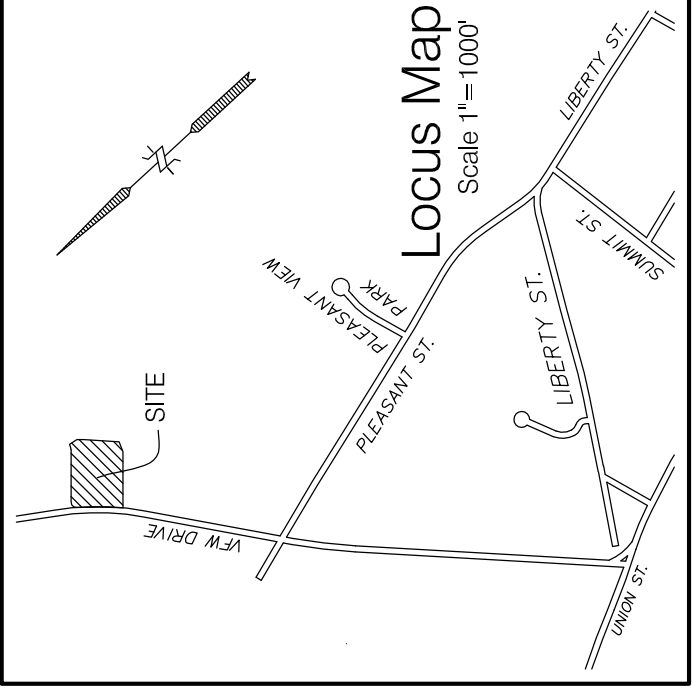
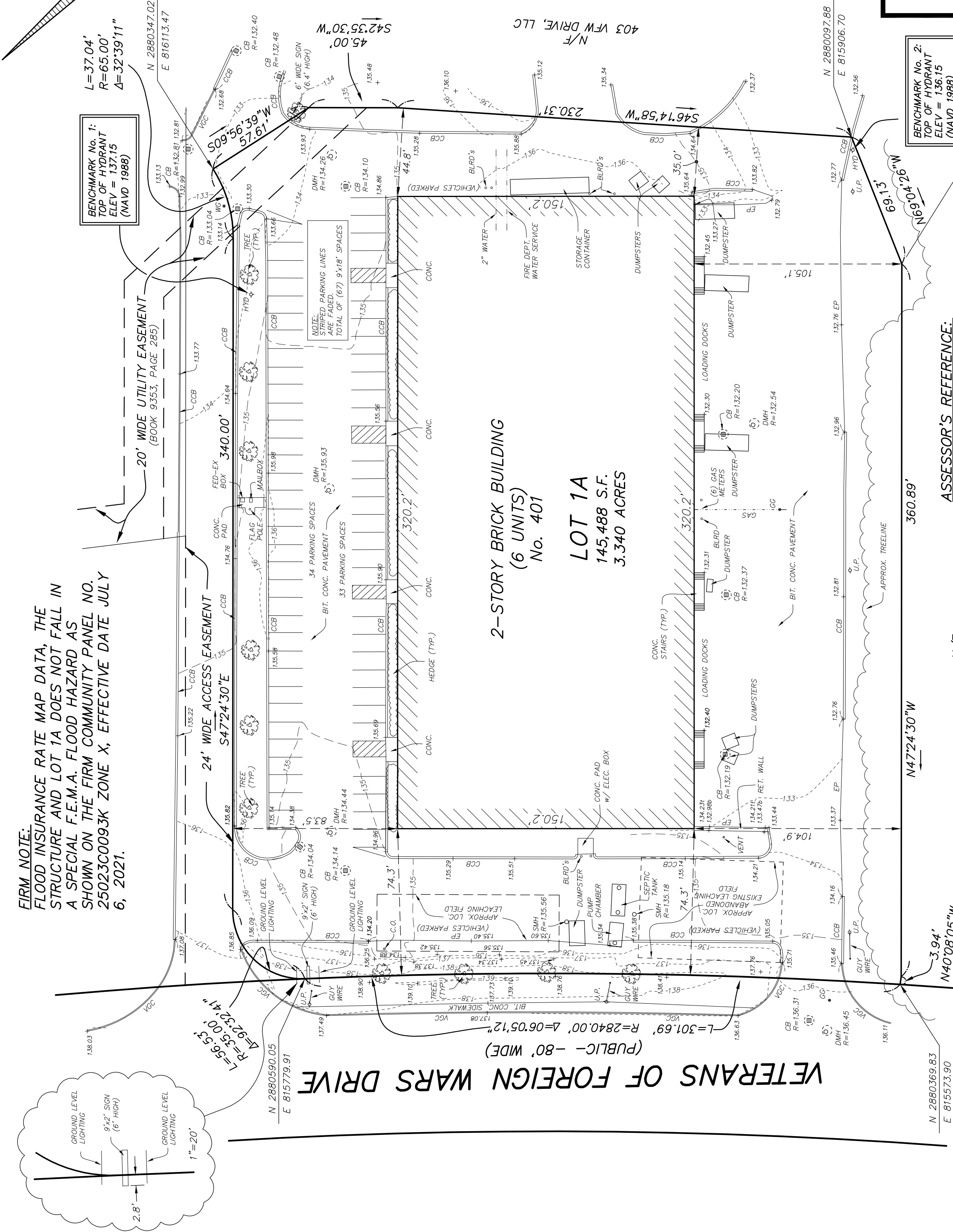


