

TOWN OF WEYMOUTH, MASSACHUSETTS
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
APPLICATION FOR APPROVAL OF DEFINITIVE PLAN

Date: December 10, 2015

To the Department of Planning and Community Development of the Town of Weymouth:

The undersigned, being the applicant as defined under Chapter 41, Section 81-L, for approval of a proposed subdivision shown on a plan entitled: Definitive Subdivision Plan of Edison Street in Weymouth, Massachusetts _____ drawn by SITEC Environmental _____, dated November 20, 2015, being land described as follows: Those lots shown on the Town of Weymouth Assessors ID: Map 13 Block 155, Lots 23, 26 and 28 as well as Map 13 Block 156 Lots 28 and 59 containing 385,000 square feet more or less. _____, located on Weymouth Town Atlas Sheet(s) _____, Block(s) _____, Lot(s) _____, hereby submits said plan as a DEFINITIVE plan in accordance with the Rules and Regulations of the Weymouth Department of Planning and Community Development and makes application to the Planning Board for approval of said plan.

The undersigned's title to said land is derived from Kevin B. Rains, Trustee of Belgrade Nominee Trust _____ by deed dated October 27, 2015 _____ and recorded in the Norfolk District Registry of Deeds Book 33618, Page 33, registered in the Norfolk Registry District of the Land Court, Certificate of Title No. 192162; and said land is free of encumbrances except for the following: subject to sewer easements as set forth in a taking by the Town of Weymouth dated May 16, 1949, duly recorded in Book 2831, Page 173, as affected by Document No. 145834 and in a grant made by Sidney F. Partridge et ux to said town of Weymouth dated June 14, 1949, duly recorded in Book 2844, Page 324.

Said plan has () has not (X) evolved from a preliminary plan submitted to the Board on _____, 20 _____ and approved (with modifications) () (disapproved) () on _____, 20 _____.

The undersigned hereby applies for the approval of said DEFINITIVE plan by the Board, and in furtherance thereof hereby agrees to abide by the Board's Rules and Regulations. The undersigned hereby further covenants and agrees with the Town of Weymouth, upon the approval of said DEFINITIVE plan by the Board:

1. to install utilities in accordance with the rules and regulations of the Department of Planning and Community Development, the Public Works Department, the Department of Health, and all general as well as Zoning Ordinances of the Town of Weymouth, as are applicable to the installation of utilities within the limits of ways and streets;

2015 DEC 16 AM 11:11
RECEIVED
TOWN OF WEYMOUTH
TOWN CLERK'S OFFICE

[Signature]
Authorized Signature of Mortgagor

[Signature]
Signature of Owner

IN WITNESS WHEREOF we have hereunto set our hands and seals this
15th day of December, 20 15.

COMMONWEALTH OF MASSACHUSETTS

Norfolk County, ss December 15, 20 15

Then personally appeared the above named Michael R. Healy
and acknowledged the foregoing to be _____ free act and deed, before me.

[Signature]
Notary Public

My Commission Expires: 5/28/2021



JACQUELINE B. HURSTAK
Notary Public
Commonwealth of Massachusetts
My Commission Expires
May 28, 2021

TOWN OF WEYMOUTH, MASSACHUSETTS
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

CONVEYANCE OF EASEMENTS AND UTILITIES

Ryder Development Corp., of 847 Washington Street, Weymouth,
MA, Norfolk County, Massachusetts, for good and
adequate consideration, grant to the Town of Weymouth a municipal corporation in Norfolk
County, Massachusetts, the perpetual rights and easements to construct, inspect, repair, renew,
replace, operate and forever maintain, water and sewer mains and drainage systems with any
manholes, pipes, conduits, easements and other appurtenances thereto, and to do all acts
incidental thereto, in, through and under the following described land:

Town of Weymouth Assessors Map 13 Block 155 Lots 23, 26 and 28 and Map 13 Block
156 Lots 28 and 59

appearing on a plan entitled

Definitive Subdivision Plan of Edison Street in Weymouth, Massachusetts

And, for the consideration aforesaid, the said grantor does hereby give, grant, transfer and
deliver unto the Town of Weymouth all water and sewer mains and drainage systems, manholes,
pipes, conduits, easements and all appurtenances thereto that are now or hereafter constructed or
installed in, through, or under the above described land by the grantor and the grantor's
successors and assigns.

The grantor warrants that the aforesaid easements are free and clear of all liens or
encumbrances, that he (it) has good title to transfer the same, and that he will defend the same
against claims of all persons.

For grantor's title see deed from

Kevin B. Rains, Trustee of Belgrade Nominee Trust
dated October 27, 2015, and recorded in Norfolk
District Registry of Deeds, Book 33618, Page 33, or under Certificate
of Title No. 192162, registered in Norfolk District of the Land
Court, Book _____, Page _____.

And (to be completed if a mortgage exists)

South Shore Bank, 1530 Main Street, So. Weymouth, MA
(name and address)

The present holder of a mortgage on the above described land, which mortgage is
dated November 4, 2015, and recorded in said Deeds, Doc. ## 1341532-1341535
Book _____, Page _____, for consideration paid, hereby releases unto
the Town forever from the operation of said mortgage, the rights and easements herein above
granted and assents thereto.

IN WITNESS WHEREOF the undersigned, applicant as aforesaid, does hereunto set his hand and seal this 10th day of December 2015

[Signature]
Owner(s) Applicant
if not Kenneth C. Ryder, Ryder Develop. Corp.
Applicant 847 Washington Street,
Weymouth, MA
Address

Description of Mortgages:

South Shore Savings Bank, Recorded Norfolk Registry District Document 1341532;
1341533; 1341534; and 1341535 of 2015

(Give complete names and Registry of Deeds reference)

Assents of Mortgagees:

[Signature]

COMMONWEALTH OF MASSACHUSETTS

Norfolk County, ss December 15, 2015

Then personally appeared the above named Michael R. Healy and acknowledged the foregoing instrument to be _____ free act and deed, before me.

[Signature]
Notary Public

My Commission expires: 5/28/2021

 **JACQUELINE B. HURSTAK**
Notary Public
Commonwealth of Massachusetts
My Commission Expires
May 28, 2021

**TOWN OF WEYMOUTH, MASSACHUSETTS
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

COVENANT

Know all men by these presents that whereas the undersigned has submitted an application dated December 10, 20 15, to the Weymouth Planning Board for approval of a definitive plan of a certain subdivision entitled Definitive Subdivision Plan of Edison Street in Weymouth, Massachusetts and dated November 20, 20 15 and has requested the Board to approve such plan without requiring a performance bond,

NOW THEREFORE, THIS AGREEMENT WITNESSETH that in consideration of the Weymouth Department of Planning and Community Development approving said plan without requiring a performance bond, and in consideration of one (1) dollar in hand paid, receipt whereof is hereby acknowledged, the undersigned covenants and agrees with the Town of Weymouth as follows:

1. The undersigned will not sell any lot in the subdivision or erect or place any permanent building on any such lot until the construction of ways and municipal services necessary to serve adequately such lot has been completed in the manner specified in the aforesaid application, and in accordance with the covenants, conditions agreements, terms and provisions thereof.
2. This agreement shall be binding upon the executors, administrators, devisees, heirs, successors and assigns of the undersigned.

