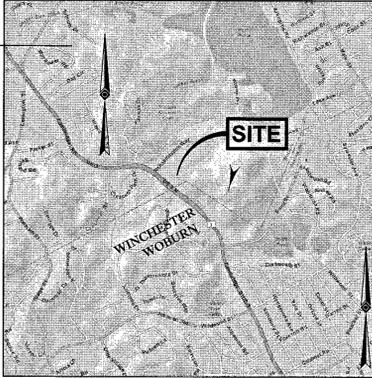
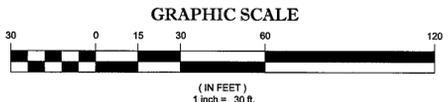


**LEGEND**

- 124 --- EXISTING CONTOUR
- 125 --- EXISTING SPOT ELEVATION
- X 123.45 EXISTING TOP OF CURB ELEVATION
- X G 122.85 EXISTING GUTTER ELEVATION
- X TW 123.45 EXISTING TOP OF WALL ELEVATION
- X BW 122.85 EXISTING BOTTOM OF WALL ELEVATION
- X OF 122.85 EXISTING GROUND FLOOR ELEVATION
- X FF 123.45 EXISTING FINISHED FLOOR ELEVATION
- HYDRANT
- WATER VALVE
- GAS VALVE
- EM ELECTRIC METER
- OH --- OVERHEAD WIRES
- G --- APPROX. LOC. UNDERGROUND GAS LINE
- E --- APPROX. LOC. UNDERGROUND ELECTRIC LINE
- W --- APPROX. LOC. UNDERGROUND WATER LINE
- UP --- UTILITY POLE
- UPLP --- UTILITY POLE/LIGHT POLE
- GW --- GUY WIRE
- MB --- MAIL BOX
- P --- METAL GUIDE RAIL
- P --- POST
- CLF CHAIN LINK FENCE
- LSA LANDSCAPED AREA
- DMH DRAINAGE/STORM MANHOLE
- EMH ELECTRIC MANHOLE
- SMH SANITARY/SEWER MANHOLE
- CB CATCH BASIN OR INLET
- EDP EDGE OF PAVEMENT
- LAMP LAMP
- TREE & TRUNK SIZE
- SWL SOLID WHITE LINE
- SYL SOLID YELLOW LINE
- DYL DOUBLE YELLOW LINE
- DWL DASHED WHITE LINE
- BLDG BUILDING
- SDOH STONE BOUND w/DRILL HOLE
- CBDH CONCRETE BOUND w/DRILL HOLE
- EPLP ESCUTCHEON PIN IN LEAD PLUG
- PVC POLYVINYL CHLORIDE PIPE
- INV INVERT ELEVATION
- GRIT GRATE ELEVATION
- RCF REINFORCED CONCRETE PIPE
- UG UNDERGROUND
- CONC CONCRETE
- (S) SURVEY DIMENSION
- (D) DEED DIMENSION
- B BIRCH
- O OAK
- M MAPLE
- P PINE



LOCUS MAP  
2013 ESRI WORLD STREET MAPS



**CURVE DATA TABLE**

#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	100.96'	17°47'28"	49.98'	S36°18'39"E	49.78'
C2	25.63'	98°00'15"	43.84'	S03°47'44"W	38.69'
C3	153.00'	27°20'14"	73.00'	S39°07'45"W	72.31'

- NOTES:**
- PROPERTY KNOWN AS PARCELS 26-139-0 & 26-140-0 ON THE TOWN OF WINCHESTER, CITY OF WOBURN, MIDDLESEX COUNTY, MASSACHUSETTS MAP 24.
  - AREA = 130,148 SQUARE FEET OR 2.988 ACRES.
  - LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
  - THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
  - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
  - BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) PER REF. #2
  - ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1989 (NAVD89), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS).
  - THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
  - THE DELINEATION LINE WAS PLACED IN THE FIELD BY LUCAS ENVIRONMENTAL ON 6/17/2015, AND FIELD LOCATED BY CONTROL POINT ASSOCIATES, INC. ON 8/19/2015.

