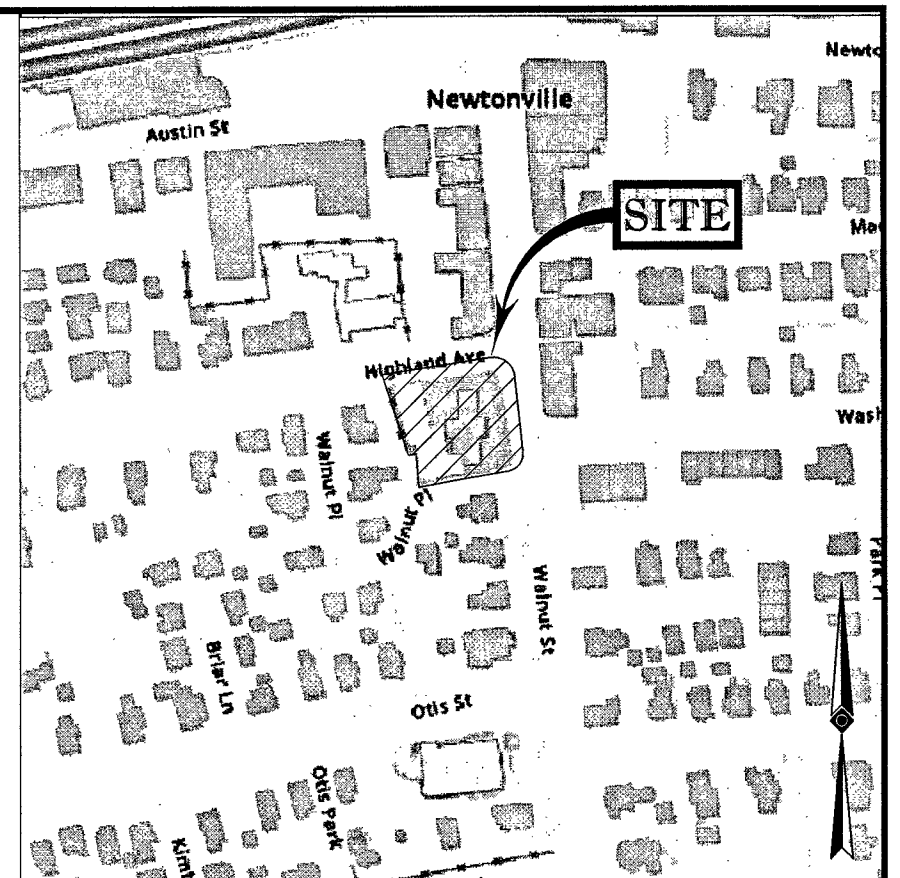
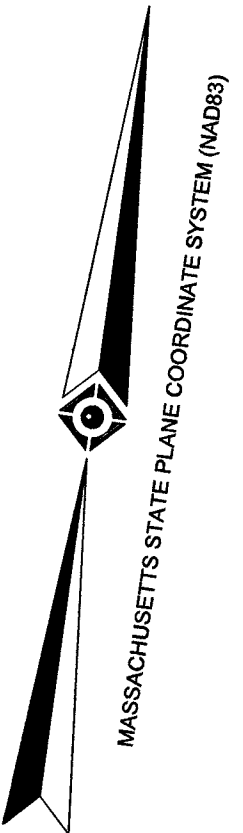


