

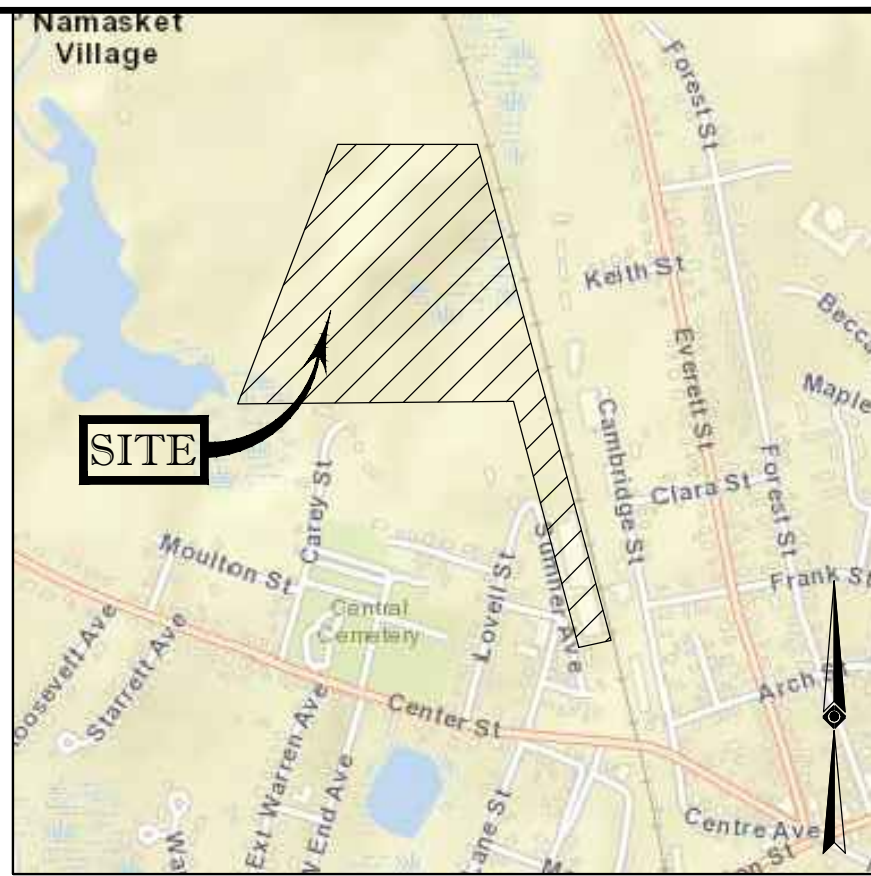
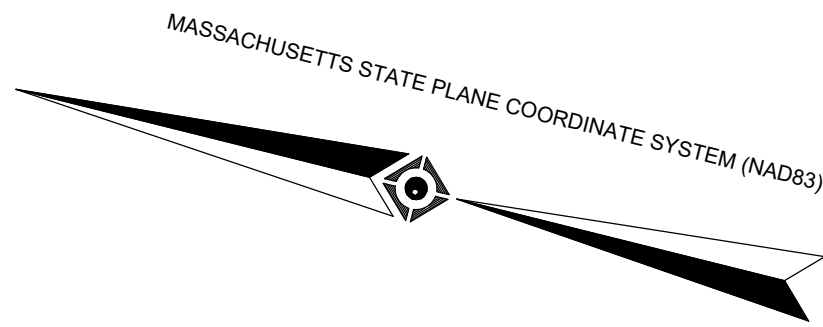
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