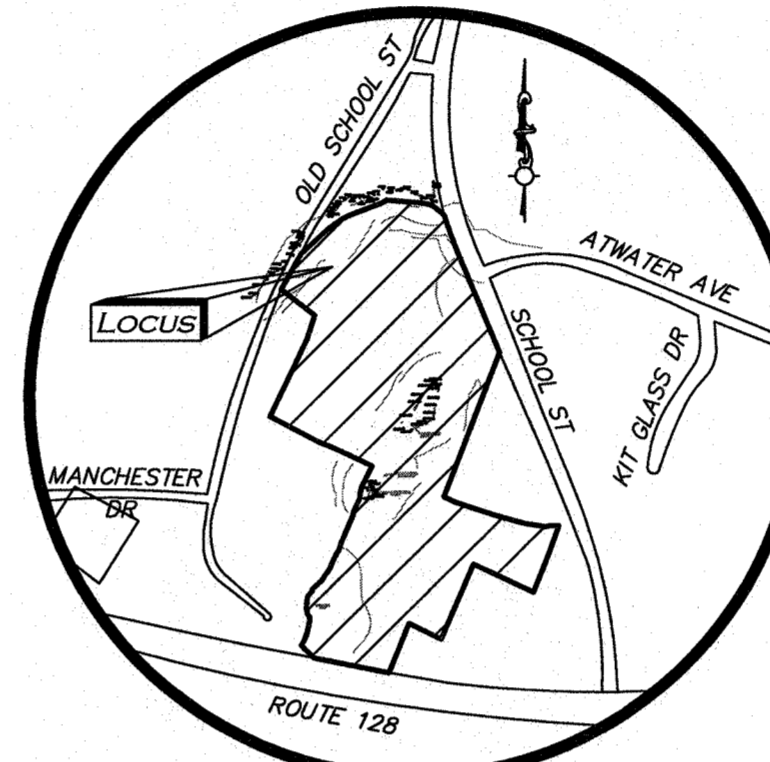
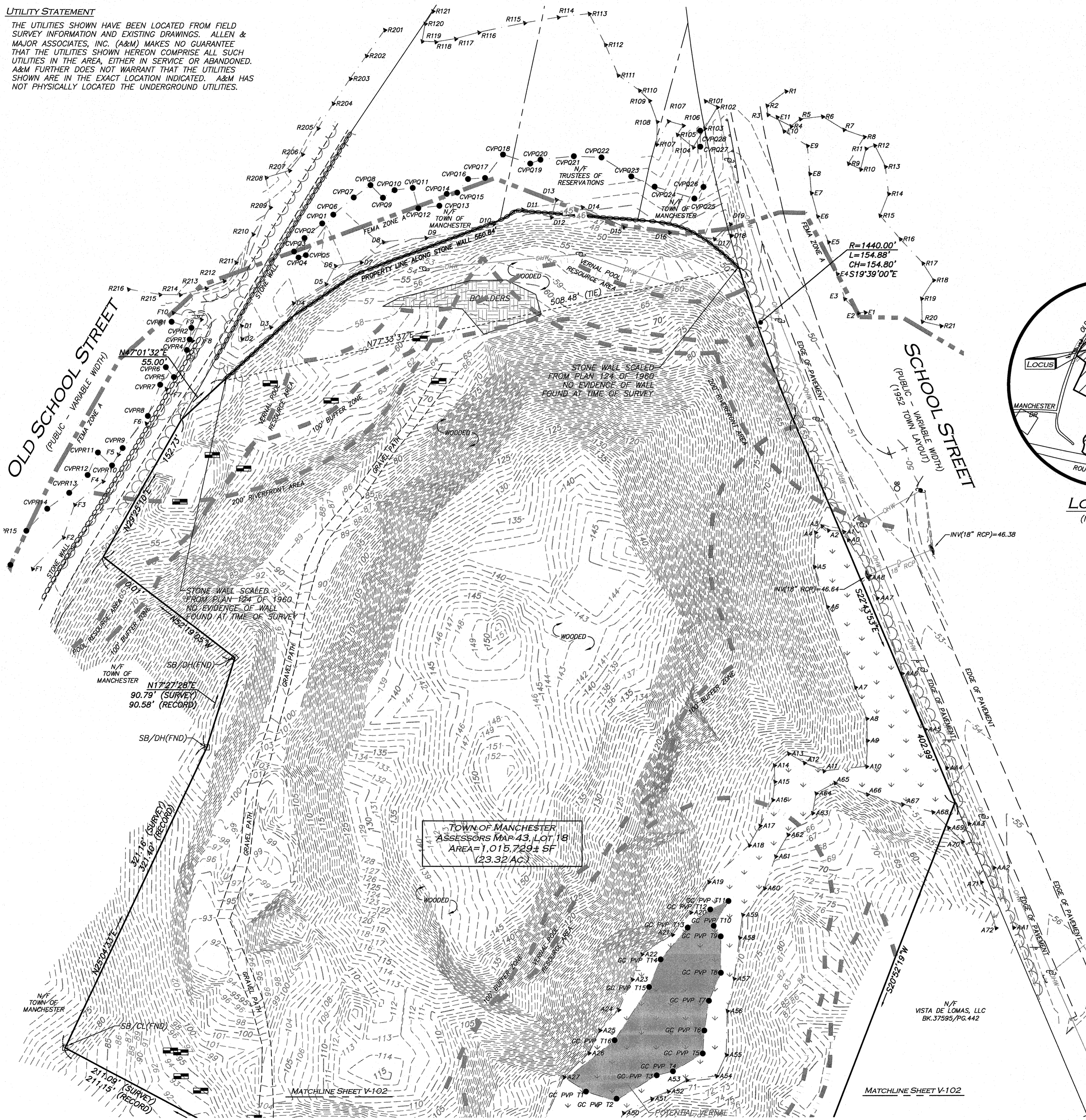