It is the intention of the undersigned and it is hereby understood and agreed that this contract shall constitute a covenant running with the land included in the aforesaid subdivision and shall operate as restrictions upon said land.

It is understood and agreed that lots within the subdivision shall, respectively, be released from the foregoing conditions upon the recording of a certificate of performance executed by a majority of said Department of Planning and Community Development and enumerating the specific lots to be so released.

3. The undersigned represents and covenants that undersigned is the owner* in fee simple of all the land included in the aforesaid subdivision and that there are no mortgages of record or otherwise on any of said land, except such as are described below and subordinated to this contract, and the present holders of said mortgages have assented to this contract prior to its execution by the undersigned.

*If there is more than one owner, all must sign.

2. to complete and construct the streets or ways shown thereon in accordance with the Rules and Regulations of the Department of Planning and Community Development and the approved DEFINITIVE plan, profiles and cross sections of the same. Said plan, profiles, cross sections and construction specifications are specifically, by reference, incorporated herein and made a part of this application. This application and the covenants and agreements herein shall be binding upon all heirs, executors, administrators, successors, grantees of the whole or part of said land, and assigns of the undersigned; and

3. to complete the aforesaid installations and construction within one (1) year from the date hereof.

The owner's title to the land is derived under deed from _____, dated _____, 20____, and recorded in the Norfolk Registry of Deeds, Book _____ Page _____ and/or Land Court Certificate of Title No. _____ registered in District Book _____, Page _____; and said land is free of encumbrances except for the following: _____

Property is shown on the Weymouth Town Atlas Sheet _____, Block _____, Lot _____ (Provide this information for all lots subject to this application.)

RYDER DEVELOPMENT CORP.

Applicant's Name (please print)



Applicant's Signature

Applicant's Address: 847 Washington

Street, Weymouth, MA

Telephone Number: 781-335-9562

Owner's Name, if not the applicant (please print)

Owner's Signature

Applicant's Address:

(Include all the owners of every parcel within the application).

Received by Town Clerk:

DEFINITIVE SUBDIVISION OF EDISON STREET

FOR REGISTRY USE ONLY

I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE WEYMOUTH PLANNING BOARD WAS RECEIVED AND RECORDED ON _____ AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT OF RECORDING OF SAID NOTICE.

TOWN CLERK, WEYMOUTH, MA _____ DATE _____

WEYMOUTH, MASSACHUSETTS

APPROVAL REQUIRED UNDER THE SUBDIVISION CONTROL LAW

WEYMOUTH PLANNING BOARD

DATE: _____

Zoning Information:

RESIDENCE DISTRICT R-1

Assessors Information:

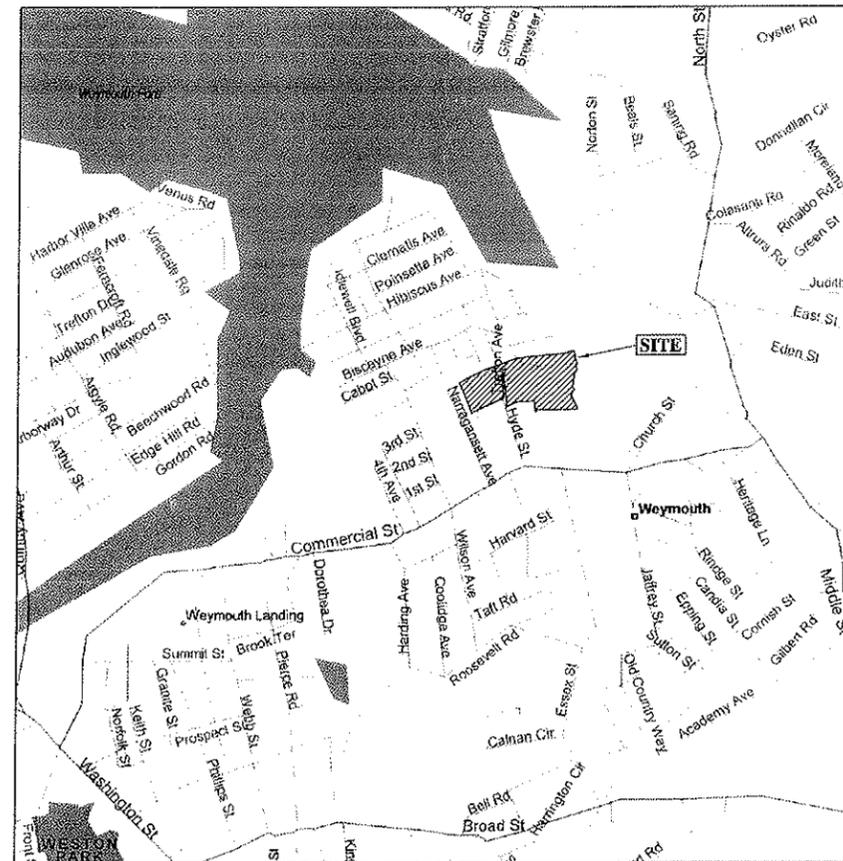
MAP--BLOCK--LOT: 13--155--23, 26, 28
MAP--BLOCK--LOT: 13--156--18, 28, 59

Deed References:

NORFOLK COUNTY REGISTRY OF DEEDS
BOOK 21648 PAGE 171
BOOK 3785 PAGE 47
CERTIFICATE OF TITLE 168779 AS MODIFIED BY
CERTIFICATE 172867

Owner / Applicant:

RYDER DEVELOPMENT CORPORATION
847 WASHINGTON STREET
WEYMOUTH, MASSACHUSETTS 02189
CONTACT: KENNETH C. RYDER
TEL: 781-335-9562



LOCUS MAP

SCALE: 1"=750'

INDEX OF DRAWINGS	
SHEET NO.	TITLE
1	COVER SHEET
2	DEFINITIVE SUBDIVISION PLAN
3	EXISTING CONDITIONS PLAN
4	ROADWAY GRADING PLAN
5	ROADWAY UTILITY PLAN
6	ROADWAY PROFILE
7	SEWER & DRAIN EASEMENT PROFILES
8	DETAIL SHEET
9	DETAIL SHEET

PREPARED BY:

SITEC ENVIRONMENTAL
Civil and Environmental Engineering
Land Use Planning and Surveying
Hazardous and Solid Waste Consultants
769 Plain Street, Unit C
Marshfield, MA 02050
PHONE (781) 319-0100
FAX (781) 834-4783

