

TOTAL AREA OF PARCEL = 895,756 SQUARE FEET (20.56 ACRES)

PERCENTAGE OF ENTIRE TRACT THAT IS WETLANDS = 43%

TOTAL DEDICATED OPEN SPACE (LOTS A, B, C1, C2 AND C3) = 656,663 SF (15.07 ACRES), OR 73.3% OF OSRD

TOTAL UPLAND AREA DEDICATED TO OPEN SPACE = 267,439 SQUARE FEET

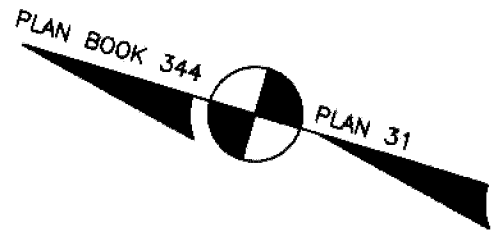
PERCENTAGE OF DEDICATED OPEN SPACE THAT IS WETLANDS = 59%

IF 50% OF TOTAL AREA WAS DEDICATED TO OPEN SPACE, WOULD NEED 255,290 SQUARE FEET OF UPLAND AREA TO MATCH SIMILAR WETLAND PERCENTAGES

APPROVED BY THE ROWLEY PLANNING BOARD

DATE: 8/14/2022

David J. Decoulos
Professional Land Surveyor
No. 5704
8/14/22



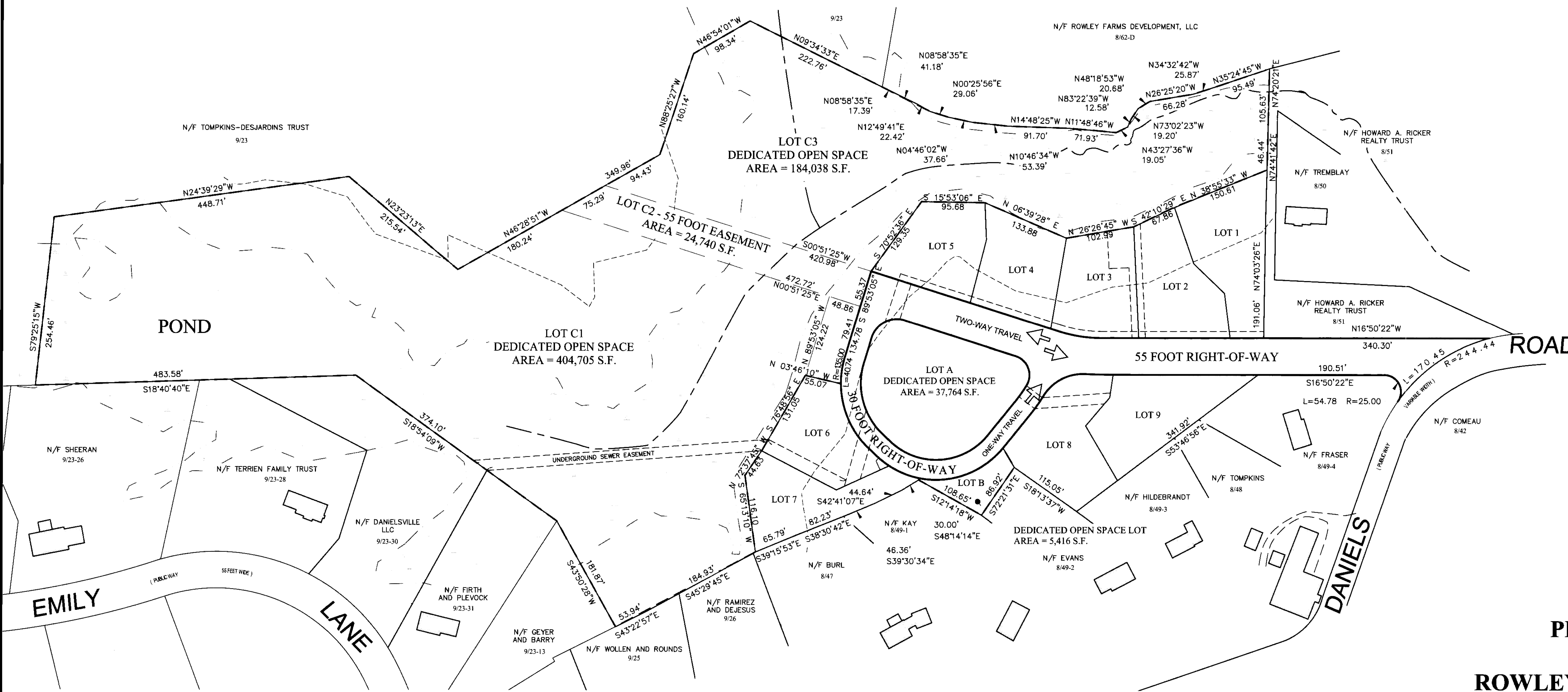
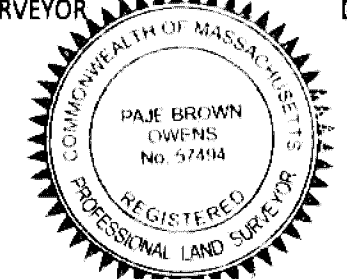
I, CATHERINE M. McCLENAGHAN, CLERK OF THE TOWN OF ROWLEY, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE ROWLEY PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