UTILITY STATEMENT

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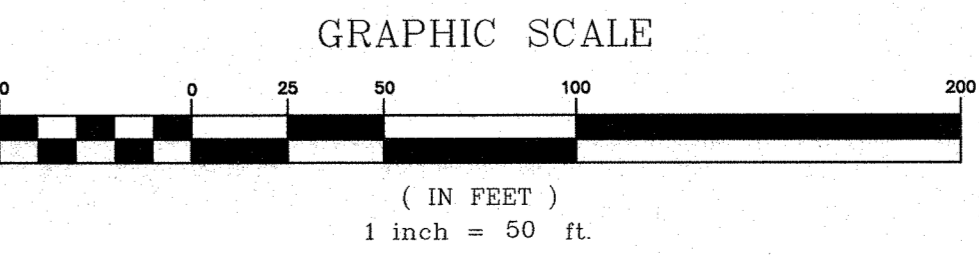


LEGEND

DRILL HOLE (DH)	●
STONE BOUND (SB)	□
IRON ROD (IR)	○
UTILITY POLE	○
UTILITY POLE W/RISER	○
UTILITY POLE W/LIGHT	○
GUY WIRE	—
GAS GATE	—
INVERT (INV)	—
FLARED END SECTION	—
TEST PIT LOCATION	—
WETLAND FLAG	—
WETLAND AREA	—
WETLAND	—
1' CONTOUR	—53—
5' CONTOUR	—55—
PROPERTY LINE	—
ABUTTERS LINE	—
STONE WALL	—
TREE LINE	—
EDGE OF PAVEMENT	—
EDGE OF GRAVEL	—
OVERHEAD WIRES	—OHW—
BITUMINOUS	—BIT—
STONE BOUND W/DRILL HOLE	SB/DH
FOUND	FND
NOW OR FORMERLY	N/F
BOOK	BK.
PAGE	PG.

- LOCUS REFERENCES**
- TOWN OF MANCHESTER ASSESSORS MAP 43, LOT 18
 - DEED BOOK 3772, PAGE 565
 - PLAN 124 OF 1960
 - OWNER OF RECORD: ANDREW BROWN, TRUSTEE OF THE BROWN FAMILY IRREVOCABLE TRUST OF 2012
- PLAN REFERENCES**
- STATE HIGHWAY LAYOUT 3970
 - STATE HIGHWAY LAYOUT 3992
 - PLAN BOOK 229, PLAN 6