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

DATE: _____

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

DATE: _____

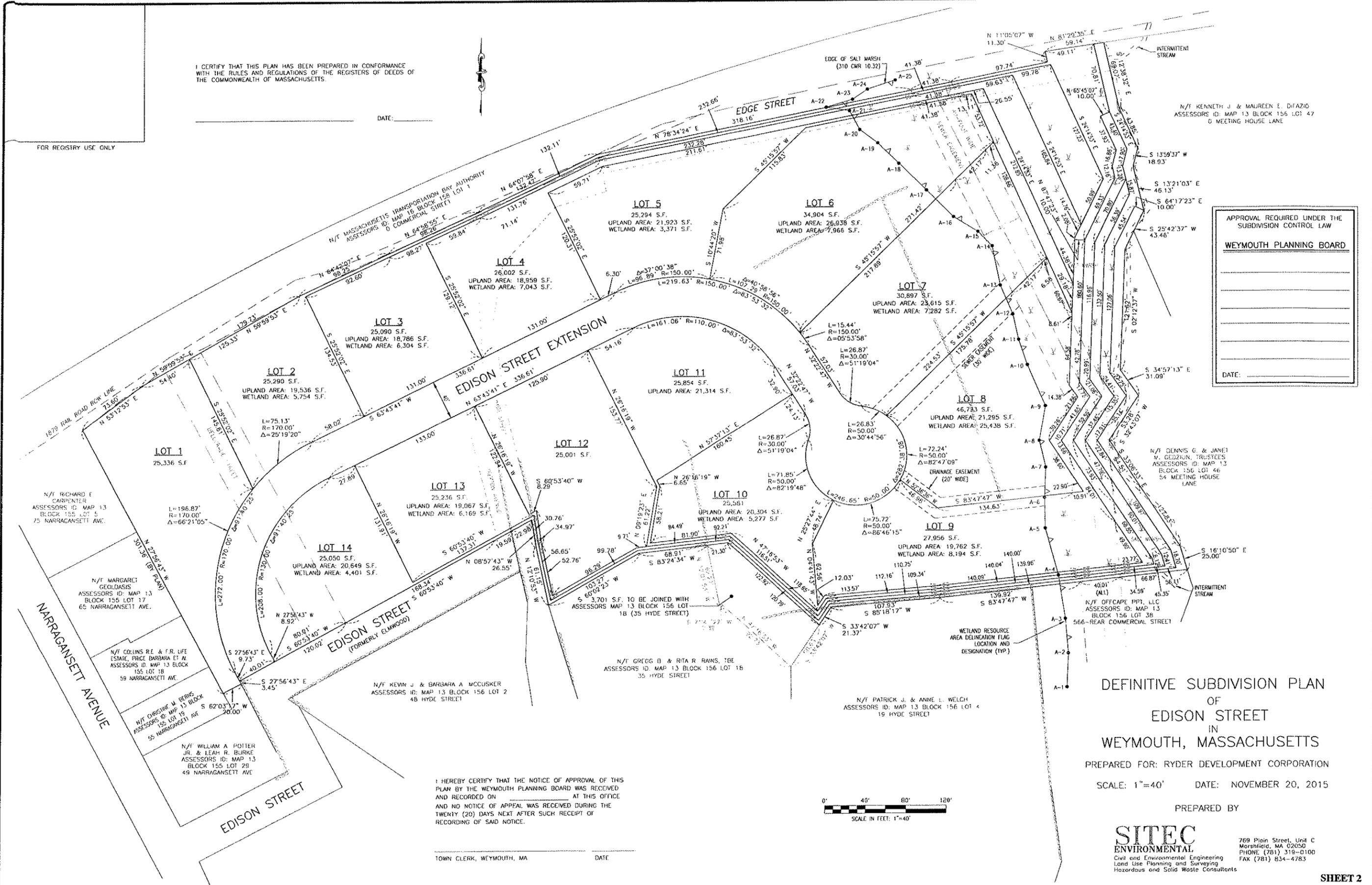
FOR REGISTRY USE ONLY

N/F KENNETH J & MAUREEN E. DIFAZIO
ASSESSORS ID: MAP 13 BLOCK 156 LOT 47
6 MEETING HOUSE LANE

APPROVAL REQUIRED UNDER THE
SUBDIVISION CONTROL LAW

WEYMOUTH PLANNING BOARD

DATE: _____



N/F RICHARD E. CARPENTER
ASSESSORS ID: MAP 13
BLOCK 156 LOT 5
75 NARRAGANSETT AVE.

N/F MARGARET GEOLDASIS
ASSESSORS ID: MAP 13
BLOCK 156 LOT 17
65 NARRAGANSETT AVE.

N/F COLLINS R.E. & F.R. LIFE
ESTATE, PRICE BARBARA ET AL
ASSESSORS ID: MAP 13 BLOCK
156 LOT 18
59 NARRAGANSETT AVE.

N/F CHRISTINE M. BERRIS
ASSESSORS ID: MAP 13
BLOCK 156 LOT 19
55 NARRAGANSETT AVE.

N/F WILLIAM A. POTTER
JR. & LEAH R. BURKE
ASSESSORS ID: MAP 13
BLOCK 156 LOT 29
49 NARRAGANSETT AVE.

N/F KEVIN J. & BARBARA A. MCCUSKER
ASSESSORS ID: MAP 13 BLOCK 156 LOT 2
48 HYDE STREET

N/F GREGG B. & RITA R. RAINS, TBE
ASSESSORS ID: MAP 13 BLOCK 156 LOT 18
35 HYDE STREET

N/F PATRICK J. & ANNE L. WELCH
ASSESSORS ID: MAP 13 BLOCK 156 LOT 4
19 HYDE STREET

I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE WEYMOUTH PLANNING BOARD WAS RECEIVED AND RECORDED ON _____ AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT OF RECORDING OF SAID NOTICE.