TOWN CLERK: Catherine M. McClenaghan

DATE: 10-05-2022

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

PROFESSIONAL LAND SURVEYOR DATE: 08-24-22

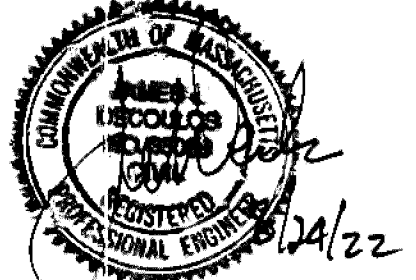


REFERENCES:

- DEEDS RECORDED AT THE ESSEX SOUTH REGISTRY OF DEEDS (THE "REGISTRY") IN BOOK 13094, PAGE 275 AND BOOK 13896, PAGE 223.
- PLAN OF LAND IN ROWLEY; OWNER: THE TOMPKINS-DESJARDINS TRUST, BRUCE E. TOMPKINS AND STEPHANIE DESJARDINS, TRUSTEES; DATE: NOVEMBER 22, 2002; BY: JOHN J. DECOULOS; SCALE: 1"= 200'; RECORDED AT THE REGISTRY IN PLAN BOOK 364 AS PLAN 74.
- PLAN OF LAND IN ROWLEY; THE TOMPKINS-DESJARDINS TRUST, BRUCE E. TOMPKINS AND STEPHANIE DESJARDINS, TRUSTEES; DATE: MARCH 7, 2022; BY: DECOULOS & COMPANY, LLC; SCALE: 1"= 80'; RECORDED AT THE REGISTRY IN BOOK 40797, PAGE 526.
- DEFINITIVE PLAN OF LAND IN ROWLEY, COUNTRY CLUB ESTATES; THE TOMPKINS-DESJARDINS TRUST, BRUCE E. TOMPKINS AND STEPHANIE DESJARDINS, TRUSTEES; REVISED DATE: APRIL 21, 2000; BY: JOHN J. DECOULOS; SCALE: 1"= 50'; RECORDED AT THE REGISTRY IN PLAN BOOK 344 AS PLAN 31.
- ROBOTIC INSTRUMENT SURVEYS OF BOUNDARY, 2010-2022.
- WETLAND RESOURCE BOUNDARIES ON THE SOUTHERN PORTION OF THE PROPERTY AFFIRMED IN AN ORDER OF CONDITIONS ISSUED BY THE ROWLEY CONSERVATION COMMISSION. MASSDEP FILE #63-0625.
- WETLAND RESOURCE BOUNDARIES ON WEST, NORTH AND EAST PORTIONS OF THE PROPERTY ESTABLISHED BY WILLIAM MANUELL OF WETLANDS & LAND MANAGEMENT, INC. ON NOVEMBER 5, 2020.
- ROWLEY ASSESSOR DATA, AUGUST, 2022.

