

MA STATE PLANE (NAD83)
(MA MAINLAND)

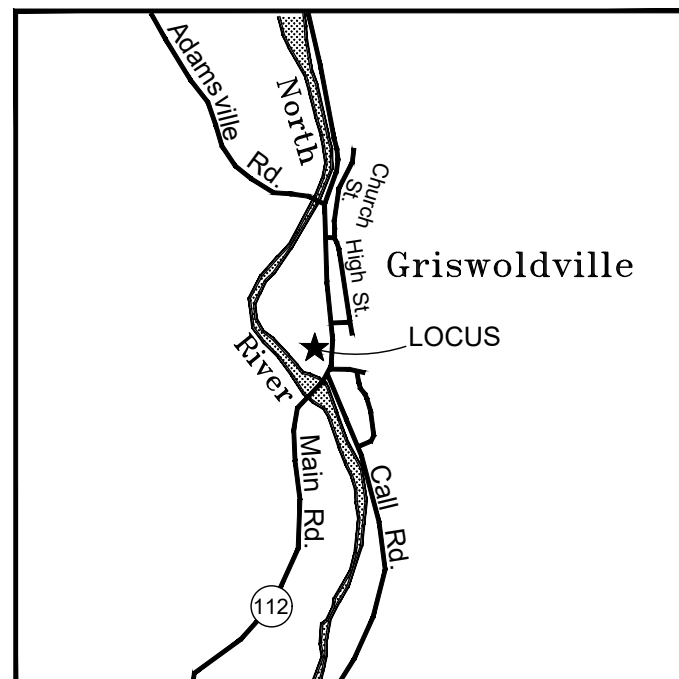
Approval under the Subdivision Control
Law not required.

Colrain Planning Board

Dated: _____

Signed: _____

ENDORSEMENT OF THIS PLAN DOES NOT
CERTIFY COMPLIANCE WITH ZONING.



Locus Map - Not to Scale

Zoning:

Commercial-Industrial (CI-GW):
Min. Frontage: 300'
Min. Area: 2 acres
Fr./Si./Rear Setbacks: 50'
Max. Height: 45'
Max. Lot Coverage: 50%

Remaining Land
of
North River LLC
Bk. 5346 Pg. 157
Parcel One-TRACT ONE

see Plan Book 67 Pg 70
"PARCEL 1"

107
2-12

n/f
North River LLC
Bk. 5346 Pg. 157
Parcel Three

see Plan Book 95 Pg 84
"PARCEL A"

107
2-13

Legend:

- Utility Pole
- Found Iron Pipe (IPF) or Rebar (RbrF)
- Set 5/8" Rebar / Railroad Spike
- △ Unmarked Point

For Registry Use Only

AUL AREA
see notice of activities and use limitaion
Deed bk. 6770 Pg 176
see plan book 138 pg 81

AUL boundary

brook

AUL boundary

edge of pavement

culvert

paved driveway

Main Bldg.
No. 247

paved parking lot

PARCEL A
NOT A BUILDING LOT

a portion of Parcel One-TRACT ONE in
Deed Bk 5346 Pg 157

8083 sq. ft./186 ac.

N 06°12'24" W 12.98'

rr spk

rr spk

rr spk

rr spk

rr spk

rr spk

N 79°34'26" E 50.02'

rr spk

rr spk

rr spk

rr spk

rr spk

rr spk

N 41°09'23" W 52.60'

rr spk

rr spk

rr spk

rr spk

rr spk

rr spk

N 19°04'00" W 104.49'

rr spk

rr spk

rr spk

rr spk

rr spk

rr spk

S 86°33'16" W 26.41'

rr spk

rr spk

rr spk

rr spk

rr spk

rr spk

S 03°26'44" E 86.91'

rr spk

rr spk

rr spk

rr spk

rr spk

rr spk

S 06°18'23" E 87.43'

rr spk

rr spk

rr spk

rr spk

rr spk

rr spk

N 38°47'36" E 15.95'

rr spk

rr spk

rr spk

rr spk

rr spk

rr spk

N 83°41'37" E 22.64'

rr spk

rr spk

rr spk

rr spk

rr spk

rr spk

S 316 +/- to northeast cor. of remaining lot

rr spk

rr spk

rr spk

rr spk

rr spk

rr spk

615 +/- to southeast cor. of remaining lot

rr spk

rr spk

rr spk

rr spk

rr spk

rr spk

MAIN RD. (MA RTE. 112) An 1833 Franklin County Highway (49.5' wide)

Graphic Scale (feet)

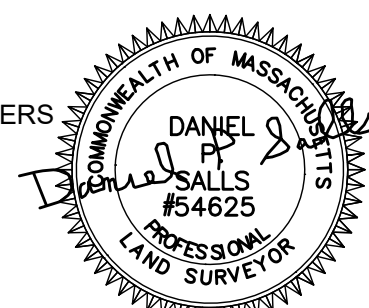


Notes:

- 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.
- The bearings on this plan are referenced to the Massachusetts State Plane Coordinates System (NAD83) - MA Mainland
- Main Road is an unmonumented 1833 Franklin County Highway Alteration - Laid out 3 rods wide (49.5')
- Sufficient frontage and area remain to satisfy the requirements set forth in the Colrain Zoning Bylaws

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. Salls
PROFESSIONAL LAND SURVEYOR 08-12-2026



ANR Plan of Land
in
Colrain, MA

Location: **247 Main Road**
A portion of Tax Map 107 Parcel 2-12

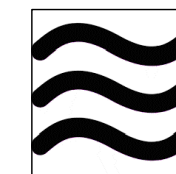
Prepared for:
North River, LLC

Scale:
1"=20'

Drawn by:
EWF

Date: 06/30/2026
revised 08/12/2026

Checked by:
DPS



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