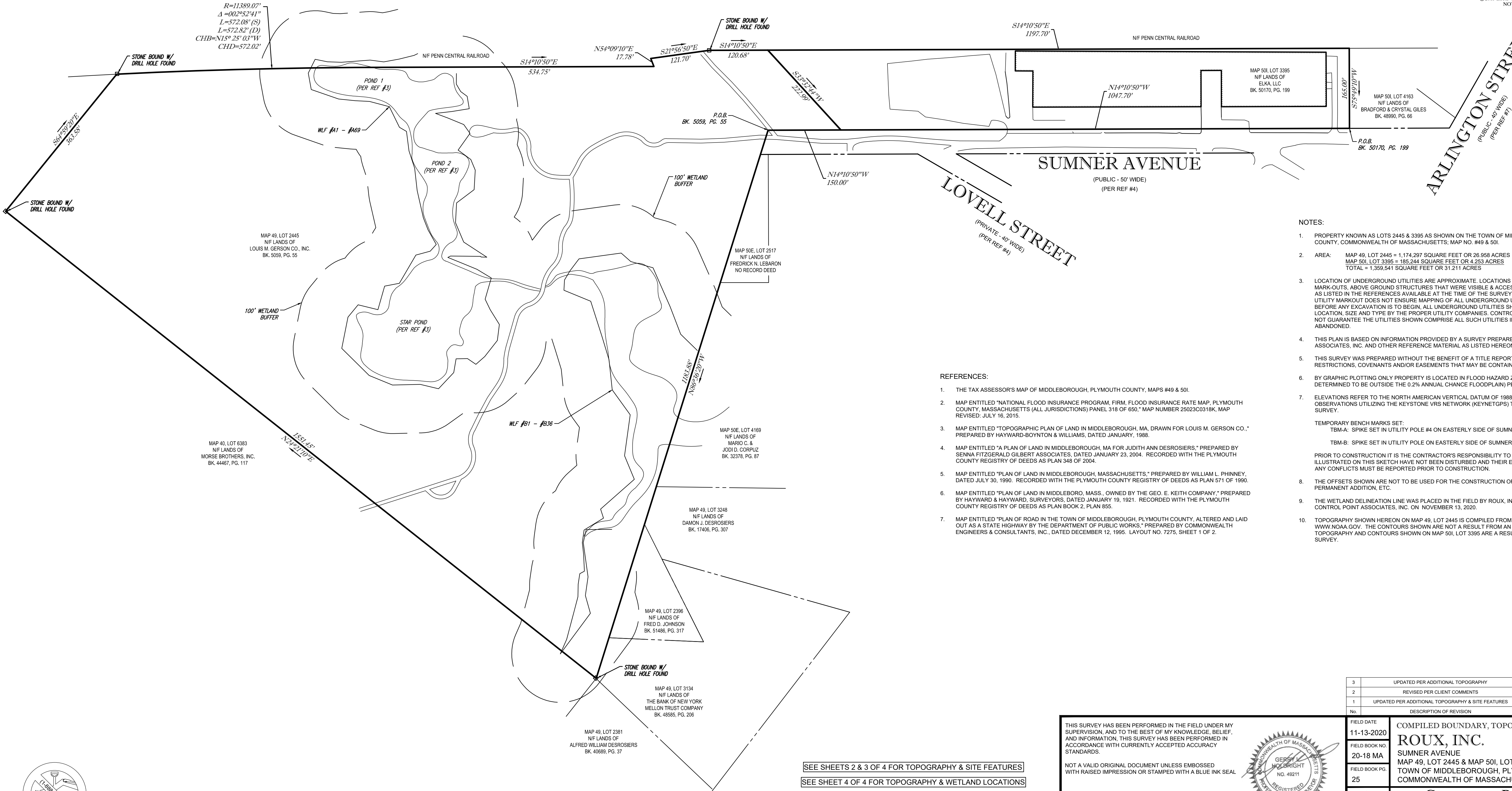
THE COMMONWEALTH OF MASSACHUSETTS REQUIRES NOTIFICATION BY EROVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.

