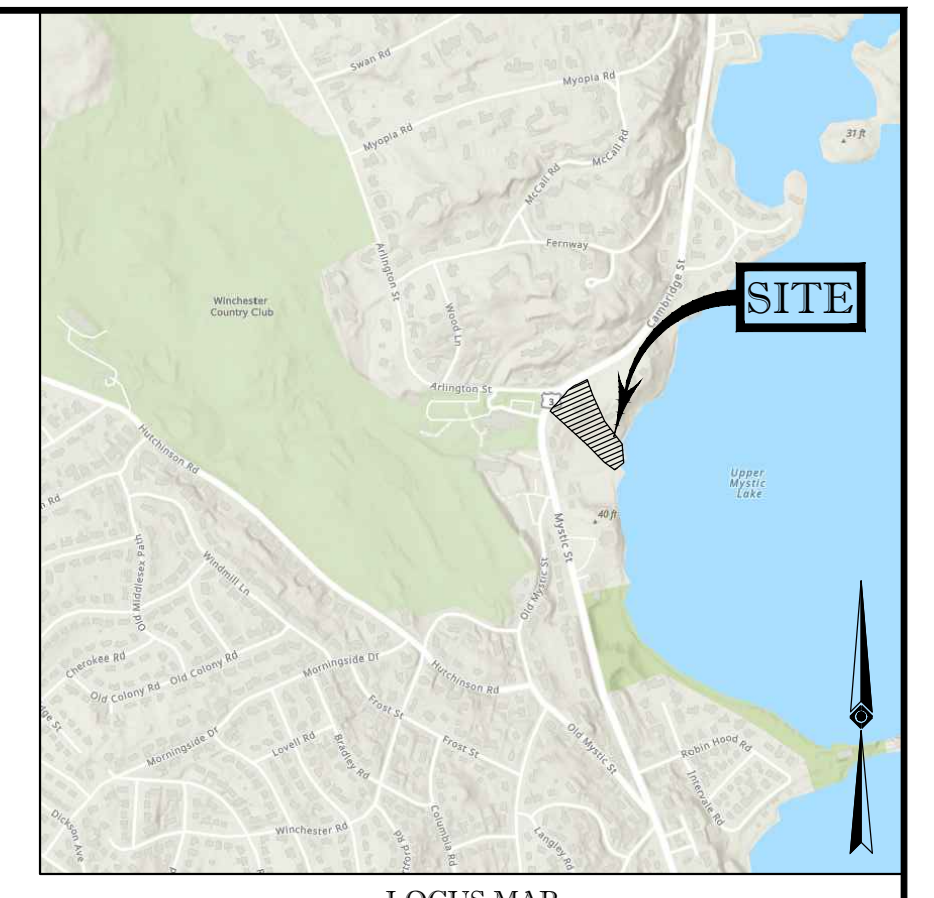
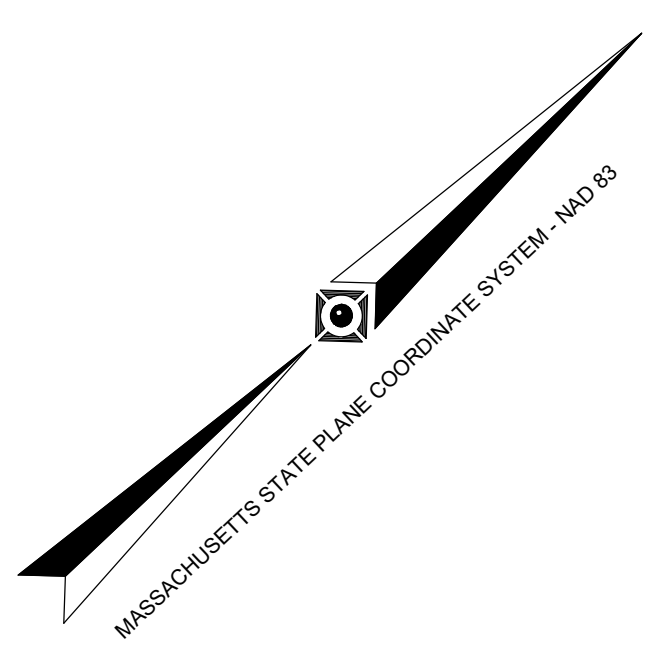