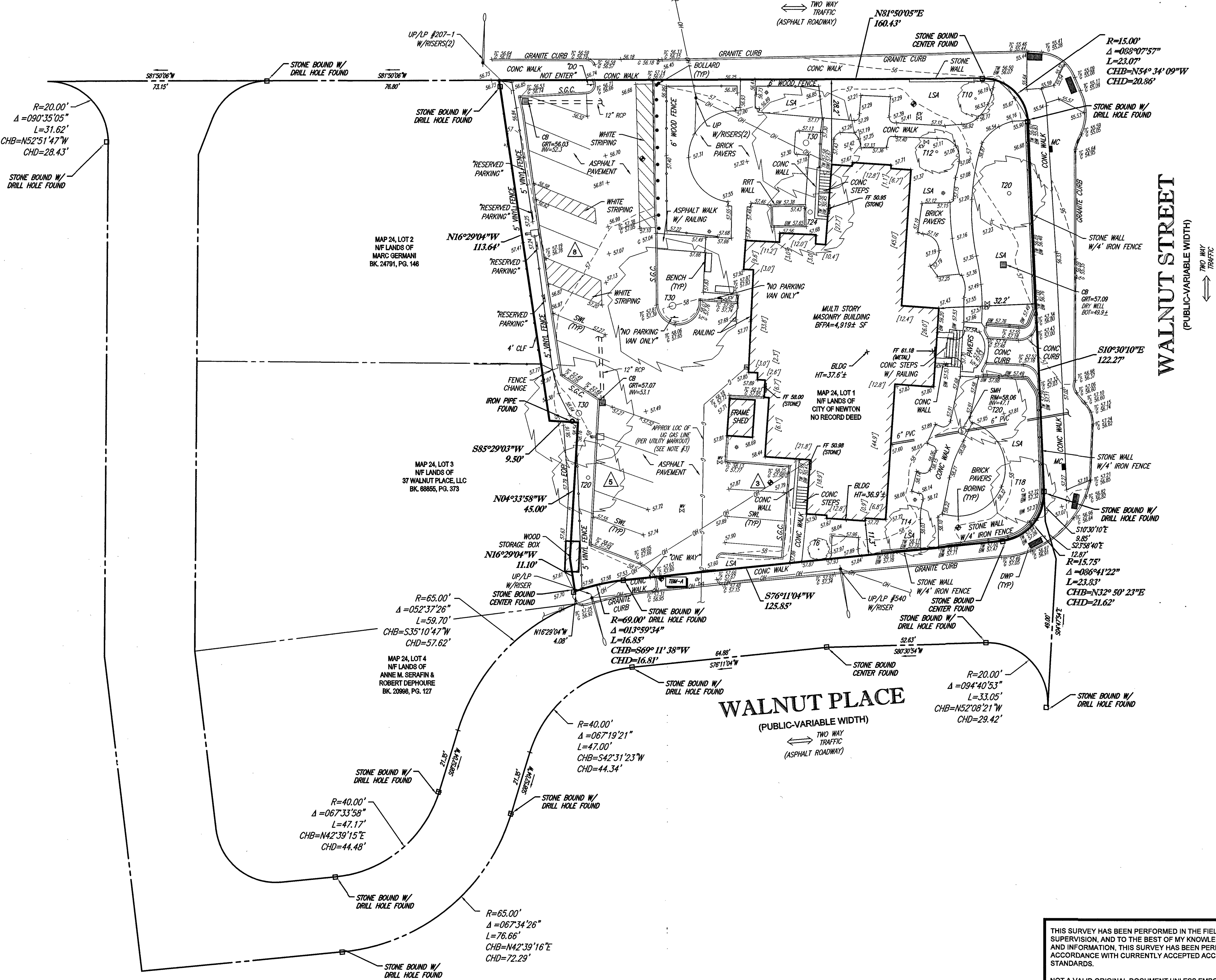
- LEGEND**
- 124 --- EXISTING CONTOUR
  - 125 --- EXISTING CONTOUR
  - X 123.45 EXISTING SPOT ELEVATION
  - X TC 123.45 EXISTING TOP OF CURB ELEVATION
  - X G 122.95 EXISTING GUTTER ELEVATION
  - X TW 123.45 EXISTING TOP OF WALL ELEVATION
  - X BW 122.95 EXISTING BOTTOM OF WALL ELEVATION
  - X FF 123.45 EXISTING FINISHED FLOOR ELEVATION
  - W VALVE WATER VALVE
  - G VALVE GAS VALVE
  - M GAS METER
  - APPROX. LOC. UNDERGROUND GAS LINE
  - UP /- UTILITY POLE
  - UPLP /- UTILITY POLE/LIGHT POLE
  - GW GUY WIRE
  - STREET LIGHT
  - AREA LIGHT
  - SIGN
  - BOLLARD
  - METAL GUIDE RAIL
  - CLF CHAIN LINK FENCE
  - EDC EDGE OF CONCRETE
  - LSA LANDSCAPED AREA
  - MC METAL COVER
  - (TYP) TYPICAL
  - TREE & TRUNK SIZE
  - SMH SANITARY/SEWER MANHOLE
  - WMH WATER MANHOLE
  - CB CATCH BASIN OR INLET
  - PARKING SPACE COUNT
  - DEPRESSED CURB
  - DWP DETECTABLE WARNING PAD
  - SWL SOLID WHITE LINE
  - BLDG BUILDING
  - BFFA BUILDING FOOTPRINT AREA
  - PVC POLYVINYL CHLORIDE PIPE
  - INV INVERT ELEVATION
  - GRT GRATE ELEVATION