FIRM NOTE:
FLOOD INSURANCE RATE MAP DATA, THE
STRUCTURE AND LOT 1A DOES NOT FALL IN
A SPECIAL F.E.M.A. FLOOD HAZARD AS
SHOWN ON THE FIRM COMMUNITY PANEL NO.
25023C0093K ZONE X, EFFECTIVE DATE JULY
6, 2021.

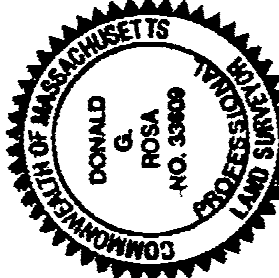
- LEGEND**
- EXISTING CONTOUR
 - SPOT ELEVATION
 - DRAIN MANHOLE
 - CATCH BASIN
 - SEWER MANHOLE
 - GAS GATE
 - WATER GATE
 - HYDRANT
 - LIGHT POLE
 - UTILITY POLE
 - BOLLARD (BLRD)
 - VERTICAL GRANITE CURB
 - CAPE COD BERM

MASSACHUSETTS COORDINATE SYSTEM
GRID NORTH - NAD 83



I CERTIFY THAT THIS PLAN IS BASED
UPON A FIELD SURVEY ON AUGUST 23, 2023.

Don Rosa
PROFESSIONAL LAND SURVEYOR # 33609 DATE 8-29-23



PLAN REFERENCES:
PLYMOUTH REGISTRY OF DEEDS
PLAN BOOK 29, PLAN 143

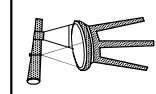
DEED REFERENCE:
BOOK 48031 PAGE 208

ALTA/ACSM SURVEY BY DON ROSA, PLS
DATED NOV. 17, 2005

- SECTION 415-35 C (2) INDUSTRIAL USES**
- INDUSTRIAL USES: AT LEAST ONE SPACE FOR EVERY TWO EMPLOYEES,
ONE SPACE FOR EACH VEHICLE, GENERALLY BASED ON PREMISES AND
ADEQUATE SPACE FOR VISITORS.
- ARBORWAY METAL FINISHING
12,000 S.F.
SUITE 1 & 2
12 EMPLOYEES
METAL FINISHING CO.
- PROPOSED PARKING: 12 SPACES
- PROPOSED NEW TENANT
6,000 S.F.
SUITE 3
12 EMPLOYEES
LACROSSE ADMIN. AND LIGHT
PRACTICE LOCATION.
- PROPOSED PARKING: 12 SPACES
- LALLY FARMS
6,000 S.F.
SUITE 4
6 EMPLOYEES
REFRIGERATION OF DAIRY
PRODUCTS TO DISTRIBUTE
- PROPOSED PARKING: 6 SPACES
- MORTLAND DOOR SYSTEMS
6,000 S.F.
SUITE 5
8 EMPLOYEES
GARAGE DOOR NEEDS.
- PROPOSED PARKING: 8 SPACES
- ABLE RESTORATION
12,000 S.F.
SUITE 6 & 7
15 EMPLOYEES
STORAGE OF ITEMS DURING OFF
SITE FLOOD RESTORATION. OFFICE
IN FRONT TO SHOW NEW BUILDING
FINISH OPTIONS FOR RESTORATION
PROJECTS.
- PROPOSED PARKING: 15 SPACES
- ACC-CHEM
6,000 S.F.
SUITE 8
8 EMPLOYEES
DISHWAHER SALES, RENTALS AND
LEASING ALONG WITH EMERGENCY
SERVICE.
- PROPOSED PARKING: 8 SPACES
- 61 TOTAL PROPOSED PARKING SPACES
67 EXISTING PARKING SPACES

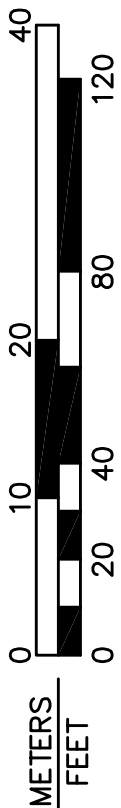
EXISTING CONDITIONS PLAN
401 VFW DRIVE
IN
ROCKLAND, MA

SCALE: 1"=40'



Don Rosa Professional Land Surveyor

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Walpole, MA 02081
Tel.: 781-603-8106 - donrosa.pls@gmail.com



DR-00002

SHEET 1 OF 1