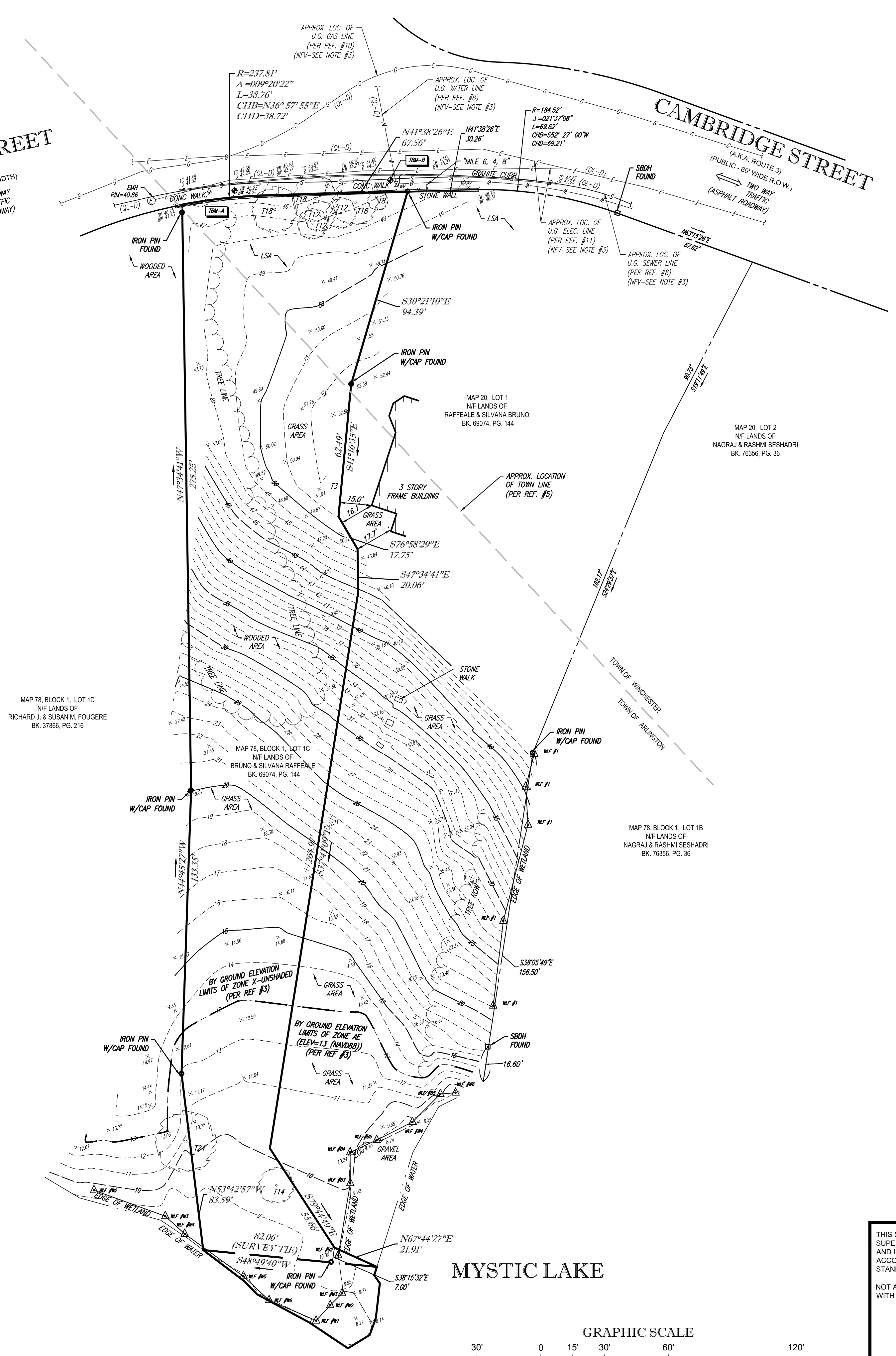
LEGEND	
--- 124 ---	EXISTING CONTOUR
--- 125 ---	EXISTING CONTOUR
X 123.45	EXISTING SPOT ELEVATION
X TC 123.45	EXISTING TOP OF CURB ELEVATION
X G 122.95	EXISTING GUTTER ELEVATION
X TW 123.45	EXISTING TOP OF WALL ELEVATION
X BW 122.95	EXISTING BOTTOM OF WALL ELEVATION
---	APPROX. LOC. UNDERGROUND GAS LINE
---	APPROX. LOC. UNDERGROUND ELECTRIC LINE
---	APPROX. LOC. UNDERGROUND WATER LINE
---	APPROX. LOC. UNDERGROUND SANITARY / SEWER LINE
WV	WATER VALVE
EOC	EDGE OF GRAVEL
EMH	ELECTRIC MANHOLE
DEL	DELINEATION FLAG
T	TREE & TRUNK SIZE
SBWH	STONE BOUND W/DRILL HOLE