TOWN CLERK, WEYMOUTH, MA DATE

DEFINITIVE SUBDIVISION PLAN OF EDISON STREET IN WEYMOUTH, MASSACHUSETTS

PREPARED FOR: RYDER DEVELOPMENT CORPORATION
SCALE: 1"=40' DATE: NOVEMBER 20, 2015

PREPARED BY

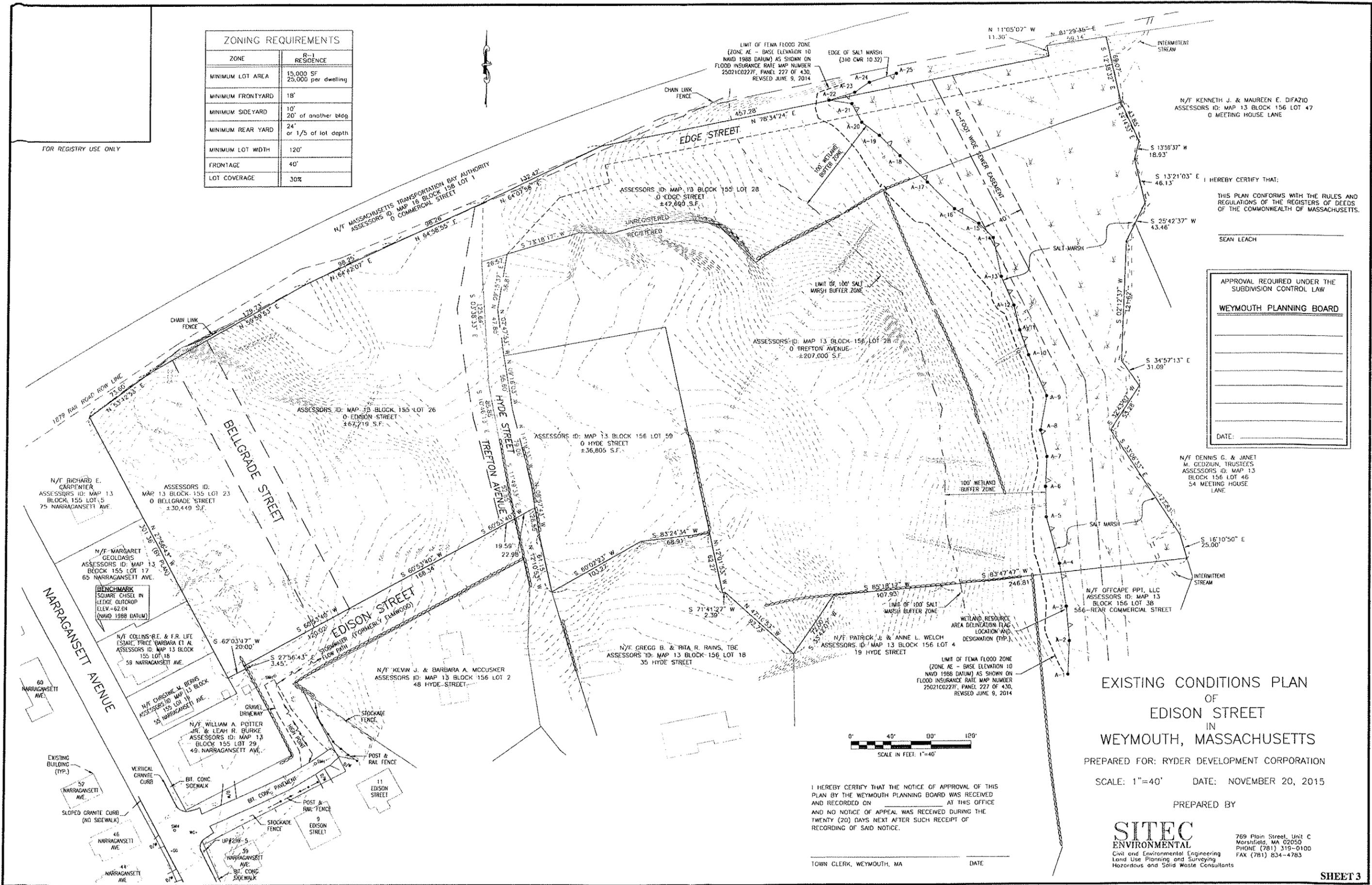
SITEC
ENVIRONMENTAL

Civil and Environmental Engineering
Land Use Planning and Surveying
Hazardous and Solid Waste Consultants

769 Plain Street, Unit C
Morphfield, MA 02050
PHONE (781) 319-0100
FAX (781) 834-4783

ZONING REQUIREMENTS	
ZONE	R-1 RESIDENCE
MINIMUM LOT AREA	15,000 SF 25,000 per dwelling
MINIMUM FRONTYARD	18'
MINIMUM SIDEYARD	10' 20' of another bldg.
MINIMUM REAR YARD	24' or 1/5 of lot depth
MINIMUM LOT WIDTH	120'
FRONTAGE	40'
LOT COVERAGE	30%

FOR REGISTRY USE ONLY



N/F KENNETH J. & MAUREEN E. DIFAZIO
ASSESSORS ID: MAP 13 BLOCK 156 LOT 47
0 MEETING HOUSE LANE

I HEREBY CERTIFY THAT:
THIS PLAN CONFORMS WITH THE RULES AND
REGULATIONS OF THE REGISTERS OF DEEDS
OF THE COMMONWEALTH OF MASSACHUSETTS.

SEAN LEACH

APPROVAL REQUIRED UNDER THE
SUBDIVISION CONTROL LAW

WEYMOUTH PLANNING BOARD

DATE: _____

N/F DENNIS G. & JANET
M. GEDZUN, TRUSTEES
ASSESSORS ID: MAP 13
BLOCK 156 LOT 46
54 MEETING HOUSE
LANE

EXISTING CONDITIONS PLAN
OF
EDISON STREET
IN
WEYMOUTH, MASSACHUSETTS

PREPARED FOR: RYDER DEVELOPMENT CORPORATION

SCALE: 1"=40' DATE: NOVEMBER 20, 2015

PREPARED BY

SITEC
ENVIRONMENTAL
Civil and Environmental Engineering
Land Use Planning and Surveying
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769 Plain Street, Unit C
Marshfield, MA 02050
PHONE (781) 319-0100
FAX (781) 834-4783

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PLAN BY THE WEYMOUTH PLANNING BOARD WAS RECEIVED
AND RECORDED ON _____ AT THIS OFFICE
AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE
TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT OF
RECORDING OF SAID NOTICE.

TOWN CLERK, WEYMOUTH, MA DATE

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TOWN CLERK, WEYMOUTH, MA DATE _____

FOR REGISTRY USE ONLY

N/F KENNETH J. & MAUREEN E. DIFAZIO
ASSESSORS ID: MAP 13 BLOCK 156 LOT 47
6 WEETING HOUSE LANE

I HEREBY CERTIFY THAT:
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SEAN LEACH