**HIGHLAND AVENUE**  
(PUBLIC-VARIABLE WIDTH)

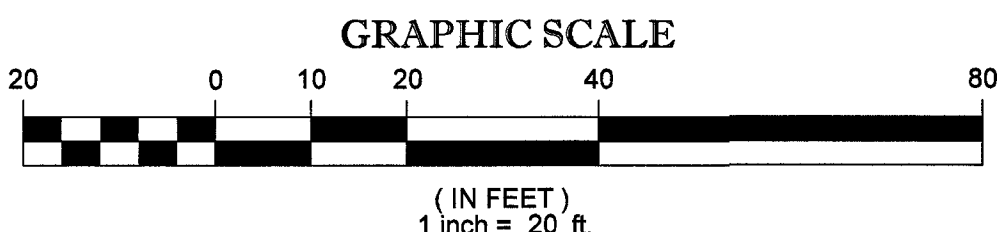
**WALNUT STREET**  
(PUBLIC-VARIABLE WIDTH)

**WALNUT PLACE**  
(PUBLIC-VARIABLE WIDTH)



- NOTES:**
- PROPERTY KNOWN AS LOT 1 AS SHOWN ON THE CITY OF NEWTON, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS, MAP NO. 24.
  - AREA = 28,221 SQUARE FEET OR 0.602 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: MAG NAIL SET IN CONCRETE APRON ON NORTHERLY SIDE OF WALNUT PLACE. ELEVATION = 54.54'
  - TBM-B: MAG NAIL SET IN CONCRETE SIDEWALK ON NORTHERLY SIDE OF HIGHLAND AVENUE. ELEVATION = 55.96'
- 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.
- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
  - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.

- REFERENCES:**
- THE TAX ASSESSOR'S MAP OF NEWTON, MIDDLESEX COUNTY, MAP #24.
  - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, MASSACHUSETTS (ALL JURISDICTIONS) PANEL 552 OF 656," MAP NUMBER 25017C0522, MAP EFFECTIVE DATE: JUNE 4, 2010.
  - MAP ENTITLED "LAND OF ROBERT B. SAFFORD, TRUSTEE AT NEWTONVILLE, MASS.," PREPARED BY EDWARDS N. EAGER, DATED JUNE 3, 1878. RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN BOOK 30, PLAN 31.
  - MAP ENTITLED "PLAN OF LAND IN NEWTONVILLE BELONGING TO THE NEWTON CLUB," PREPARED BY E.S. SMILIE, DATED OCTOBER 28, 1922. RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN BOOK 4577, END.
  - MAP ENTITLED "CITY OF NEWTON, MASSACHUSETTS, WALNUT PLACE, WALNUT STREET TO HIGHLAND AVE. SHOWING LAYOUT, GRADE AND ACCEPTANCE," PREPARED BY U.M. SCHIAVONE, DATED MAY 20, 1968. RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN 574 OF 1968.



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.

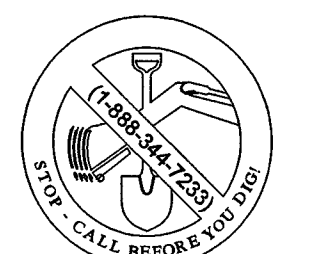
NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL.

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



FIELD DATE 9-16-2020	<b>BOUNDARY, TOPOGRAPHIC &amp; UTILITY SURVEY</b>			
FIELD BOOK NO. 20-10 MA	<b>CITY OF NEWTON</b>			
FIELD BOOK PG. 127-128	345 WALNUT STREET MAP 24, LOT 1 CITY OF NEWTON, MIDDLESEX COUNTY COMMONWEALTH OF MASSACHUSETTS			
FIELD CREW S.B.H.	<b>CONTROL POINT ASSOCIATES, INC.</b>			
DRAWN: R.J.K.	ALBANY, NY 518-217-5010 CHALFONTE, PA 215-712-9030 HAUPPAUGE, NY 631-580-2645 MANHATTAN, NY 646-780-0411 MT LAUREL, NJ 609-857-3099 WARREN, NJ 908-668-0099			
REVIEWED: R.J.K.	APPROVED: G.L.H.	DATE 9-25-2020	SCALE 1"=20'	FILE NO. 03-200259
		DATE 9-25-2020		DWG. NO. 1 OF 1

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