- REFERENCES:**
- THE TAX ASSESSOR'S MAP OF TOWN OF WINCHESTER, MIDDLESEX COUNTY, MASSACHUSETTS, SHEET #24.
  - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, MASSACHUSETTS (ALL JURISDICTIONS), PANEL 408 OF 656," MAP NUMBER 25017C0408E, EFFECTIVE DATE: JUNE 4, 2010.
  - MAP ENTITLED "TOWN OF WINCHESTER, MASS., ACCEPTANCE PLAN AND PROFILE OF A PORTION OF WAINWRIGHT ROAD," PREPARED BY JOHN H. GARCIA TOWN ENGINEER, DATED OCTOBER 26, 1985, FILED IN THE TOWN OF WINCHESTER, MASS. TOWN CLERK'S OFFICE AS PLAN NO. 1577.
  - GAS FACILITY MAPPING PROVIDED BY NATIONAL GRID, DATED SEPTEMBER 26, 2014.
  - ELECTRIC FACILITY MAPPING PROVIDED BY NSTAR ELECTRIC.
  - MAP ENTITLED "PLAN AND PROFILE OF WAINWRIGHT DRIVE, CARRIAGE HILL SUBDIVISION, WINCHESTER, MASS., OWNED BY - SARAH MOSS," PREPARED BY WHITMAN & HOWARD INC., DATED DECEMBER 16, 1963.
  - MAP ENTITLED "PROPOSED SEWER & WATER PLAN, 287 CAMBRIDGE ST., WOBURN, MASS.," PREPARED BY NEW ENGLAND ENGINEERING GROUP, DATED OCTOBER 11, 2013.
  - MAP ENTITLED "PLAN OF RETAINING WALL, WINCHESTER, MASS.," PREPARED BY WHITMAN & HOWARD, INC., DATED MARCH 16, 1966, FILED IN THE MIDDLESEX COUNTY LAND REGISTRATION OFFICE AS PLAN NO. 1630A.
  - MAP ENTITLED "WINCHESTER, 1933 ALTERATION," DATED 1933, FILED WITH THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION AS PLAN NO. 3165.

**UTILITIES:**

THE FOLLOWING COMPANIES WERE NOTIFIED BY MASSACHUSETTS ONE-CALL SYSTEM (1-888-344-7233) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 20143906403

UTILITY COMPANY	PHONE NUMBER
COMCAST - PEMBRROKE	617-564-3959
VERIZON	855-242-1849
NSTAR ELECTRIC	617-424-2000
NATIONAL GRID GAS - BOSTON	800-233-5325
ON TARGET LOCATIONS	800-877-4646
INNOVATIVE DATA MANAGEMENT	508-429-1022



THE COMMONWEALTH OF MASSACHUSETTS REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.

#	DESCRIPTION OF REVISION	T.M.	E.J.L.	G.L.H.	10-30-15
2	TREE LOCATIONS & BLDG HEIGHTS ADDED	T.M.	E.J.L.	G.L.H.	10-16-15
1	ADDITIONAL CURBS ADDED	T.M.	E.J.L.	G.L.H.	10-16-15
1	LOCATED WETLANDS	S.P.P.	J.M.B.	G.L.H.	6-22-15
No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED:	DATE

THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL

**GERRY L. HOLDRIGHT**  
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

FIELD DATE	9-26-14	BOUNDARY & TOPOGRAPHIC SURVEY	
FIELD BOOK NO.	14-04MA	<b>SEB, LLC</b>	
FIELD BOOK PG.	88-91	MAP 26, LOT 140 (WINCHESTER) MAP 74, BLOCK 2, LOT 2 (WOBURN) TOWN OF WINCHESTER & CITY OF WOBURN MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS	
FIELD CREW	T.M./S.P.P.	<b>CONTROL POINT ASSOCIATES, INC.</b>	
DRAWN	IND-SND	352 TURNPIKE ROAD SOUTHBOROUGH, MA 01772 508-948-3000 - 508-948-3003 FAX WARREN, NJ 908.668.0099 CHALFONT, PA 215.712.9800	
REVIEWED:	J.L.S.	APPROVED:	
DATE	10-10-14	SCALE	1"=30'
FILE NO.	CM14178	DWG. NO.	1 OF 1