APPROVAL REQUIRED UNDER THE
SUBDIVISION CONTROL LAW
WEYMOUTH PLANNING BOARD

DATE: _____

N/F DENNIS G. & JANET
M. GEDZON, TRUSTEES
ASSESSORS ID: MAP 13
BLOCK 156 LOT 48
54 WEETING HOUSE LANE

ROADWAY GRADING PLAN
OF
EDISON STREET
IN
WEYMOUTH, MASSACHUSETTS

PREPARED FOR: RYDER DEVELOPMENT CORPORATION

SCALE: 1"=40' DATE: NOVEMBER 20, 2015

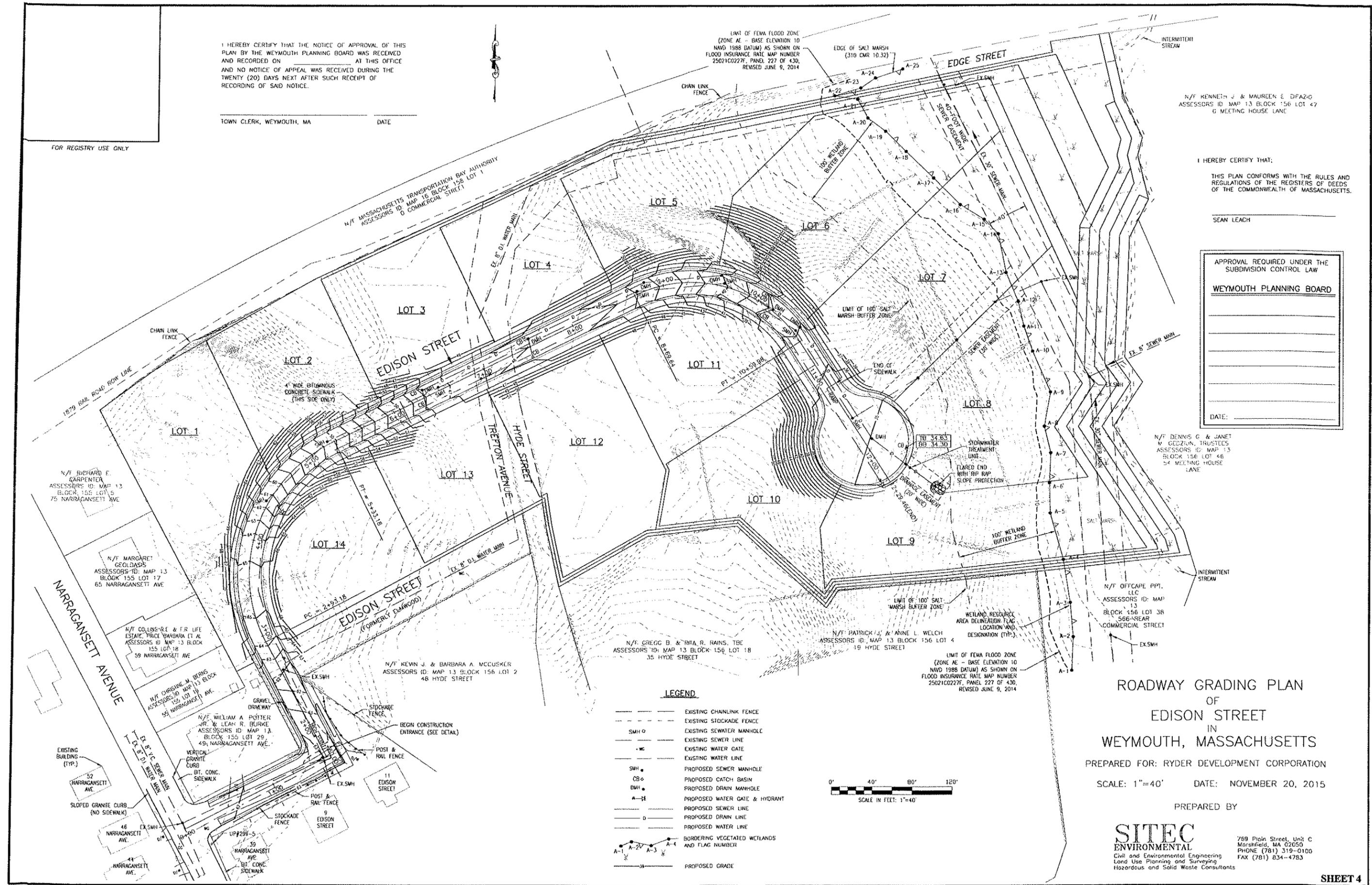
PREPARED BY

SITEC
ENVIRONMENTAL

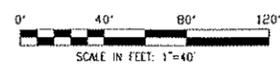
Civil and Environmental Engineering
Land Use Planning and Surveying
Hazardous and Solid Waste Consultants

789 Plain Street, Unit C
Marshfield, MA 02050
PHONE (781) 319-0100
FAX (781) 834-4783

SHEET 4



- LEGEND**
- EXISTING CHAINLINK FENCE
 - EXISTING STOCKADE FENCE
 - SMH o EXISTING SEWER MANHOLE
 - EXISTING SEWER LINE
 - EXISTING WATER GATE
 - EXISTING WATER LINE
 - SMH o PROPOSED SEWER MANHOLE
 - CB o PROPOSED CATCH BASIN
 - DMH o PROPOSED DRAIN MANHOLE
 - A-1 to A-25 PROPOSED WATER GATE & HYDRANT
 - PROPOSED SEWER LINE
 - PROPOSED DRAIN LINE
 - PROPOSED WATER LINE
 - BORDERING VEGETATED WETLANDS AND FLAG NUMBER
 - PROPOSED GRADE



I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE WEYMOUTH PLANNING BOARD WAS RECEIVED AND RECORDED ON _____ AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT OF RECORDING OF SAID NOTICE.

TOWN CLERK, WEYMOUTH, MA DATE _____

FOR REGISTRY USE ONLY

I HEREBY CERTIFY THAT:

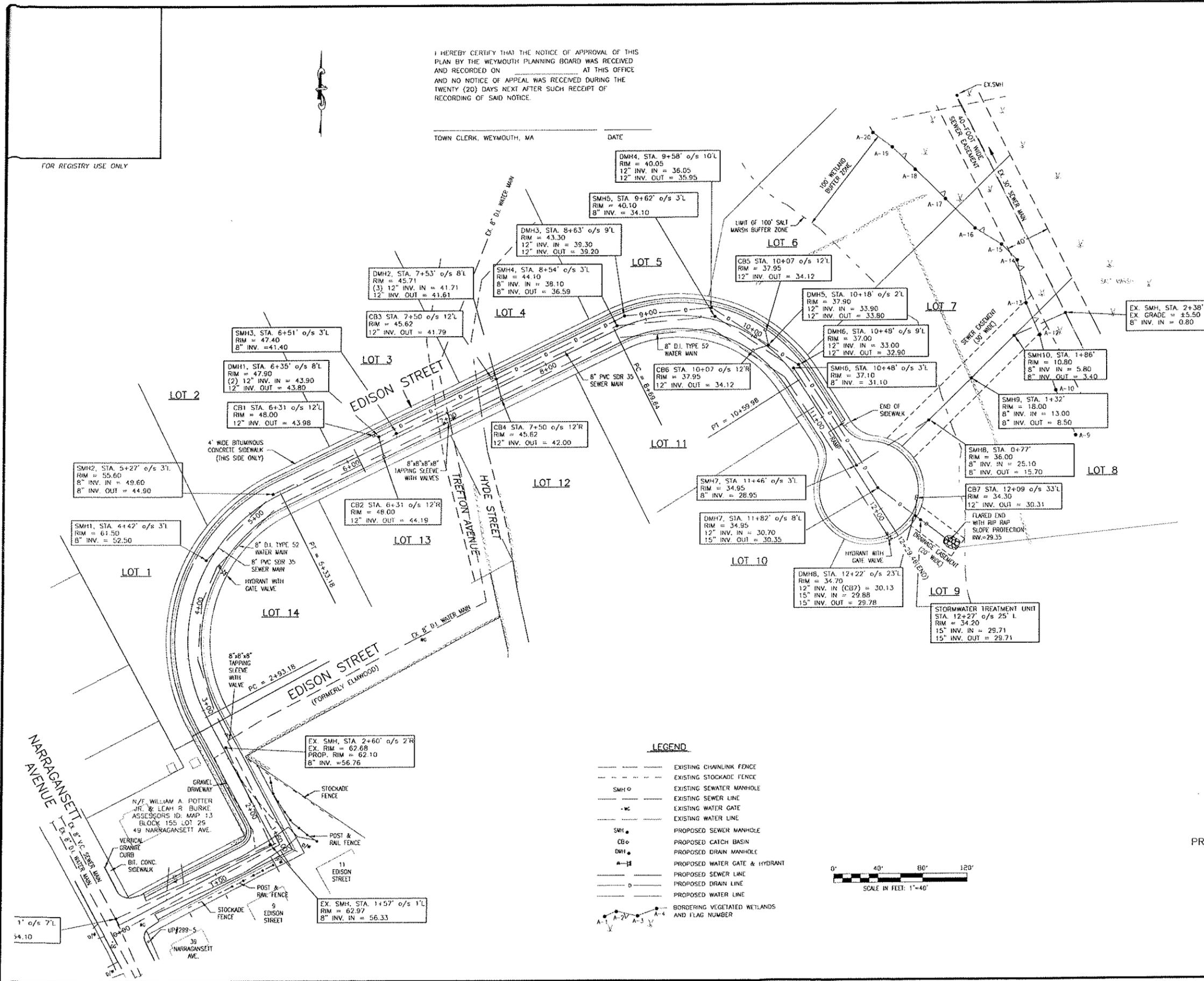
THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

