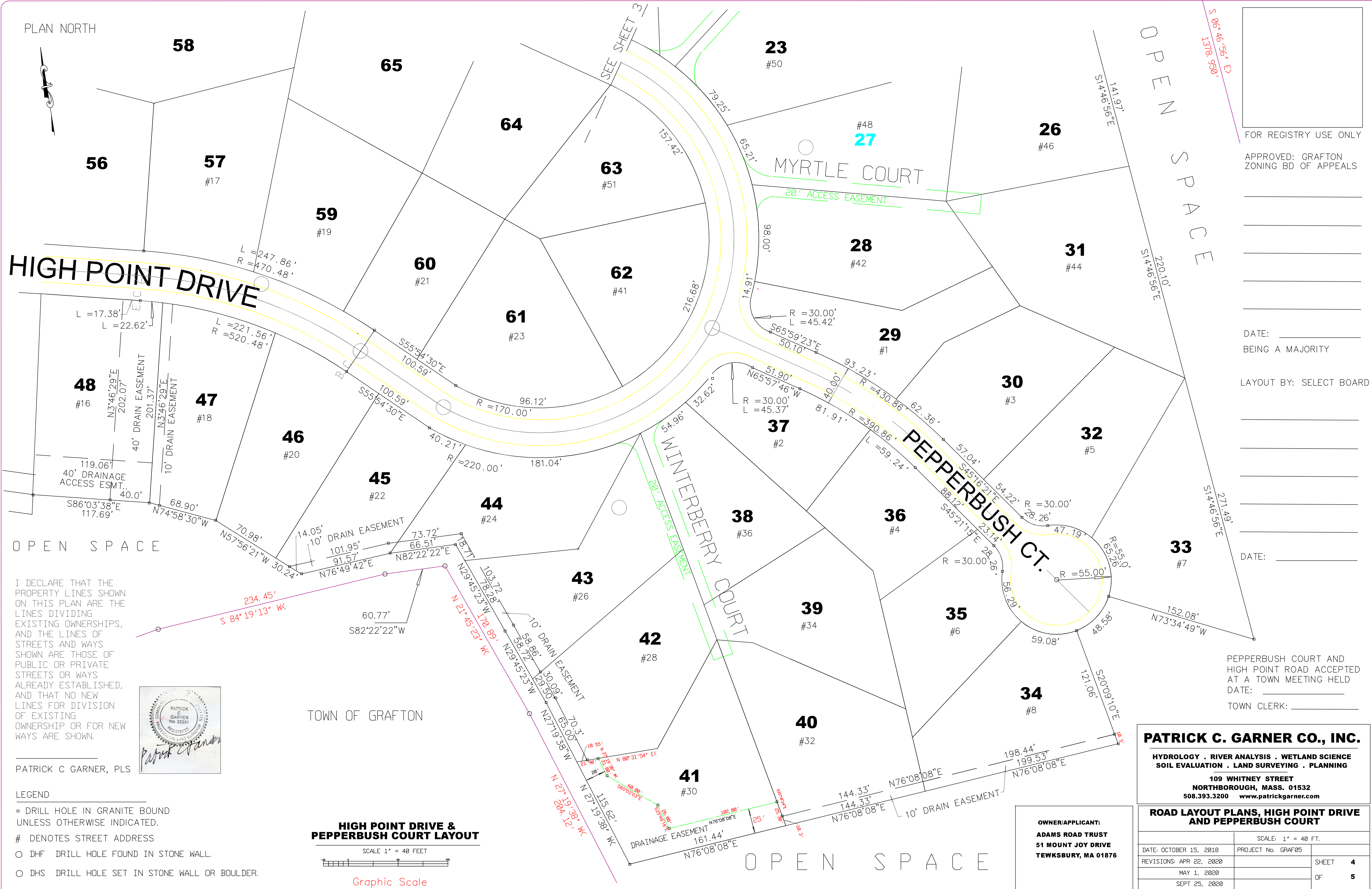
HIGH POINT DRIVE LAYOUT SCALE 1" = 40 FEET

PATRICK C. GARNER CO., INC.
HYDROLOGY . RIVER ANALYSIS . WETLAND SCIENCE
SOIL EVALUATION . LAND SURVEYING . PLANNING
109 WHITNEY STREET
NORTHBOROUGH, MASS. 01532
508.393.3200 www.patrickgarner.com

Table with 3 columns: DATE, PROJECT No., SHEET. Includes revision dates and sheet numbers.