MYSTIC STREET
(A.K.A. ROUTE 3)
(PUBLIC - VARIABLE WIDTH)
TWO WAY TRAFFIC
(ASPHALT ROADWAY)

CAMBRIDGE STREET
(A.K.A. ROUTE 3)
(PUBLIC - 60' WIDE R.O.W.)
TWO WAY TRAFFIC
(ASPHALT ROADWAY)



LOCUS MAP
© 2013 ESRI WORLD STREET MAPS
NOT TO SCALE



NOTES:

- PROPERTY KNOWN AS LOT 1, AS SHOWN ON THE TOWN OF WINCHESTER, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS, MAP NO. 20, AND PROPERTY KNOWN AS LOT 1C, AS SHOWN ON THE TOWN OF WINCHESTER, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS, MAP NO. 78 BLOCK 1
 - AREA = 35,870 SQUARE FEET OR 0.819 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.
- THE SOURCE OF UNDERGROUND UTILITIES ARE SHOWN UTILIZING A QUALITY LEVEL SYSTEM.
- QUALITY LEVEL D - UTILITIES SHOWN BASED UPON REFERENCE MAPPING OR ORAL HISTORY. NOT FIELD VERIFIED. INCLUDES MARKOUTS BY OTHERS WHEN THE PRESENCE OF ABOVE GROUND FEATURES ARE NOT EVIDENT.
- QUALITY LEVEL C - LOCATION OF UTILITY SURFACE FEATURES SUPPLEMENTS REFERENCE MAPPING. INCLUDES MARKOUT BY OTHERS WHEN THE PRESENCE OF ABOVE GROUND FEATURES ARE EVIDENT.
- QUALITY LEVEL B - UTILITY LOCATION DATA IS COLLECTED THROUGH GEOPHYSICAL SENSING TECHNOLOGY TO SUPPLEMENT SURFACE FEATURES AND OR REFERENCE MAPPING. INCLUDES MARKOUT BY CONTROL POINT ASSOCIATES, INC.
- QUALITY LEVEL A - HORIZONTAL AND VERTICAL LOCATION OF UTILITIES ARE OBTAINED USING VACUUM EQUIPMENT EXCAVATION OR OTHER METHODS TO EXPOSE THE UTILITY. LOCATION SHOWN AT SINGLE POINT WHERE EXCAVATION OCCURRED UNLESS UTILITY WAS LOCATED PRIOR TO FILLING.
- 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 A PORTION OF THE PROPERTY IS LOCATED IN FLOOD HAZARD ZONE AE (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, BASE FLOOD ELEVATIONS DETERMINED, ELEV = 13 (NAVD83)), AND FLOOD HAZARD ZONE X UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #5.
 - ELEVATIONS REFER TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), 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 BITUMINOUS CONCRETE WALKWAY. ELEVATION = 42.58'
- TBM-B: MAG NAIL SET IN BITUMINOUS CONCRETE WALKWAY. ELEVATION = 44.91'
- 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 DELINEATION LINE WAS FIELD LOCATED BY CONTROL POINT ASSOCIATES, INC. ON JULY 19, 2021.