LEGEND

- (S) SURVEY DIMENSION
(D) DEED DIMENSION



LOCUS MAP
© 2013 ESRI WORLD STREET MAPS
NOT TO SCALE



NOTES:

- PROPERTY KNOWN AS LOTS 2445 & 3395 AS SHOWN ON THE TOWN OF MIDDLEBOROUGH, PLYMOUTH COUNTY, COMMONWEALTH OF MASSACHUSETTS; MAP NO. #49 & 501.
- AREA: MAP 49, LOT 2445 = 1,174,287 SQUARE FEET OR 26.958 ACRES
MAP 501, LOT 3395 = 185,244 SQUARE FEET OR 4.253 ACRES
TOTAL = 1,359,541 SQUARE FEET OR 31.211 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-UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2
- ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS) TAKEN AT THE TIME OF THE FIELD SURVEY.

TEMPORARY BENCH MARKS SET:

- TBM-A: SPIKE SET IN UTILITY POLE #4 ON EASTERLY SIDE OF SUMNER AVENUE. ELEVATION = 77.65'
TBM-B: SPIKE SET IN UTILITY POLE ON EASTERLY SIDE OF SUMNER AVENUE. ELEVATION = 80.15'

PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.

8. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

9. THE WETLAND DELINEATION LINE WAS PLACED IN THE FIELD BY ROUX, INC., AND FIELD LOCATED BY CONTROL POINT ASSOCIATES, INC. ON NOVEMBER 13, 2020.

10. TOPOGRAPHY SHOWN HEREON ON MAP 49, LOT 2445 IS COMPILED FROM LIDAR DATA COMPILED FROM WWW.NOAA.GOV. THE CONTOURS SHOWN ARE NOT A RESULT FROM AN ON THE GROUND SURVEY. TOPOGRAPHY AND CONTOURS SHOWN ON MAP 501, LOT 3395 ARE A RESULT FROM AN ON THE GROUND SURVEY.

REFERENCES:

- THE TAX ASSESSOR'S MAP OF MIDDLEBOROUGH, PLYMOUTH COUNTY, MAPS #49 & 501.
- MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, PLYMOUTH COUNTY, MASSACHUSETTS (ALL JURISDICTIONS) PANEL 318 OF 650," MAP NUMBER 250230318K, MAP REVISED: JULY 16, 2015.
- MAP ENTITLED "TOPOGRAPHIC PLAN OF LAND IN MIDDLEBOROUGH, MA, DRAWN FOR LOUIS M. GERSON CO.," PREPARED BY HAYWARD-BOYNTON & WILLIAMS, DATED JANUARY, 1988.
- MAP ENTITLED "A PLAN OF LAND IN MIDDLEBOROUGH, MA FOR JUDITH ANN DESROSIERS," PREPARED BY SENNA FITZGERALD GILBERT ASSOCIATES, DATED JANUARY 23, 2004. RECORDED WITH THE PLYMOUTH COUNTY REGISTRY OF DEEDS AS PLAN 348 OF 2004.
- MAP ENTITLED "PLAN OF LAND IN MIDDLEBOROUGH, MASSACHUSETTS," PREPARED BY WILLIAM L. PHINNEY, DATED JULY 30, 1990. RECORDED WITH THE PLYMOUTH COUNTY REGISTRY OF DEEDS AS PLAN 571 OF 1990.
- MAP ENTITLED "PLAN OF LAND IN MIDDLEBORO, MASS., OWNED BY THE GEO. E. KEITH COMPANY," PREPARED BY HAYWARD & HAYWARD, SURVEYORS, DATED JANUARY 19, 1921. RECORDED WITH THE PLYMOUTH COUNTY REGISTRY OF DEEDS AS PLAN BOOK 2, PLAN 855.
- MAP ENTITLED "PLAN OF ROAD IN THE TOWN OF MIDDLEBOROUGH, PLYMOUTH COUNTY, ALTERED AND LAID OUT AS A STATE HIGHWAY BY THE DEPARTMENT OF PUBLIC WORKS," PREPARED BY COMMONWEALTH ENGINEERS & CONSULTANTS, INC., DATED DECEMBER 12, 1995. LAYOUT NO. 7275, SHEET 1 OF 2.

SEE SHEETS 2 & 3 OF 4 FOR TOPOGRAPHY & SITE FEATURES

SEE SHEET 4 OF 4 FOR TOPOGRAPHY & WETLAND LOCATIONS

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

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, PLS
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