LEGEND

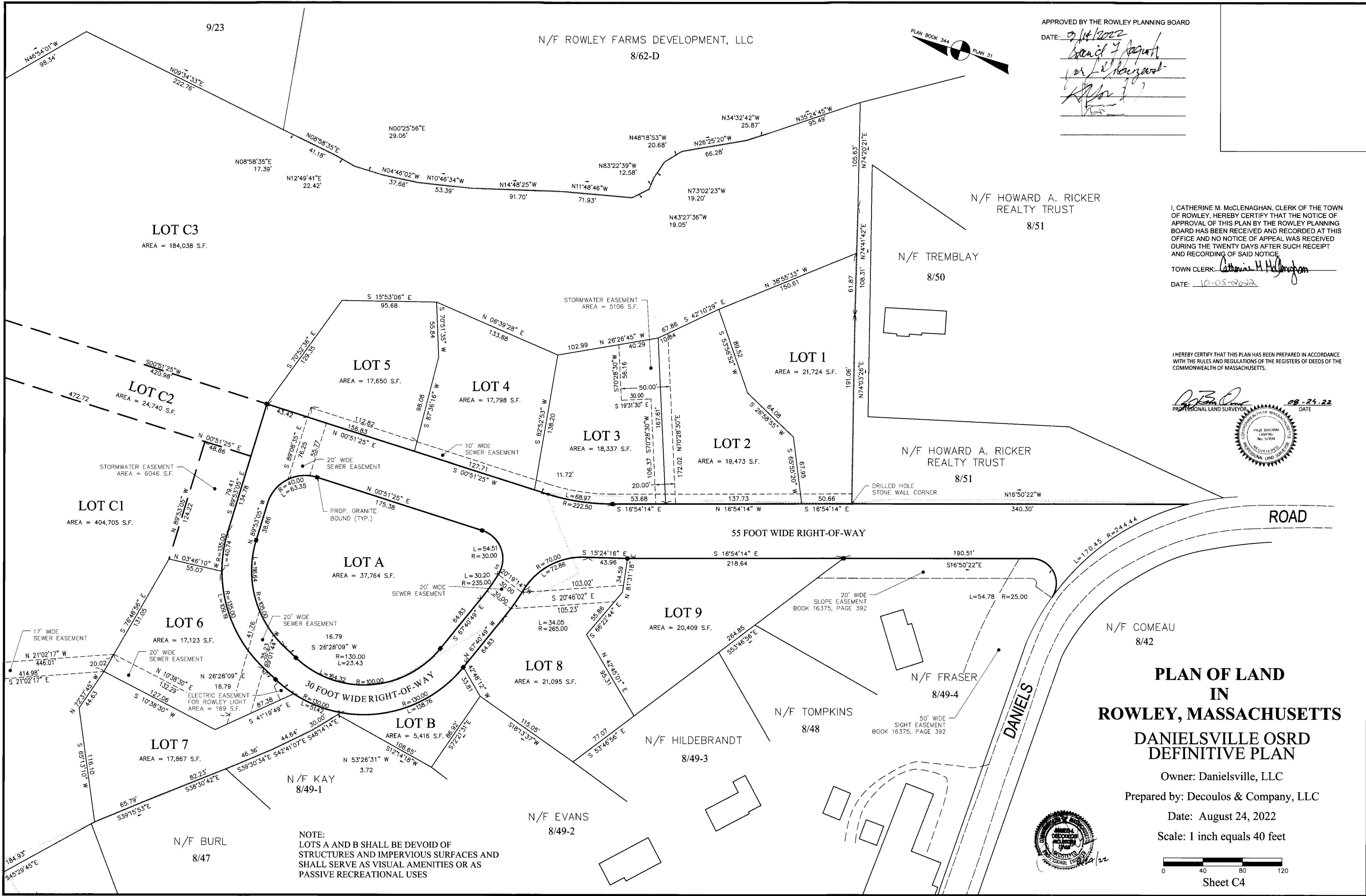
- BOUNDARY OF DEDICATED OPEN SPACE
- BOUNDARY OF BORDERING VEGETATED WETLAND (BVW)
- 100 FOOT BUFFER ZONE TO BVW