SEAN LEACH

APPROVAL REQUIRED UNDER THE SUBDIVISION CONTROL LAW

WEYMOUTH PLANNING BOARD

DATE: _____



LEGEND

- EXISTING CHAINLINK FENCE
- EXISTING STOCKADE FENCE
- SMH o EXISTING SEWATER MANHOLE
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- DMH o PROPOSED DRAIN MANHOLE
- A-# PROPOSED WATER GATE & HYDRANT
- PROPOSED SEWER LINE
- PROPOSED DRAIN LINE
- PROPOSED WATER LINE
- BORDERING VEGETATED WETLANDS AND FLAG NUMBER



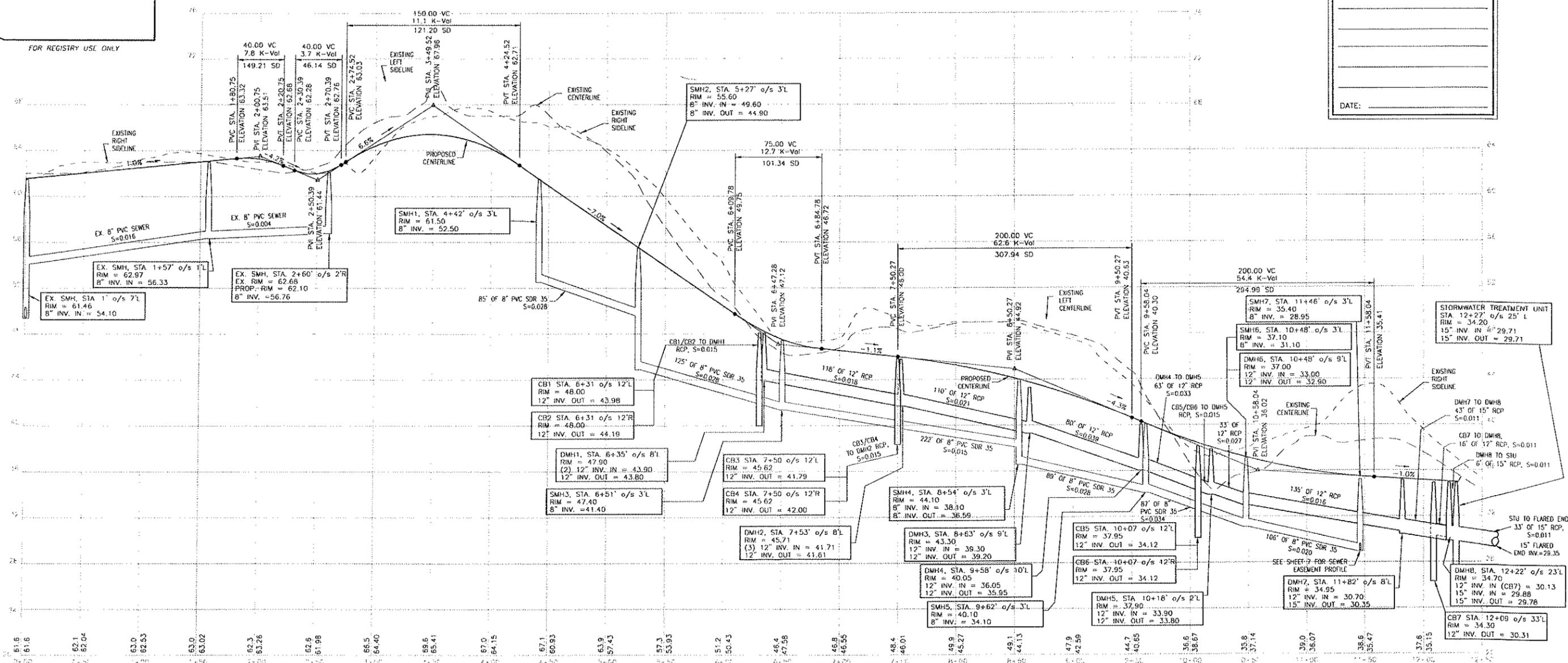
ROADWAY UTILITY PLAN
OF
EDISON STREET
IN
WEYMOUTH, MASSACHUSETTS
PREPARED FOR: RYDER DEVELOPMENT CORPORATION
SCALE: 1"=40' DATE: NOVEMBER 20, 2015
PREPARED BY

SITEC ENVIRONMENTAL
Civil and Environmental Engineering
Land Use Planning and Surveying
Hazardous and Solid Waste Consultants
769 Plain Street, Unit C
Marshfield, MA 02050
PHONE (781) 319-0100
FAX (781) 834-4783

APPROVAL REQUIRED UNDER THE
SUBDIVISION CONTROL LAW

WEYMOUTH PLANNING BOARD

DATE: _____



EDISON STREET/EDISON STREET EXTENSION PROFILE
HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=4'

ROADWAY PROFILE
OF
EDISON STREET
IN
WEYMOUTH, MASSACHUSETTS

PREPARED FOR: RYDER DEVELOPMENT CORPORATION
SCALE: AS SHOWN DATE: NOVEMBER 20, 2015
PREPARED BY

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Morphett, MA 02050
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SEAN LEACH