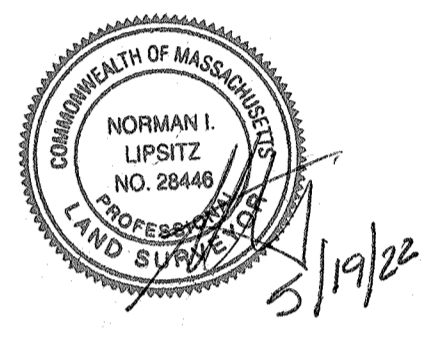
- NOTES**
- NORTH ARROW IS BASED ON MASSACHUSETTS GRID COORDINATE SYSTEM (MAINLAND ZONE) (NAD 83).
 - BOOK/PAGE AND PLAN REFERENCES ARE TAKEN FROM ESSEX (SOUTH) REGISTRY OF DEEDS IN SALEM, MA.
 - VERTICAL DATUM IS NAVD 88.
 - CONTOUR INTERVAL IS ONE FOOT (1').
 - WETLAND & RIVER FLAGS SHOWN HEREON DELINEATED BY GODDARD CONSULTING LLC AND FIELD LOCATED BY ALLEN & MAJOR ASSOCIATES INC. AND GODDARD CONSULTING LLC.
 - THE FLOODPLAIN LINE SHOWN HEREON WAS SCALED FROM THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF MANCHESTER BY THE SEA MASSACHUSETTS ESSEX COUNTY COMMUNITY PANEL, NUMBERS 250090 0432G AND 250090 0434G, BOTH HAVING AN EFFECTIVE DATE OF JULY 16, 2004.



N:\PROJECTS\2725-01\SURVEY\DRAWINGS\CURRENT\5-2725-01-EC.DWG
 FB# 1736 PG. 109

WE HEREBY CERTIFY THAT:
 THIS PLAN IS THE RESULT OF AN ACTUAL ON THE GROUND SURVEY PERFORMED ON OR BETWEEN NOVEMBER 21, 2019 AND APRIL 22, 2021.
 THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS DATED JANUARY 1, 1976 AND REVISED JANUARY 12, 1988.
 ACCORDING TO DEEDS AND PLANS OF RECORD, THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIP, AND THE LINES OF THE STREETS OR WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS AND WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.
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ALLEN & MAJOR ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYOR FOR ALLEN & MAJOR ASSOCIATES, INC.



REV	DATE	DESCRIPTION
8.	05/19/22	VARIOUS REVISIONS
7.	03/07/22	VARIOUS REVISIONS
6.	05/27/21	100' BUFFER ZONE ADDED
5.	04/27/21	WETLAND LOCATION REVISION
4.	12/22/20	WETLAND LOCATION REVISION
3.	12/11/20	TEST PIT LOCATIONS ADDED
2.	11/19/20	RIVERFRONT BUFFERS ADDED
1.	11/18/20	WETLAND/RIVER FLAGS ADDED

