MONARCH INDUSTRIES d/b/a
GRIST MILL GOLF & RACQUET CLUB

PREPARED BY
STANLEY ENGINEERING, INC.
33 ALEXANDER AVE. EAST PROVIDENCE, R.I. 02914

SCALE: 1" = 100' JANUARY, 1988

APPLICANT:
Monarch Industries
325 Harborside Blvd.
Providence, R.I. 02970

100 0 100 200 300 400 FEET
50 0 50 100 METERS

LEGEND
M.H.B. = Mass. Highway Bound
Stone Walls
• Poles

LOCATION MAP
Fall River Golf Course
Fall River Ave.
Taunton
Rt. 103
Old Grist Mill Pond
Seekonk, Mass.
E. Providence, R.I.
0 500 1000 2000 FEET

PLEASANT STREET
TAUNTON (U.S. Route 44) AVENUE
Spike (found)
Johnston Wales College
N88°-50'-10"E 408.62
102°-49'-00" 152.18
S 13°-58'-50" E 102.56'
S 13°-58'-50" E 1160.45
S 13°-58'-50" E 205.11
77°-11'-00"
282°-49'-00"
102°-56'-10"W
S88°-50'-10"W
PARCEL 2 CONTAINS 2.578 ACRES
Golf Course
Proposed 25' Drainage Easement 300.00'
90°-00'-00"
S 01°-09'-50" E
S 87°-39'-00" W
N03°-30'-50"W 177.63
272°-21'-00"
374.31'
S 88°-50'-10" W 549.22'
PARCEL 1 CONTAINS 40,234 Sq. Ft. to be Deeded to Bocada Enterprises
Bocada Enterprises
Pipe (found) in Conc.
Bristol County Trust Co.
Spike (found) 0.05 West of Cor.
N13°-57'-10"W 404.60' by deed
(404.22' pipe to pipe)
Pipe (found) in Conc.
Bocada Enterprises
M.H.B. (found) Middle of Back Edge (Held)
271°-44'-20"
228.44' by deed
(228.30' pipe to pipe)
N78°-07'-10"E
92°-53'-10"
112.70 by deed
(112.80' by deed)
Pipe (found) in Conc.
610.43
N08°-59'-40"W 875.61'
HIGHWAY BUSINESS MIXED USE R-3
STREAM
ISLAND
POND
RETENTION POND
Golf Course
Robert C. Heaton and Joseph A. Krawczyk
Hazel Lundgren
June M. Setsick
N56°-36'-53"E 441.93'
Iron Pipe (Found)
99°-28'-13"
Albano P. and Armenia C. Lagoa
N42°-31'-20"E 123.09
181°-27'-00"
(141.19' D.H. to D.H.)
N44°-18'-20"E 127.41'
FAIRWAY
Edward E. Lundgren
Drill Hole (Set)
Drill Hole (Found)
62.55
184.40'
S09°-09'-40"E
306°-32'-00"
116.87'
86°-51'-00"
N77°-41'-20"E 175.00'
Drill Hole (Found)
634°-40'-43"E 108.11'
247°-37'-57"
200°-41'-53"
274°-37'-30"
DRIVE
Approx. Location Edge of Grass
N07°-51'-55"W 283.90'
267°-35'-30"
12" V.C. Pipe
PARCEL 3 CONTAINS 51.944 ACRES
N79°-43'-35"E 200.20'
91°-40'-50"
268°-34'-15"
N08°-35'-35"W
S77°-30'-35"W 843.69'
Designers Ltd.
Firefly Pro Shop
N67°-51'-50"E 175.00'
N77°-58'-40"E 600.91'
THIRD STREET
SECOND STREET
FIRST STREET
MONTROSE PARK
Golf Practice Easement
198°-23'-52"
Swim and Racquet Club
Pool Area
Fence
PARCEL 4 CONTAINS 12,583 ACRES
90°-33'-15"
297.44' (held)
N38°-31'-26"W
282°-02'-09"
20' Water & Gas Easement
Pavement
Plan Book 243 Page 76 Spencer, Bennett Norwalk, Inc.
Plan Book 243 page 14
Edward P. Grace III and Samuel J. Orr Jr.
POND
Island
Joseph A. and Marion F. Krawczyk
