LEGEND

EXISTING CONTOUR	
EXISTING SPOT ELEVATION	
EXIST. TOP OF CURB ELEVATION	
EXIST. BOTTOM OF CURB ELEVATION	
EXIST. TOP OF WALL ELEVATION	
EXIST. BOTTOM OF WALL ELEVATION	
EXIST. FINISHED FLOOR ELEVATION	
EXIST. DOOR SILL ELEVATION	
OVERHEAD WIRES	
APPROX. LOC. UNDERGROUND WATER LINE	
APPROX. LOC. UNDERGROUND DRAINAGE LINE	
APPROX. LOC. UNDERGROUND NATURAL GAS LINE	
SUBSURFACE UTILITY QUALITY LEVEL D	
WATER VALVE	
DRAINAGE/STORM MANHOLE	
CATCH BASINS	
ROOF DRAIN	
UTILITY POLE	
UTILITY POLE/LIGHT POLE/SOLAR PANEL	
GUY WIRE	
MAIL BOX	
LAMP	
DECIDUOUS TREE & TRUNK SIZE	
CHAIN LINK FENCE	
EDGE OF PAVEMENT	
BUILDING	
BUILDING FOOTPRINT AREA	
BUILDING DIMENSION	
UNKNOWN TERMINUS	
EVIDENCE FOUND	
CONCRETE BOUND	
CONCRETE BOUND W/ DRILL HOLE	
STONE BOUND W/ DRILL HOLE	

REFERENCES:

1. THE TAX ASSESSOR'S MAP OF TOWN OF SHARON, NORFOLK COUNTY, MAP 103.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, NORFOLK COUNTY, MASSACCHUSETTS (ALL JURISDICTIONS), PANEL 356 OF 430," MAP NUMBER 25021C0356E, MAP EFFECTIVE DATE: JULY 17, 2012.
3. MAP ENTITLED "PLAN OF LAND IN SHARON", PREPARED BY NORWOOD ENGINEERING CO., INC., DATED JUNE 9, 1959, REVISED DECEMBER 22, 1964, RECORDED WITH NORFOLK REGISTRY OF DEEDS IN BOOK 387, PG. 75.
4. WATER TIE CARD PREPARED BY TOWN OF SHARON WATER DIVISION SHOWING NEW SERVICE INSTALLED AT 15 ROBS LANE.

NOTES:

1. PROPERTY KNOWN AS LOT 22 AS SHOWN ON THE TOWN OF SHARON, NORFOLK COUNTY, COMMONWEALTH OF MASSACHUSETTS, MAP NO. 103.
2. AREA = 25,998 SQUARE FEET OR 0.597 ACRES.
3. 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 ASBUILT 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.

   QUALITY LEVEL C - LOCATION OF UTILITY SURFACE FEATURES SUPPLEMENTS REFERENCE MAPPING. INCLUDES MARKOUT BY OTHERS.

   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.

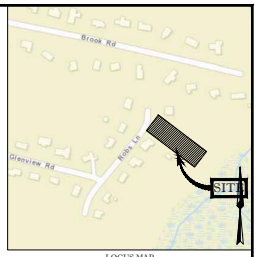
   QUALITY LEVEL A - HORIZONTAL AND VERTICAL LOCATION OF UTILITIES ARE OBTAINED USING VACUUM EQUIPMENT EXCAVATION OR OTHER METHODS TO EXPOSE THE UTILITY. LOCATION SHOWN AT SINGLE POINT WHERE EXCAVATION OCCURRED UNLESS UTILITY WAS LOCATED PRIOR TO FILLING.

   ALL FOUR TYPES MAY NOT BE PRESENT ON THIS SURVEY.
4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY CLIENT, A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC., AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
5. 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. IT IS STRONGLY RECOMMENDED THAT A COMPLETE TITLE SEARCH BE PROVIDED TO THE SURVEYOR FOR REVIEW PRIOR TO THE PLACEMENT OF OR ALTERATION TO IMPROVEMENTS ON THE PROPERTY.
6. BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD ZONE "X-UNSHADED", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2.
7. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
8. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS).
   TEMPORARY BENCH MARKS SET:

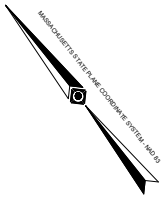
   TBM-A: MAG NAIL SET IN ASPHALT PAVEMENT, ELEVATION= 192.14'

   TBM-B: MAG NAIL SET IN ASPHALT PAVEMENT, ELEVATION= 189.74'

   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.
9. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
10. THE WETLANDS BOUNDARY LIMITS SHOWN ON THIS SURVEY ARE BASED ON WETLANDS FIELD IDENTIFICATION MARKERS PLACED BY GODDARD CONSULTING, AND FIELD LOCATED BY CONTROL POINT ASSOCIATES INC. ON FEBRUARY 29, 2024. AT THE TIME OF THIS MAPPING, SAID WETLAND BOUNDARY LIMITS ARE SUBJECT TO CONFIRMATION BY NJDEP.