APPLICANT/OWNER:
 SLV SCHOOL STREET, LLC
 257 HILLSIDE AVENUE
 NEEDHAM, MA 02494

PROJECT:
ASSESSORS MAP 43, LOT 18
SCHOOL STREET
MANCHESTER BY THE SEA, MA

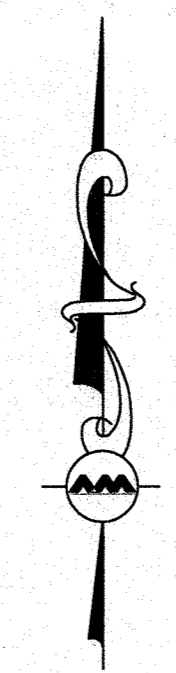
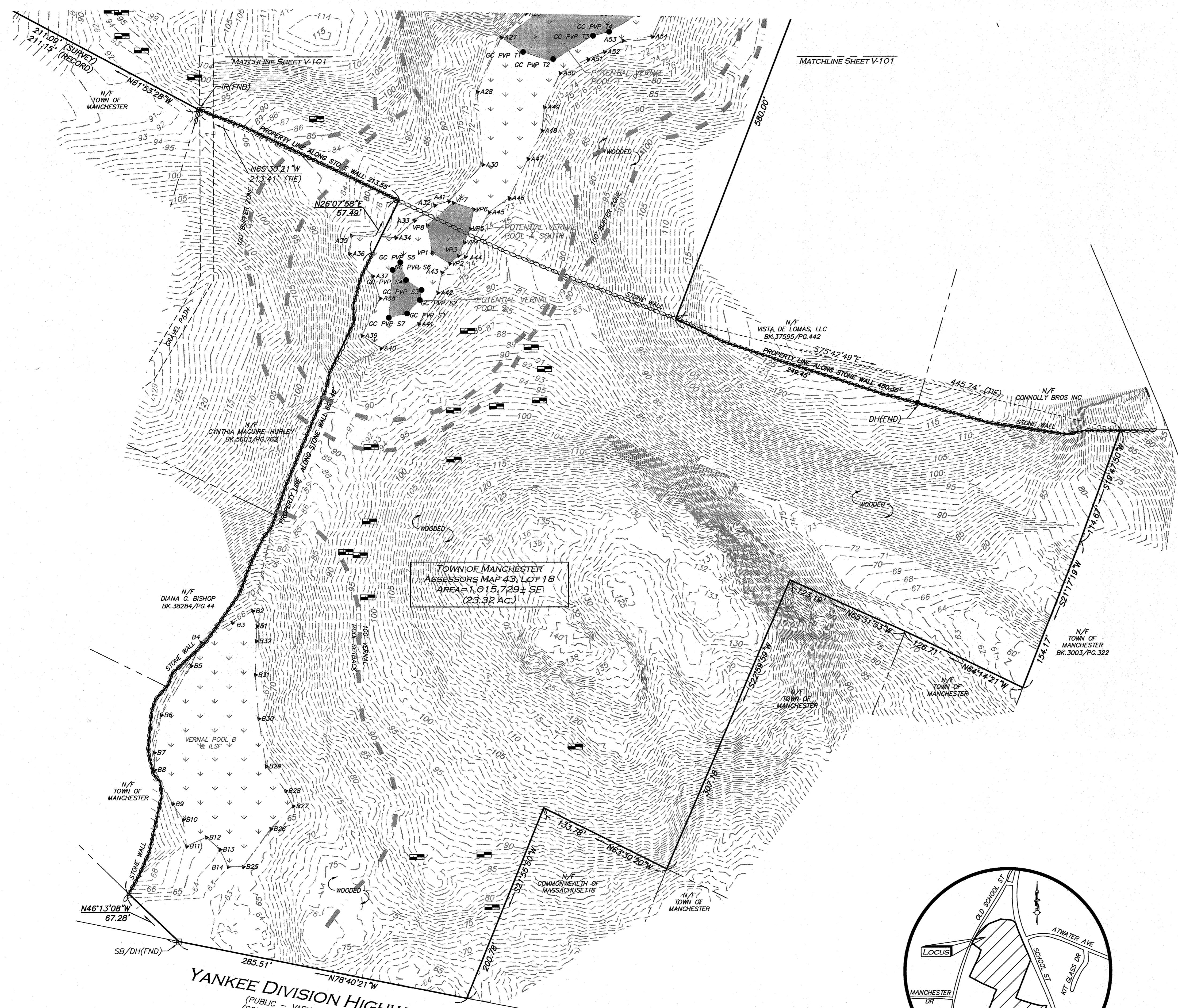
PROJECT NO. 2725-01 DATE: 09/21/2020
 SCALE: 1" = 50' DWG. NAME: 5-2725-01-EC
 DRAFTED BY: KAC CHECKED BY: NIL

ALLEN & MAJOR ASSOCIATES, INC.
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 environmental consulting • landscape architecture
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 100 COMMERCE WAY, SUITE 5
 WOBURN MA 01801-8501
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 FAX: (781) 935-2896

WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH
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DRAWING TITLE: **EXISTING CONDITIONS** SHEET No. **V-101**