PLAN OF LAND
IN
ROWLEY, MASSACHUSETTS
DEDICATED OPEN SPACE PLAN

Owner: Danielsville, LLC
Prepared by: Decoulos & Company, LLC
Date: August 24, 2022
Scale: 1 inch equals 80 feet





APPROVED BY THE ROWLEY PLANNING BOARD

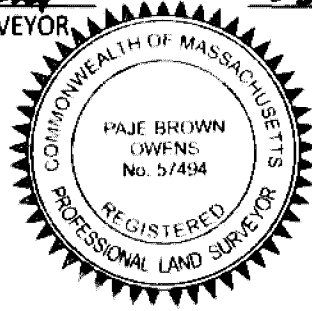
DATE: 08/14/2022
David J. August
for the Planning Board
[Signature]

I, CATHERINE M. McCLENAGHAN, CLERK OF THE TOWN OF ROWLEY, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE ROWLEY PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

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DATE: 10-05-2022

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[Signature] 08-24-22
PROFESSIONAL LAND SURVEYOR DATE



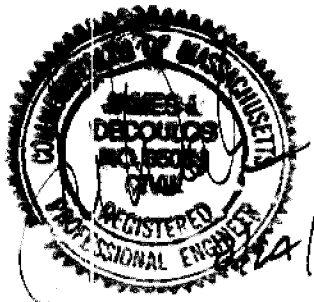
PLAN OF LAND IN ROWLEY, MASSACHUSETTS DANIELSVILLE OSRD DEFINITIVE PLAN

Owner: Danielsville, LLC

Prepared by: Decoulos & Company, LLC

Date: August 24, 2022

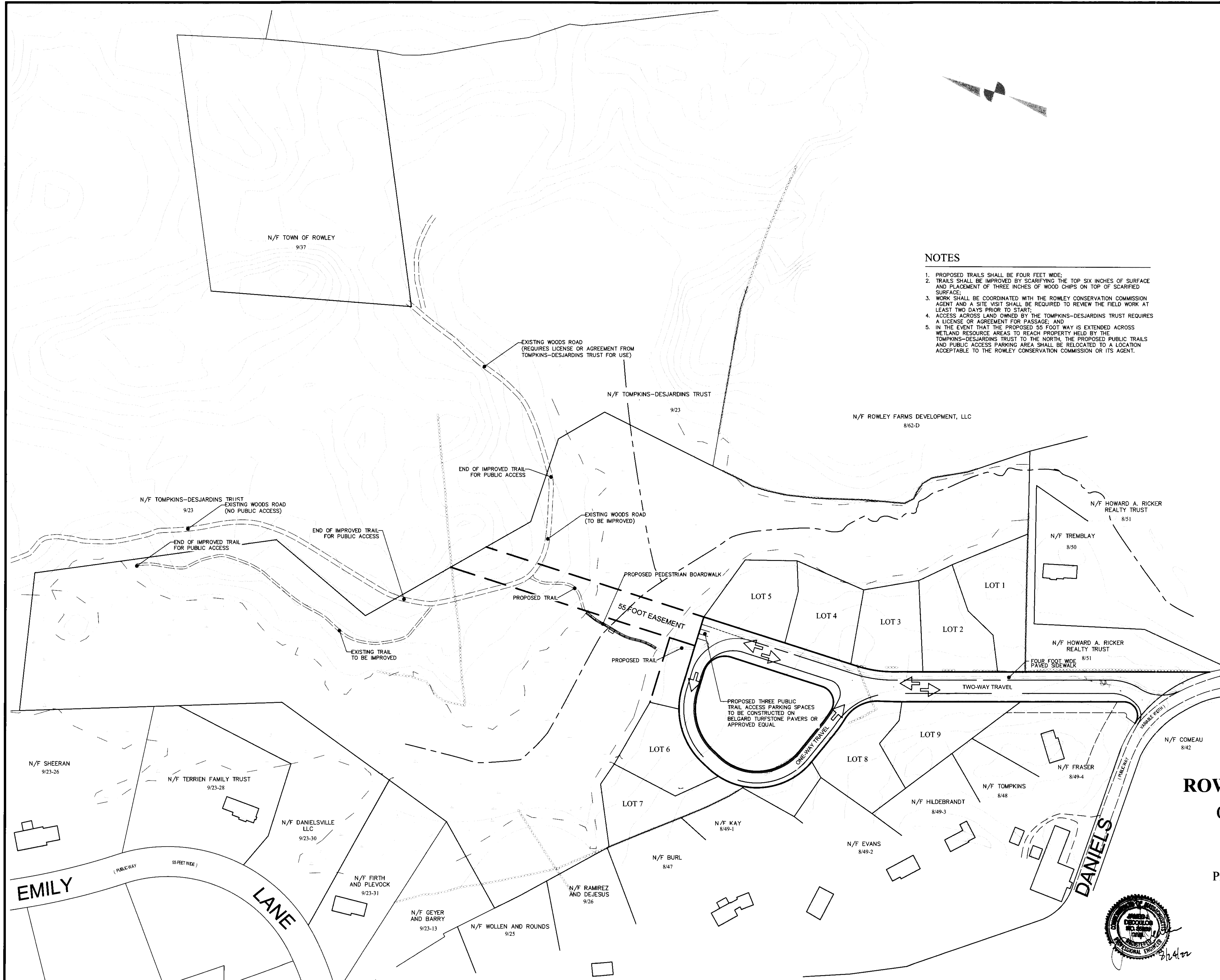
Scale: 1 inch equals 40 feet



0 40 80 120

Sheet C4

NOTE:
LOTS A AND B SHALL BE DEVOID OF
STRUCTURES AND IMPERVIOUS SURFACES AND
SHALL SERVE AS VISUAL AMENITIES OR AS
PASSIVE RECREATIONAL USES



NOTES

1. PROPOSED TRAILS SHALL BE FOUR FEET WIDE;