LOCUS MAP
NOT TO SCALE



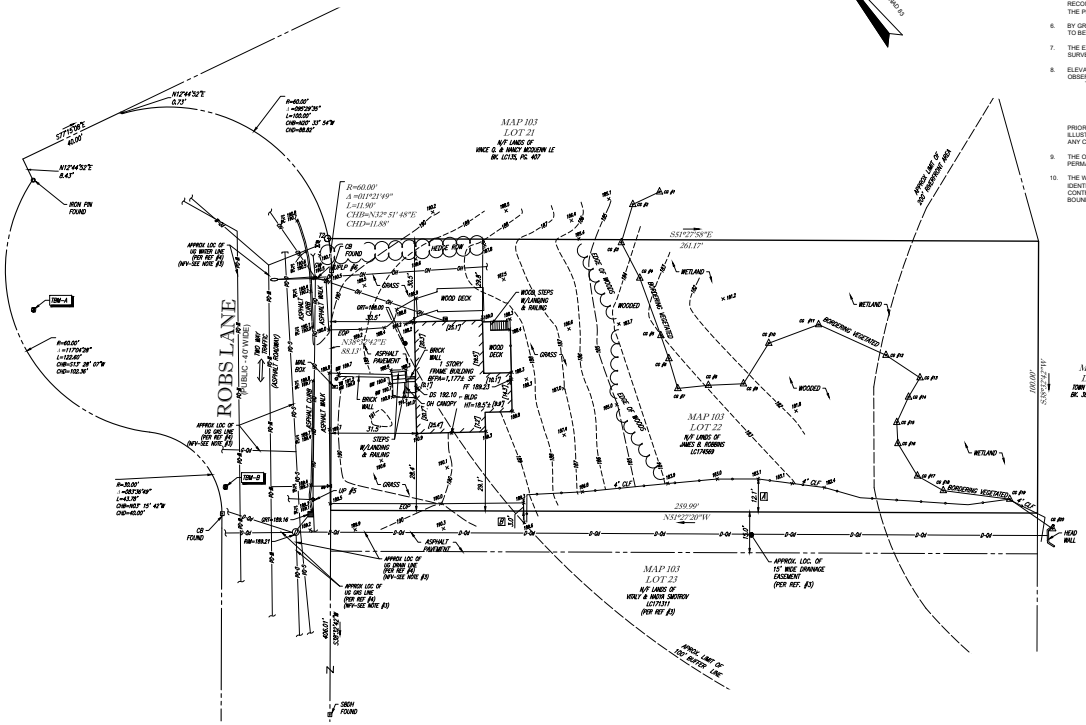


TABLE OF APPARENT ENCROACHMENTS

A	4' CLF OVER PROP LINE BY 12.1'
B	ASPHALT PAVEMENT OVER PROPO LINE BY 3'.

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

GRAPHIC SCALE
20' 0 10' 20' 40' 80'
(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.

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

COMMONWEALTH OF MASSACHUSETTS
GERRY L. HOLDRIGHT
NO. 49211
REGISTERED PROFESSIONAL LAND SURVEYOR

3-7-2024
DATE

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

FIELD DATE	2-29-2024
FIELD BOOK NO.	23-17
FIELD BOOK PG.	103-104
FIELD CREW	B.S.B.
DRAWN	J.P.M.
REVIEWED	R.J.K

BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY
SHAUN WESTON
15 ROBS LANE
MAP 103, LOT 22
TOWN OF SHARON, NORFOLK COUNTY
COMMONWEALTH OF MASSACHUSETTS

CONTROL POINT ASSOCIATES, INC.
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
508.948.3000 - 508.948.3003 FAX

ALBANY, NY 518-217-5010
CHALFONT, PA 215-712-9900
HAUPPAUGE, NY 631-580-2647
MANHATTAN, NY 646-780-9411
MT LAUREL, NJ 609-857-2899
WARREN, NJ 908-668-0099

APPROVED:	DATE	SCALE	FILE NO.	DWG. NO.
G.L.H.	3-7-2024	1"=20'	03-240078-00	1 OF 1

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