TOWN CLERK, WEYMOUTH, MA DATE

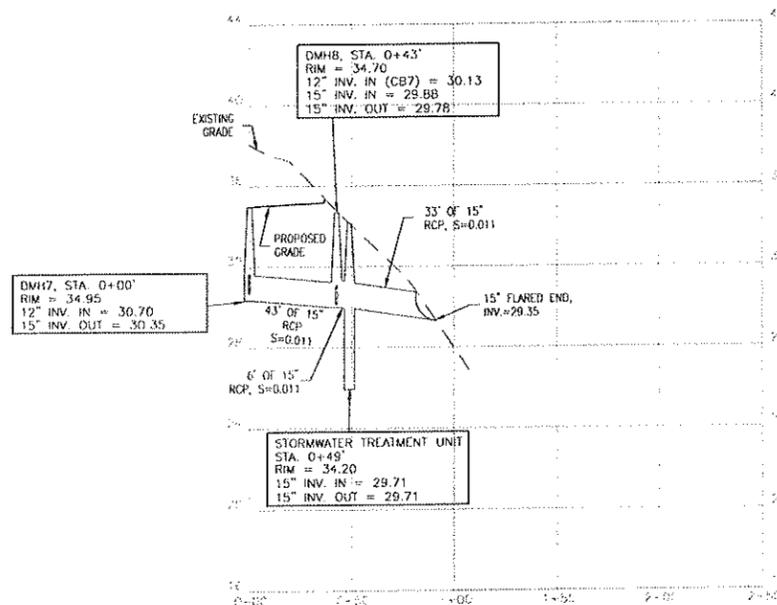
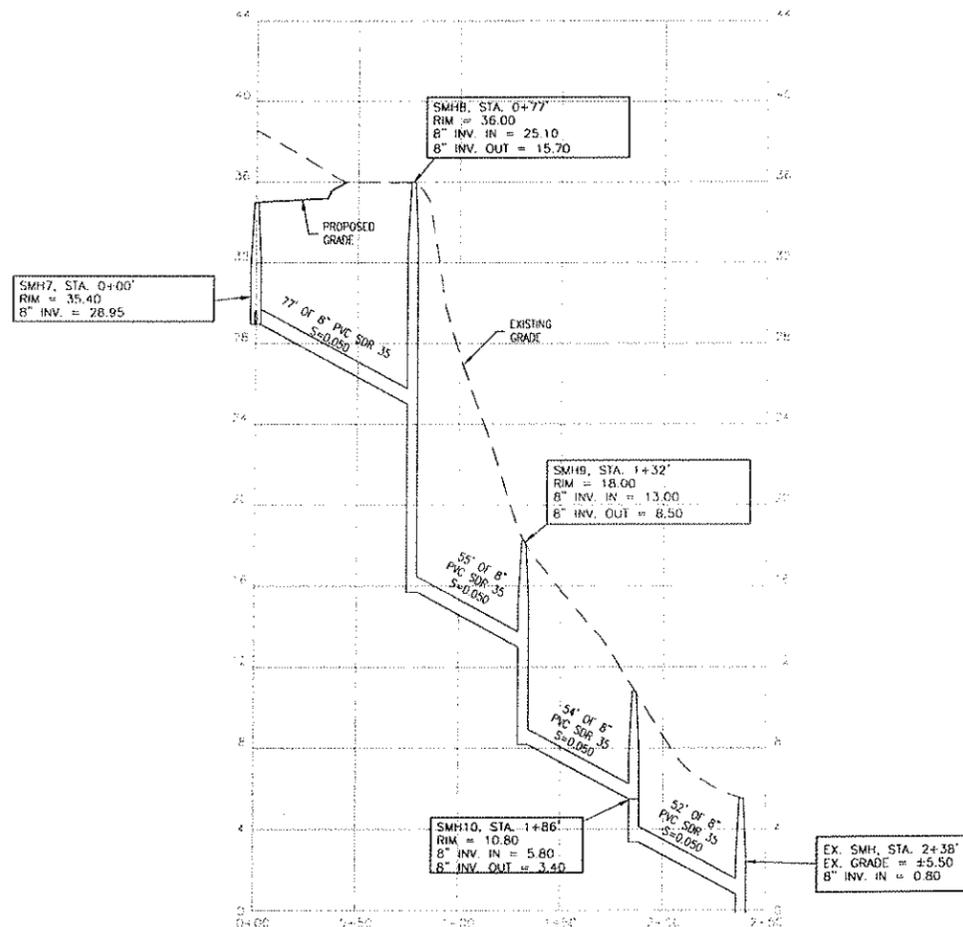
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TOWN CLERK, WEYMOUTH, MA _____ DATE _____

