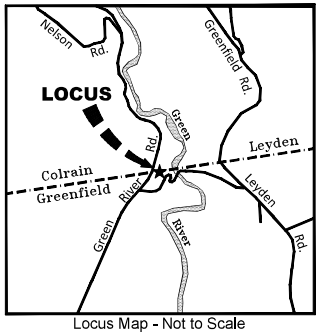
N

MA State Plane (NAD83)



Locus Map - Not to Scale

Approval under the Subdivision Control Law not required.

Colrain Planning Board

Dated: _____

Signed:

ENDORSEMENT OF THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING.

Zoning (Colrain):
Rural District
Min. Lot Area: 1.5 acres
Frontage: 300 Ft.
Setbacks: Front – 50'
Side – 40'
Rear – 40
Max Ht: 35'
Max Lot Cov.: 25%

Approval under the Subdivision Control Law not required.

Greenfield Planning Board

Dated: _____

Signed:

PLANNING BOARD ENDORSEMENT UNDER THE SUBDIVISION CONTROL LAW IS NOT A DETERMINATION OF CONFORMANCE WITH ZONING REGULATIONS.

Zoning (Greenfield):
Rural–Residential (R–C)
Min. Lot Area: 40,000 Sq. Ft.
Frontage: 200 Ft.
Setbacks: Front – 30'
Side – 20'
Rear – 30
Max Ht: 35'
Max Lot Cov.: 40%

For Registry Use Only

N/F
Commonwealth of Massachusetts
(MA Fish & Wildlife)
Bk. 5638 Pg 30
(Parcel 3)
see Plan Bk 18 Pg 9
422/48

N/F
City of Greenfield
(Greenfield Water Supply)
see Plan Bk 18 Pg 9
422/49

IPF 11.73' into road layout HELD FOR LINE

S 87°49'17" E 384.95'

S 02°14'24" E 24.00'

Reset IP fnd unset or pulled

S 14°46'36" W 112.30'

Reset IP fnd unset or pulled

S 09°45'16" E 166.70'

PARCEL 1
A portion of Bk 5247 Pg 334
3.335 Ac.
422/50

An 1836 Franklin Co. Layout (49.5' wide)

N 16°06'09" E 402.86'

Green River

LEYDEN
GREENFIELD

dam

S 81°21'17" W 502.66'

N 81°21'17" E 285.66'

217.00'

EASEMENT
Town of Greenfield
BK 1463 Pg 11
see Plan #TCC–297

(46.49') 179.54' 30' EASEMENT

S 40°17'55" E 243.05' (total)

covered bridge

COLRAIN
GREENFIELD

Town line based on evidence of occupation

N/F
Wendy Goodman
Bk. 8439 Pg 237
Plan Bk 136 Pg 27
R31/15A

N 21°55'16" E 350.00'

S 26°57'58" W 85.47'

N 43°26'44" E

L10 L9 L8 L7 L6 L5 L4 L3 L2 L1

R31/13

R31/15

Green River Rd.

N 88°01'22" E 230.04'

PARCEL 2
A portion of Bk 5247 Pg 334
4.929 Ac.
R31/15

S 29°31'56" W 200.87'

A 1976 Town Way (49.5' wide)

S 22°57'58" W 151.67'

N 42°51'14" E 278.50'

RR SPK SET

N 85°32'02" W 387.17'

S 65°57'58" W 158.96'

Eunice Williams Drive

Locus is Land of
Green River, LLC
Bk. 5247 Pg 334
(Colrain & Greenfield)
see unrecorded plan prepared by
F. Deane Avery Assoc.for Helen Gerrett
dated 03/30/1966

Colrain 422/50 Greenfield R31/15

Line Table:

LINE	BEARING	DISTANCE
L1	S 22°57'58" W	105.29'
L2	S 46°42'58" W	87.76'
L3	S 78°27'58" W	26.79'
L4	N 73°32'02" W	5.35'
L5	N 20°02'02" W	9.78'
L6	N 14°41'08" E	81.87'
L7	N 00°57'58" E	64.79'
L8	N 50°02'02" W	39.30'
L9	N 61°35'02" W	62.36'
L10	S 74°27'58" W	60.89'

Legend :
- Set capped rebar or iron pipe (IP)
- Found iron pipe (IPF) or rebar (RbrF)
- Unmarked point
- Utility pole
- Bound found
- R31/15 Lot reference (Assessor)

0 100 200 300
Graphic Scale:

Notes:
1. This survey was prepared without the benefit of a title report and may be subject to any rights that a current title report may reveal.
2. The bearings and coordinates shown on this plan are referenced to the Massachusetts State Plane Coordinate System (NAD83) – MA Mainland.
3. Portions of Parcel 1 and Parcel 2 are subject to the regulations listed under the Watershed Protection Overlay District – ZONE 2, in Section 200–4–14 of the Greenfield Zoning Bylaws.
4. Eunice Williams Drive is an unmonumented 1976 Town way laid out 49.5'. Sidelines shown here are subject to change based on relocation/remonumentation by the City of Greenfield.
5. Green River Road is a partially monumented 1836 Franklin County Layout – 49.5' wide. Sidelines shown here are subject to change based on relocation/remonumentation by the Franklin Regional Council of Governments (FRCOG).

I hereby report that this plan has been prepared in conformity with the rules and regulations of the Registers of Deeds of the Commonwealth of Massachusetts.

Daniel P Sells
PROFESSIONAL LAND SURVEYOR 07–16–2026

COMMONWEALTH OF MASSACHUSETTS
DANIEL P. SALLS
54625
PROFESSIONAL LAND SURVEYOR

ANR Plan of Land
in
Greenfield & Colrain, MA

Scale: 1"=100'
Date: 07/16/2026
Drawn by: EWF
Checked by: DPS

Location: Green River Rd. & Eunice Williams Rd.

Prepared for: Green River, LLC

Green River Survey
289 Main Street
Greenfield, MA 01301
(413) 361– 4882