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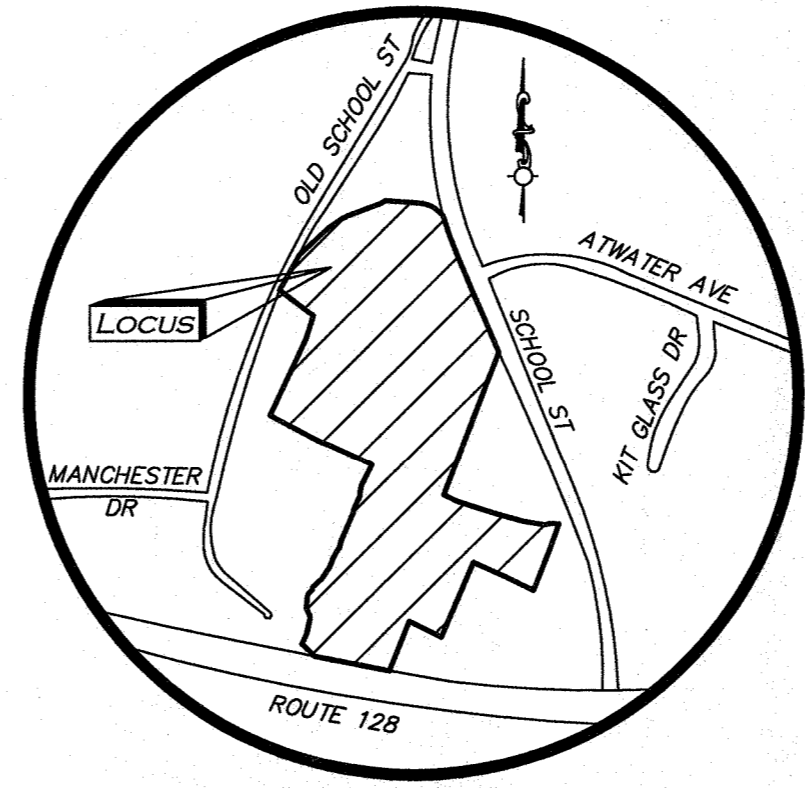


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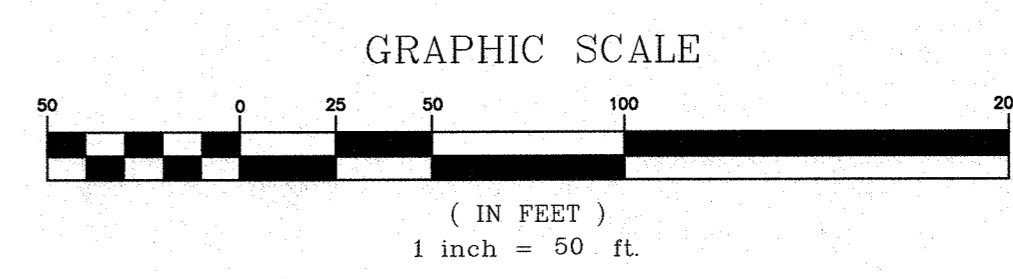
LEGEND	
DRILL HOLE (DH)	⊙
STONE BOUND (SB)	□
IRON ROD (IR)	○
UTILITY POLE	⊕
UTILITY POLE W/RISER	⊕
UTILITY POLE W/LIGHT	⊕
GUY WIRE	—
GAS GATE	—
INVERT (INV)	—
FLARED END SECTION	—
TEST PIT LOCATION	⊕
WETLAND FLAG	▲A31
WETLAND AREA	▨
WETLAND	▨
1' CONTOUR	---53---
5' CONTOUR	---55---
PROPERTY LINE	—
ABUTTERS LINE	—
STONE WALL	⊘⊘⊘⊘
TREE LINE	⌒
EDGE OF PAVEMENT	—
EDGE OF GRAVEL	—
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LOCUS MAP
(NOT TO SCALE)



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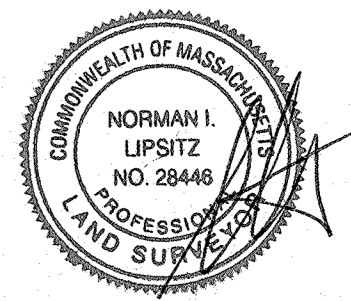
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ASSESSORS MAP 43, LOT 18
SCHOOL STREET
MANCHESTER BY THE SEA, MA

PROJECT NO.	2725-01	DATE:	09/21/2020
SCALE:	1" = ##	DWG. NAME:	S-2725-01-EC
DRAFTED BY:	KAC	CHECKED BY:	NIL

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
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environmental consulting • landscape architecture
www.allenmajor.com
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WOBBURN, MA 01801-8501
TEL: (781) 985-8889
FAX: (781) 985-2896

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DRAWING TITLE: EXISTING CONDITIONS
SHEET No. V-102