2-18-2021
DATE

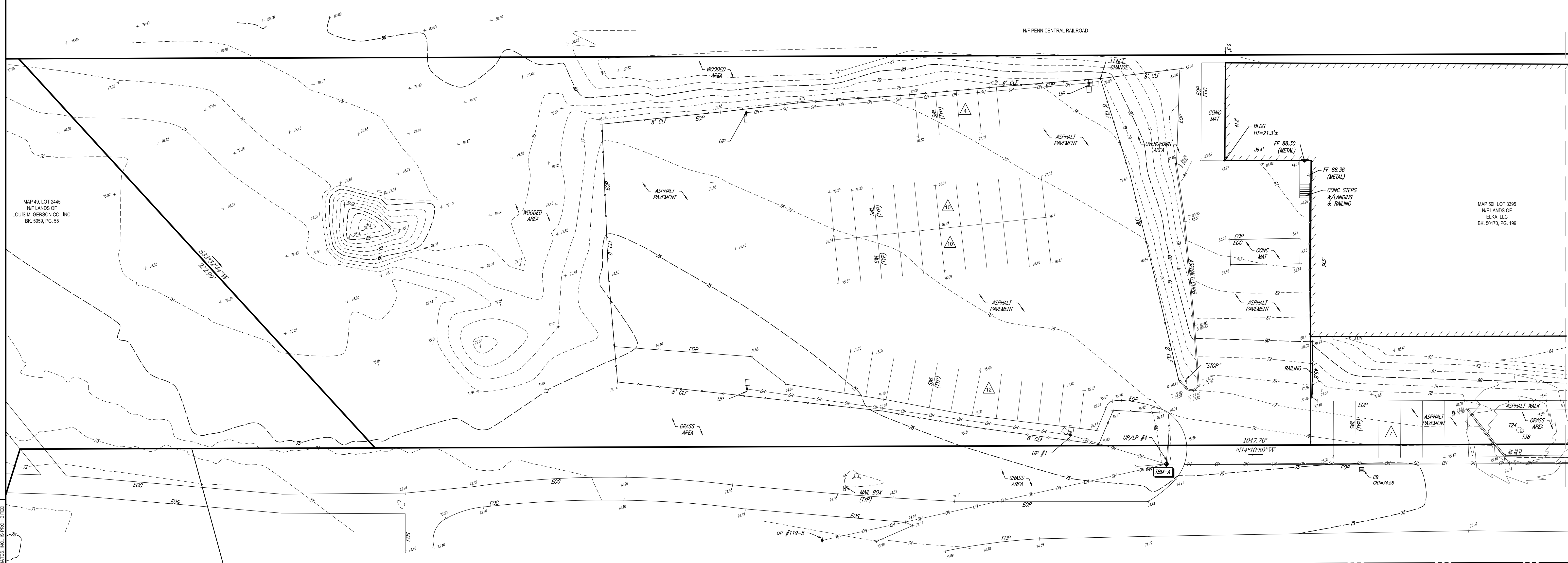
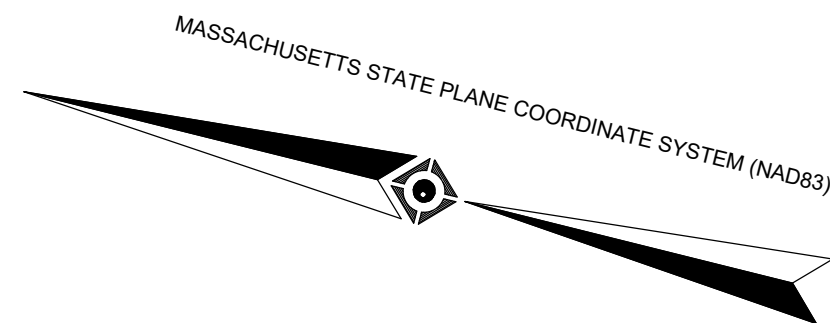
3	UPDATED PER ADDITIONAL TOPOGRAPHY	B.S.B.	R.J.K.	G.L.H.	2-18-2021
2	REVISED PER CLIENT COMMENTS	-	R.J.K.	G.L.H.	12-2-2020
1	UPDATED PER ADDITIONAL TOPOGRAPHY & SITE FEATURES	S.B.H.	R.J.K.	G.L.H.	11-23-2020

No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE
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FIELD DATE 11-13-2020	COMPILED BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY ROUX, INC. SUMNER AVENUE MAP 49, LOT 2445 & MAP 501, LOT 3395 TOWN OF MIDDLEBOROUGH, PLYMOUTH COUNTY COMMONWEALTH OF MASSACHUSETTS
FIELD BOOK NO. 20-18 MA	
FIELD BOOK PG. 25	
FIELD CREW B.S.B.	