REFERENCES:

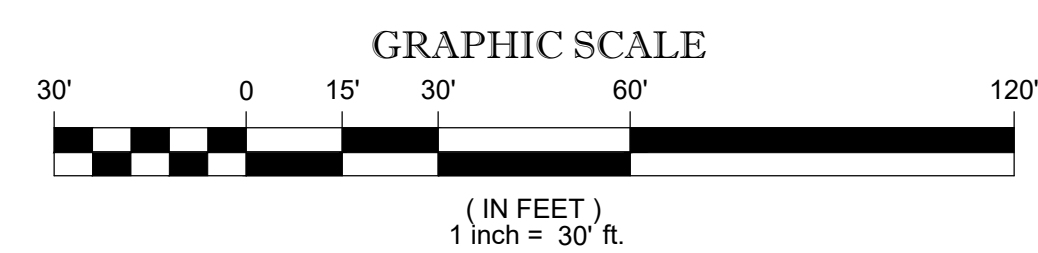
- THE TAX ASSESSOR'S MAP OF WINCHESTER, MIDDLESEX COUNTY, MAP 20.
- THE TAX ASSESSOR'S MAP OF ARLINGTON, MIDDLESEX COUNTY, MAP 78
- MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, MASSACHUSETTS, PANEL 417 OF 556," MAP NUMBER 25017C0417E, COMMUNITY-PANEL NUMBERS 250177 & 250228 0417 E, EFFECTIVE DATE: JUNE 4, 2010.
- MAP ENTITLED "PLAN OF LAND IN WINCHESTER & ARLINGTON, SURVEYED FOR LESTER D. LANGLEY" PREPARED BY W.R. MASON & SON, CO. DATED OCTOBER 30, 1940, AND RECORDED IN THE MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN 1160 OF 1940.
- MAP ENTITLED "PLAN OF LAND IN WINCHESTER & ARLINGTON, SURVEYED FOR LESTER D. LANGLEY" PREPARED BY W.R. MASON & SON, CO. DATED OCTOBER 17, 1940, AND RECORDED IN THE MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN 1108 OF 1940.
- MAP ENTITLED "PLAN OF LAND IN WINCHESTER & ARLINGTON, SURVEYED FOR LESTER D. LANGLEY" PREPARED BY W.R. MASON & SON, CO. DATED JULY 29, 1941, AND RECORDED IN THE MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN 831 OF 1941.
- MAP ENTITLED "PLAN OF LAND IN WINCHESTER & ARLINGTON, SURVEYED FOR LESTER D. LANGLEY" PREPARED BY W.R. MASON & SON, CO. DATED MARCH 18, 1941, AND RECORDED IN THE MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN 402 OF 1941.
- MAP ENTITLED "TOPOGRAPHIC PLAN IN WINCHESTER, MA AND ARLINGTON, MA" PREPARED BY ROBER SURVEY, DATED NOVEMBER 26, 2018
- MAP ENTITLED "PLAN OF LAND IN WINCHESTER, MA AND ARLINGTON, MA" PREPARED BY ROBER SURVEY, DATED MARCH 20, 2020.
- UNDERGROUND GAS FACILITIES MAPPING PROVIDED BY NATIONAL GRID.
- UNDERGROUND ELECTRIC FACILITIES MAPPING PROVIDED BY EVERSOURCE.

CONTROL POINT ASSOCIATES, INC. ALL RIGHTS RESERVED. ORIGINAL PROJECT OR COPY. THIS SURVEY IS THE PROPERTY OF CONTROL POINT ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC.



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

MYSTIC LAKE



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 7-19-2021	BOUNDARY & TOPOGRAPHIC SURVEY	
FIELD BOOK NO. 21-7 MA	5 CAMBRIDGE STREET	
FIELD BOOK PG. 18	MAP 20, LOT 1	MAP 78, LOT 1C
FIELD CREW C.W.	TOWN OF WINCHESTER	TOWN OF ARLINGTON
DRAWN: N.I.G.	MIDDLESEX COUNTY	COMMONWEALTH OF MASSACHUSETTS
REVIEWED: R.J.K.		
APPROVED: G.L.H.	DATE 8-4-2021	SCALE 1"=30'
FILE NO. 03-210195	DWG. NO. 1	OF 1