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SEAN LEACH _____

FOR REGISTRY USE ONLY



APPROVAL REQUIRED UNDER THE SUBDIVISION CONTROL LAW

WEYMOUTH PLANNING BOARD

DATE: _____

SEWER & DRAIN EASEMENT PROFILES
 OF
 EDISON STREET
 IN
 WEYMOUTH, MASSACHUSETTS

PREPARED FOR: RYDER DEVELOPMENT CORPORATION

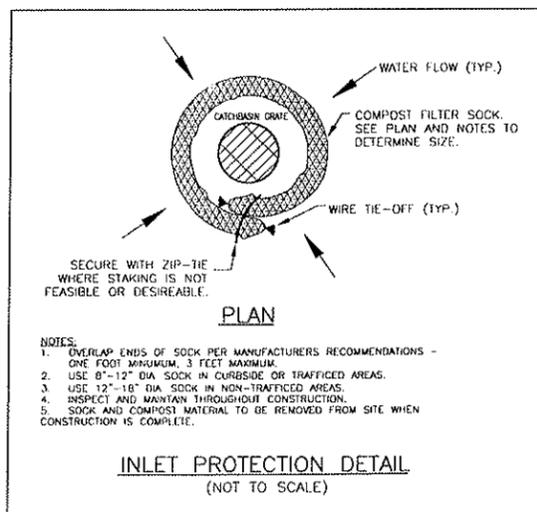
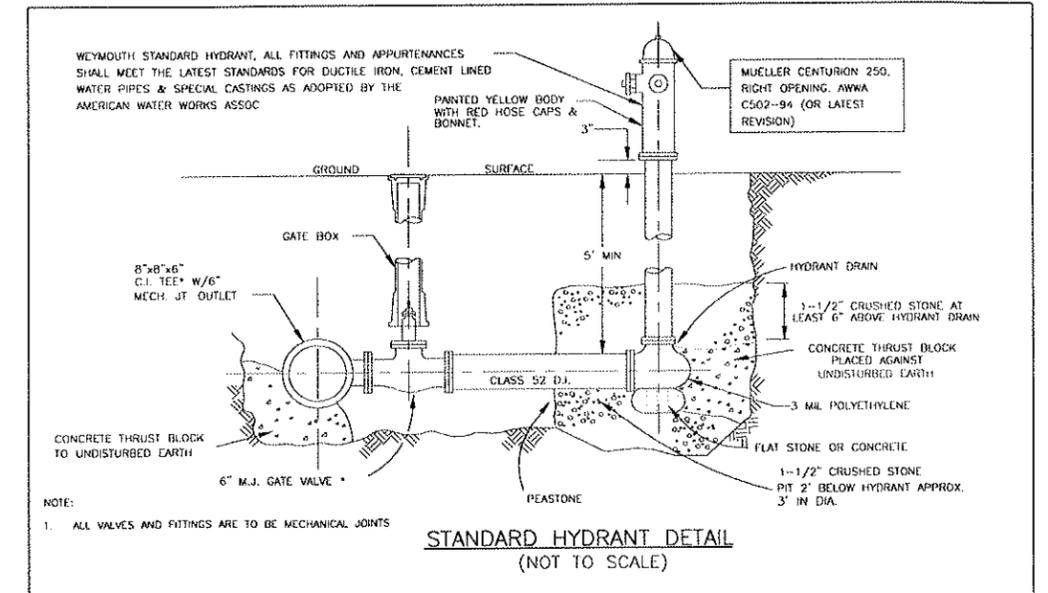
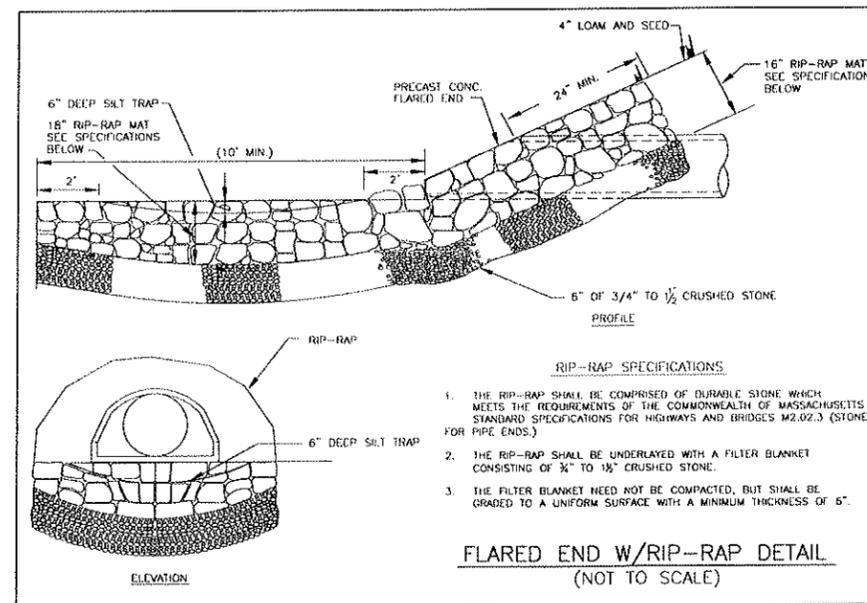
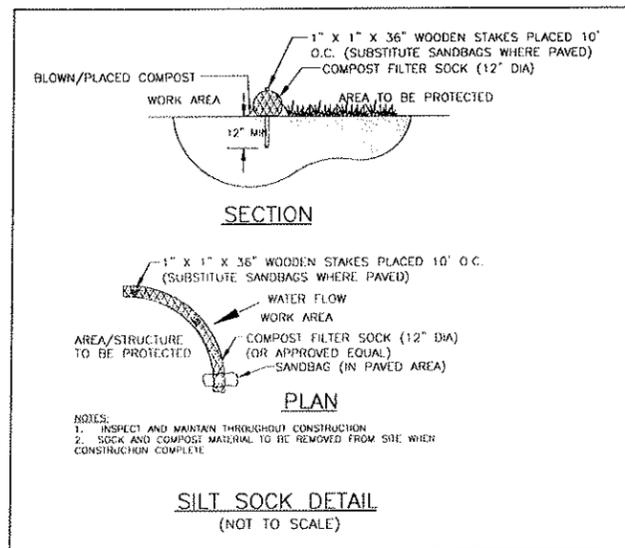
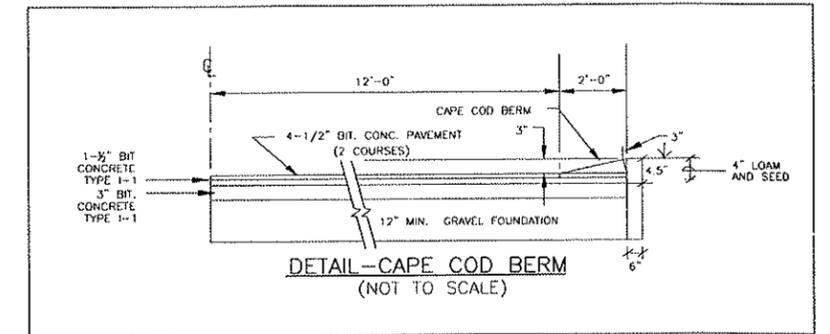
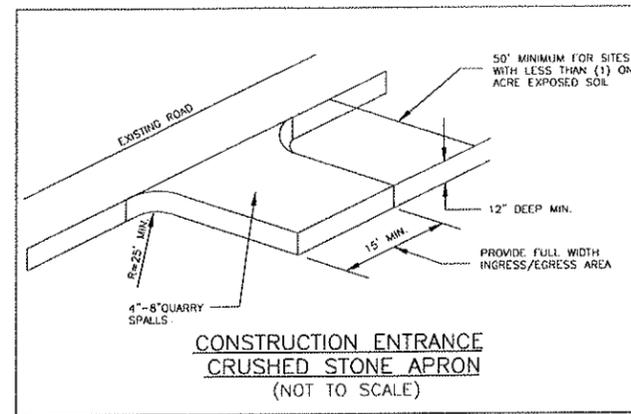
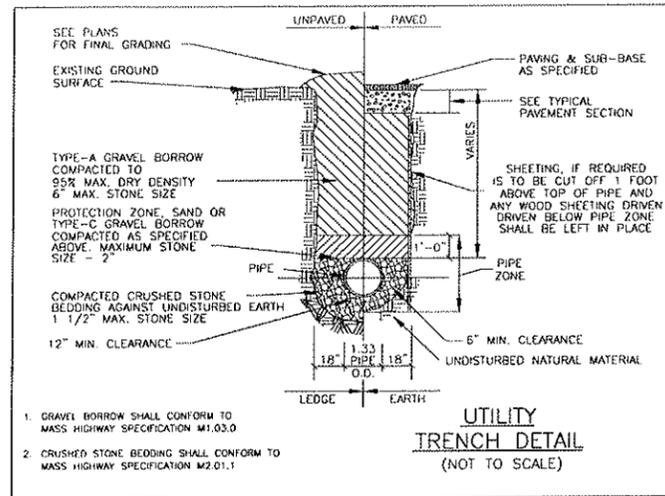
SCALE: AS SHOWN DATE: NOVEMBER 20, 2015

PREPARED BY

SITEC ENVIRONMENTAL
 Civil and Environmental Engineering
 Land Use Planning and Surveying
 Hazardous and Solid Waste Consultants

769 Plain Street, Unit C
 Marshfield, MA 02050
 PHONE (781) 319-0100
 FAX (781) 834-4783

FOR REGISTRY USE ONLY



I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE WEYMOUTH PLANNING BOARD WAS RECEIVED AND RECORDED ON _____ AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT OF RECORDING OF SAID NOTICE.

TOWN CLERK, WEYMOUTH, MA _____ DATE _____

I HEREBY CERTIFY THAT:
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SEAN LEACH _____

APPROVAL REQUIRED UNDER THE SUBDIVISION CONTROL LAW

WEYMOUTH PLANNING BOARD

DATE: _____

DETAILS OF EDISON STREET IN WEYMOUTH, MASSACHUSETTS

PREPARED FOR: RYDER DEVELOPMENT CORPORATION
SCALE: NO SCALE DATE: NOVEMBER 20, 2015

PREPARED BY

SITEC ENVIRONMENTAL
Civil and Environmental Engineering
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