FIELD CREW			CONTROL POINT ASSOCIATES, INC. 352 TURNPIKE ROAD SOUTH BORO, MA 01772 508.945.3000 - 508.945.3003 FAX		ALBANY, NY 518-217-5010	
B.S.B.					CHALFONT, PA 215-712-9800	
DRAWN: R.J.K.					HAUPPAUGE, NY 631-580-2645 MANHATTAN, NY 646-780-0411 MT LAUREL, NJ 609-857-2099 WARREN, NJ 908-684-0999	
REVIEWED: E.L.O.C.	APPROVED: G.L.H.	DATE 11-16-2020	SCALE 1"=100'	FILE NO. 03-190352	DWG. NO. 1 OF 4	

- LEGEND
- 124 --- EXISTING CONTOUR
--- 125 --- EXISTING SPOT ELEVATION
X TC 123.45 EXISTING TOP OF CURB ELEVATION
X G 122.95 EXISTING GUTTER ELEVATION
X TW 123.45 EXISTING TOP OF WALL ELEVATION
X BW 122.95 EXISTING BOTTOM OF WALL ELEVATION
X FF 123.45 EXISTING FINISHED FLOOR ELEVATION
- HYDRANT
WATER VALVE
GAS VALVE
GAS METER
ELECTRIC METER
OVERHEAD WIRES
UTILITY POLE
UTILITY POLE/LIGHT POLE
GUY WIRE
AREA LIGHT
SIGN
CHAIN LINK FENCE
EDGE OF CONCRETE
EDGE OF PAVEMENT
- WETLAND DELINEATION FLAG
TREE & TRUNK SIZE
PARKING SPACE COUNT
SOLID WHITE LINE
HEIGHT
BUILDING
BUILDING FOOTPRINT AREA
SURVEY DIMENSION
DEED DIMENSION
OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
LANDSCAPED AREA
RAILROAD TIE WALL
TYPICAL
UNKNOWN MANHOLE
CATCH BASIN OR INLET



MATCHLINE SHEET 3

MATCHLINE SHEET 3

SUMNER AVENUE

(PUBLIC - 50' WIDE)

(PER REF #4)

TWO WAY TRAFFIC
(ASPHALT ROADWAY)

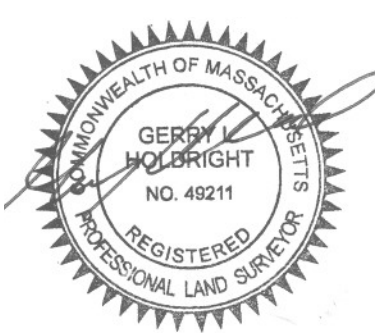
LOVELL STREET
(PRIVATE - 40' WIDE)
(PER REF #4)

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

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.

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GERRY L. HOLDRIGHT, PLS
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

2-18-2021
DATE

SEE SHEET 1 OF 4 FOR OVERALL BOUNDARY

SEE SHEET 4 OF 4 FOR TOPOGRAPHY & WETLAND LOCATIONS

No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE
3	UPDATED PER ADDITIONAL TOPOGRAPHY	B.S.B.	R.J.K.	G.L.H.	2-18-2021
2	REVISED PER CLIENT COMMENTS	-	R.J.K.	G.L.H.	12-2-2020
1	UPDATED PER ADDITIONAL TOPOGRAPHY & SITE FEATURES	S.B.H.	R.J.K.	G.L.H.	11-23-2020

FIELD DATE 11-13-2020	COMPILED BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY
FIELD BOOK NO. 20-18 MA	ROUX, INC.
FIELD BOOK PG. 25	SUMNER AVENUE MAP 49, LOT 2445 & MAP 501, LOT 3395 TOWN OF MIDDLEBOROUGH, PLYMOUTH COUNTY COMMONWEALTH OF MASSACHUSETTS

FIELD CREW B.S.B.	CONTROL POINT ASSOCIATES, INC.	ALBANY, NY 518-217-5010
DRAWN R.J.K.	352 TURNPIKE ROAD SOUTHBOROUGH, MA 01772	HAUPPAUGE, NY 631-880-2645
REVIEWED E.L.O.C.	508.948.3000 - 508.948.3003 FAX	MANHATTAN, NY 646-780-0411
APPROVED G.L.H.	DATE 11-16-2020	SCALE 1"=20'
FILE NO. 03-190352	DWG. NO. 2 OF 4	