Gran. Bound (found) w/Drill Hole (Held)
50.00
N55°-45'-15"W 84.34'
N43°-21'-20"W 248.01'
Fence
total distance 210.00' (Held)
MHB
In-Common Parking Easement
Δ = 14°-18'-42"
R = 1000.00'
L = 249.79'
T = 125.55'
79°-57'-20" to tangent
Δ = 02°-57'-18"
R = 1000.00'
L = 51.57'
T = 25.79'
M.H.B. (found) Middle of Back Edge (Held) 0.17 North of P.C.
N26°-05'-20"W 309.53
361.63'
M.H.B. (found) Middle of Back Edge (Held)
FALL (Mass. Route 114-A) RIVER
AVENUE
357.89'
N14°-11'-20"W
Gas Gate
M.H.B. (found) Middle of Back Edge (Held)
Granite Bound (Found)
Δ = 10°-25'-07"
R = 1480.00
L = 269.12'
T = 134.93'
102°-25'-07" to tangent
John A. and Mary C. Mellen
N77°-58'-40"W 186.20'
87°-56'-15"
93.20'
S77°-58'-40"W 228.18'
Kenneth J. and Katherine M. Lopes
N12°-01'-20"E 101.66'
77°-53'-30"
177°-26'-30"
73.57'
32.11'
182°-56'-30"
267°-31'-30"
131.48'
N11°-36'-20"W
210.00'
81°-42'-50"
330.91'
N06°-18'-42"E
90°-23'-52"
100.00'
N11°-36'-20"W
269°-53'-45"
Driveway
N11°-36'-20"W 100.00'
S77°-58'-40"W 190.69'
N12°-01'-20"E 100.00'
Gran. Bound (found) w/Drill Hole 0.09 on Avenue
Roger A. and Jacqueline C. Brasseard
S55°-27'-17"E 123.32'
179°-01'-42"
179°-48'-42"
S55°-25'-35"E 12.48'
Headwall
Drainage
Gran. Bound (found) w/Drill Hole 0.08 on Avenue
N36°-16'-15"W 440.51'
Gran. Bound (found) w/Drill Hole 0.05 on Avenue
PERPETUAL EASEMENT CONTAINS 436 SQ. FT.
Δ 8°-07'-00"
R 1975.00'
L 279.78'
T 140.13'
(140.24' to P.C.)
140.13'
171°-53'-00"
Gran. Bound (found) w/Drill Hole (Held)
DRAINAGE EASEMENT
Gran. Bound (found) w/Drill Hole 0.05 off Avenue
ARCADE
S44°-23'-15"W 832.07'
473.01'
N from December 1979 Plan
S 02°-32'-45" E 260.75'
Fence
S 65°-02'-30" E 273.35'
117°-30'-15"
Tennis Courts
134°-39'-00"
65.00'
S42°-48'-15"W
Pump House
Well
N00°-00'-00"
338.01'
N47°-11'-45"W
Royal I. R. and Miriam W. Peyton
S02°-32'-45"E 111.05'
S28°-48'-15"W
222.00'
Drill Hole
155°-39'-00"
91.00'
149°-26'-26"
N69°-25'-30"E 190.00'
134°-28'-00"
POND
POND
178°-26'-20"
N67°-51'-50"E 175.00'
N69°-25'-30"E
659.61'
Gran. Bound (found) w/Drill Hole (Held)
Joseph A. and Marion F. Krawczyk
Received
JAN 27 2003
Con. Comm.
320 Fall River Ave
RDA

NOTES:
Being Lots 6 thru 61, 66 thru 78, 78A and 93, on Assessors Plat 14, Lot 1 on Assessors Plat 13, and Lot 12 on Assessors Plat 15
Perimeter Property Line Data is Based on a 1979 Survey for Grist Mill 76 Corporation by Stanley Engineering, Inc.

I HAVE PREPARED THIS PLAN TO CONFORM WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

Elson W. Stanley
Registered Land Surveyor
Date: Jan 26, 1988

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED.

CLERK: _____ DATE: _____