PLAN NORTH



FOR REGISTRY USE ONLY

APPROVED: GRAFTON ZONING BD OF APPEALS

DATE: _____ BEING A MAJORITY

LAYOUT BY: SELECT BOARD

DATE: _____

PEPPERBUSH COURT AND HIGH POINT ROAD ACCEPTED AT A TOWN MEETING HELD DATE: _____ TOWN CLERK: _____

HIGH POINT DRIVE

MYRTLE COURT

WINTERBERRY COURT

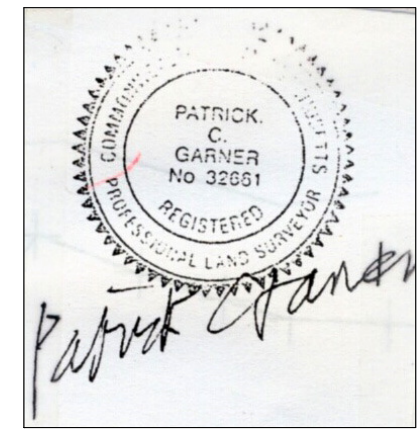
PEPPERBUSH CT.

OPEN SPACE

OPEN SPACE

TOWN OF GRAFTON

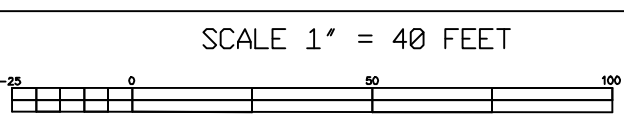
I DECLARE THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.



PATRICK C. GARNER, PLS

- LEGEND
- DRILL HOLE IN GRANITE BOUND UNLESS OTHERWISE INDICATED.
 - # DENOTES STREET ADDRESS
 - DHF DRILL HOLE FOUND IN STONE WALL.
 - DHS DRILL HOLE SET IN STONE WALL OR BOULDER.

HIGH POINT DRIVE & PEPPERBUSH COURT LAYOUT



Graphic Scale

PATRICK C. GARNER CO., INC.

HYDROLOGY · RIVER ANALYSIS · WETLAND SCIENCE
SOIL EVALUATION · LAND SURVEYING · PLANNING

109 WHITNEY STREET
NORTHBOROUGH, MASS. 01532
508.393.3200 www.patrickgarner.com

ROAD LAYOUT PLANS, HIGH POINT DRIVE AND PEPPERBUSH COURT

DATE: OCTOBER 15, 2018	PROJECT No. GRAF05	SCALE: 1" = 40 FT.
REVISIONS: APR 22, 2020		SHEET 4
MAY 1, 2020		OF 5
SEPT 25, 2020		