2. TRAILS SHALL BE IMPROVED BY SCARIFYING THE TOP SIX INCHES OF SURFACE AND PLACEMENT OF THREE INCHES OF WOOD CHIPS ON TOP OF SCARIFIED SURFACE;
3. WORK SHALL BE COORDINATED WITH THE ROWLEY CONSERVATION COMMISSION AGENT AND A SITE VISIT SHALL BE REQUIRED TO REVIEW THE FIELD WORK AT LEAST TWO DAYS PRIOR TO START;
4. ACCESS ACROSS LAND OWNED BY THE TOMPKINS-DESJARDINS TRUST REQUIRES A LICENSE OR AGREEMENT FOR PASSAGE; AND
5. IN THE EVENT THAT THE PROPOSED 55 FOOT WAY IS EXTENDED ACROSS WETLAND RESOURCE AREAS TO REACH PROPERTY HELD BY THE TOMPKINS-DESJARDINS TRUST TO THE NORTH, THE PROPOSED PUBLIC TRAILS AND PUBLIC ACCESS PARKING AREA SHALL BE RELOCATED TO A LOCATION ACCEPTABLE TO THE ROWLEY CONSERVATION COMMISSION OR ITS AGENT.

APPROVED BY THE ROWLEY PLANNING BOARD

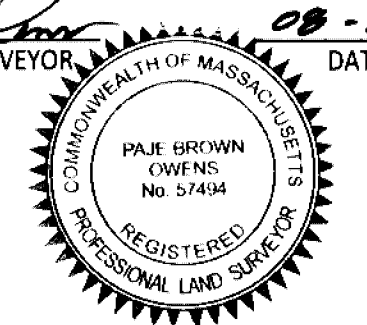
DATE: 9/14/22
[Signature]
[Signature]
[Signature]

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TOWN CLERK: [Signature]
DATE: 10-05-2022

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[Signature] 08-24-22
PROFESSIONAL LAND SURVEYOR DATE



PLAN OF LAND IN ROWLEY, MASSACHUSETTS OSRD CONSERVATION ACCESS PLAN

Owner: Danielsville, LLC
Prepared by: Decoulos & Company, LLC

Date: August 24, 2022

Scale: 1 inch equals 80 feet



Sheet C5