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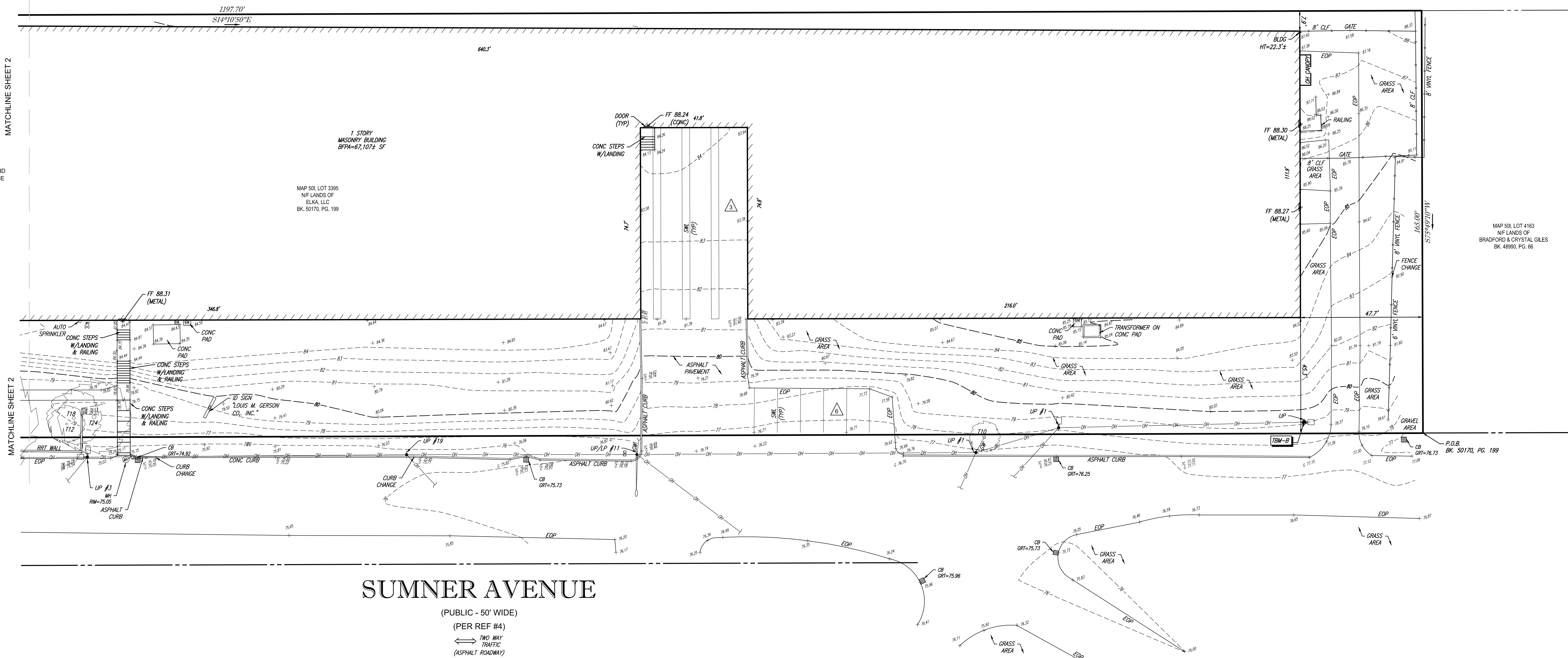
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LEGEND

---	124	---	EXISTING CONTOUR
×	123.45	---	EXISTING SPOT ELEVATION
×	10	123.45	EXISTING TOP OF CURB ELEVATION
×	G	122.95	EXISTING GUTTER ELEVATION
×	10	123.45	EXISTING TOP OF WALL ELEVATION
×	10	122.95	EXISTING BOTTOM OF WALL ELEVATION
×	FF	123.45	EXISTING FINISHED FLOOR ELEVATION
○			HYDRANT
W			WATER VALVE
G			GAS VALVE
M			GAS METER
EM			ELECTRIC METER
OH			OVERHEAD WIRES
UP			UTILITY POLE
UPLP			UTILITY POLE/LIGHT POLE
GW			GUY WIRE
□			AREA LIGHT
→			SIGN
CLF			CHAIN LINK FENCE
EDC			EDGE OF CONCRETE
EOP			EDGE OF PAVEMENT
LSA			LANDSCAPED AREA
RRT WALL			RAILROAD TIE WALL
(TYP)			TYPICAL
MH			UNKNOWN MANHOLE
CB			CATCH BASIN OR INLET
W			WETLAND DELINEATION FLAG
○			TREE & TRUNK SIZE
△			PARKING SPACE COUNT
SWL			SOLID WHITE LINE
HT			HEIGHT
BLDG			BUILDING
BFA			BUILDING FOOTPRINT AREA
(S)			SURVEY DIMENSION
(L)			DEED DIMENSION
1.0'			OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE

MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (NAD83)

N/F PENN CENTRAL RAILROAD



SUMNER AVENUE

(PUBLIC - 50' WIDE)

(PER REF #4)

TWO WAY TRAFFIC

(ASPHALT ROADWAY)

SEE SHEET 1 OF 4 FOR OVERALL BOUNDARY

SEE SHEET 4 OF 4 FOR TOPOGRAPHY & WETLAND LOCATIONS

GRAPHIC SCALE



(IN FEET)

1 inch = 20 ft.

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GERRY L. HOLDRIGHT, PLS
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

2-18-2021

DATE

3	UPDATED PER ADDITIONAL TOPOGRAPHY	B.S.B.	R.J.K.	G.L.H.	2-18-2021
2	REVISED PER CLIENT COMMENTS	-	R.J.K.	G.L.H.	12-2-2020
1	UPDATED PER ADDITIONAL TOPOGRAPHY & SITE FEATURES	S.B.H.	R.J.K.	G.L.H.	11-23-2020
No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE

FIELD DATE

11-13-2020

FIELD BOOK NO.

20-18 MA

FIELD BOOK PG.

25

FIELD CREW

B.S.B.

DRAWN:

R.J.K.

REVIEWED:

E.L.O.C.

COMPILED BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY

ROUX, INC.

SUMNER AVENUE
MAP 49, LOT 2445 & MAP 501, LOT 3395
TOWN OF MIDDLEBOROUGH, PLYMOUTH COUNTY
COMMONWEALTH OF MASSACHUSETTS

CONTROL POINT
ASSOCIATES, INC.

ALBANY, NY 518-217-5010
CHALFONTE, PA 215-712-9800
HAUPPAUGE, NY 631-580-2645
MANHATTAN, NY 646-780-0411
MIT LAUREL, NJ 609-357-2099
WARREN, NJ 908-668-4099

FILE NO. 03-190352

DWG. NO. 3 OF 4

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LEGEND

- 124 --- EXISTING CONTOUR
--- 125 ---
▲ WETLAND DELINEATION FLAG
○ HYDRANT
○ MONITORING WELL
(S) SURVEY DIMENSION
(D) DEED DIMENSION

TABLE OF APPARENT ENCROACHMENTS

- ▲ HOUSE OVER PROP LINE 3.4' - 8.2'
■ WOOD SHED OVER PROP LINE 49.3' - 49.5'

NOTE: THESE ARE THE POSSIBLE ENCROACHMENTS OBSERVED DURING THE FIELD SURVEY. THERE MAY BE OTHERS NOT RECOGNIZED BY THE SURVEYOR.



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GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

3	UPDATED PER ADDITIONAL TOPOGRAPHY	B.S.B.	R.J.K.	G.L.H.	2-18-2021
2	REVISED PER CLIENT COMMENTS	-	R.J.K.	G.L.H.	12-2-2020
1	UPDATED PER ADDITIONAL TOPOGRAPHY & SITE FEATURES	S.B.H.	R.J.K.	G.L.H.	11-23-2020
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FIELD DATE 11-13-2020	COMPILED BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY ROUX, INC. SUMNER AVENUE MAP 49, LOT 2445 & MAP 50I, LOT 3395 TOWN OF MIDDLEBOROUGH, PLYMOUTH COUNTY COMMONWEALTH OF MASSACHUSETTS
FIELD BOOK NO. 20-18 MA	
FIELD BOOK PG. 25	
FIELD CREW B.S.B.	

DRAWN: R.J.K.	REVIEWED: E.LOC	APPROVED: G.L.H.	DATE 11-16-2020	SCALE 1"=60'	FILE NO. 03-190352	DWG. NO. 4 OF 4
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CONTROL POINT ASSOCIATES, INC.
352 TURNPIKE ROAD
SOUTH BOKROUGH, MA 01772
508.948.3000 - 508.948.3003 FAX

ALBANY, NY 518-217-5010
CHALFONT, PA 215-712-9800
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