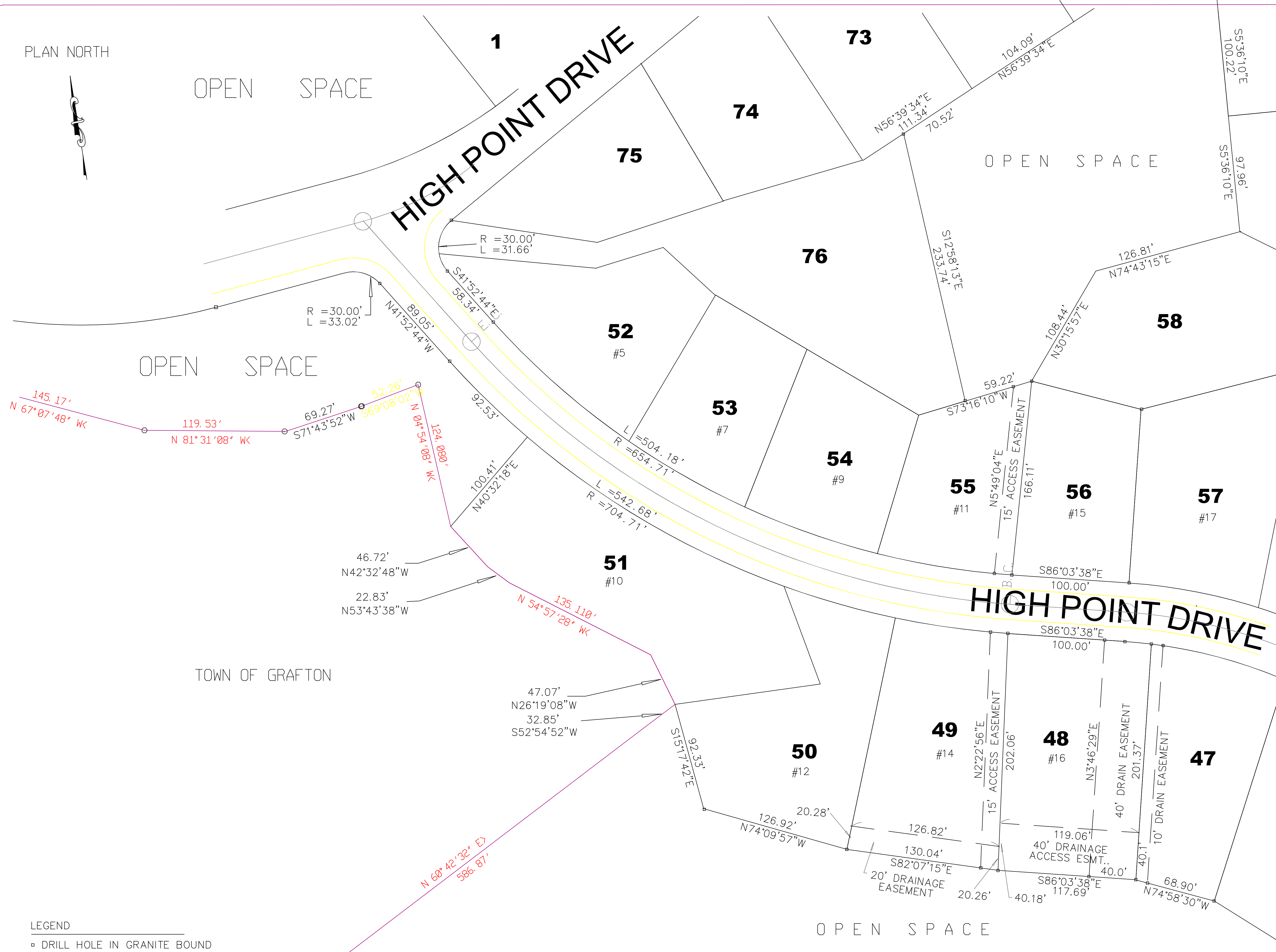
OWNER/APPLICANT:
ADAMS ROAD TRUST
51 MOUNT JOY DRIVE
TEWKSBURY, MA 01876

PLAN NORTH



OPEN SPACE

HIGH POINT DRIVE



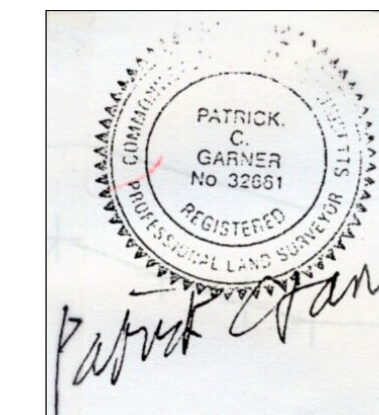
OPEN SPACE

TOWN OF GRAFTON

OPEN SPACE

I DECLARE THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF 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.

PATRICK C GARNER, PLS



FOR REGISTRY USE ONLY

APPROVED: GRAFTON ZONING BD OF APPEALS

DATE: _____ BEING A MAJORITY

LAYOUT BY: SELECT BOARD

DATE: _____

PEPPERBUSH COURT AND HIGH POINT ROAD ACCEPTED AT A TOWN MEETING HELD DATE: _____

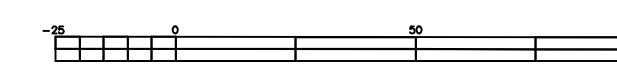
TOWN CLERK: _____

LEGEND

- ◻ DRILL HOLE IN GRANITE BOUND UNLESS OTHERWISE INDICATED.
- # DENOTES STREET ADDRESS
- DHF DRILL HOLE FOUND IN STONE WALL.
- DHS DRILL HOLE SET IN STONE WALL OR BOULDER.

HIGH POINT DRIVE LAYOUT

SCALE 1" = 40 FEET



Graphic Scale

OWNER/APPLICANT:
ADAMS ROAD TRUST
51 MOUNT JOY DRIVE
TEWKSBURY, MA 01876

PATRICK C. GARNER CO., INC.

HYDROLOGY . RIVER ANALYSIS . WETLAND SCIENCE
SOIL EVALUATION . LAND SURVEYING . PLANNING

109 WHITNEY STREET
NORTHBOROUGH, MASS. 01532
508.393.3200 www.patrickgarner.com

ROAD LAYOUT PLANS, HIGH POINT DRIVE

SCALE: 1" = 40 FT.	
DATE: OCTOBER 15, 2018	PROJECT No. GRAF05
REVISIONS: APR 22, 2020	SHEET 5
MAY 1, 2020	OF 5
SEPT 25, 2020	