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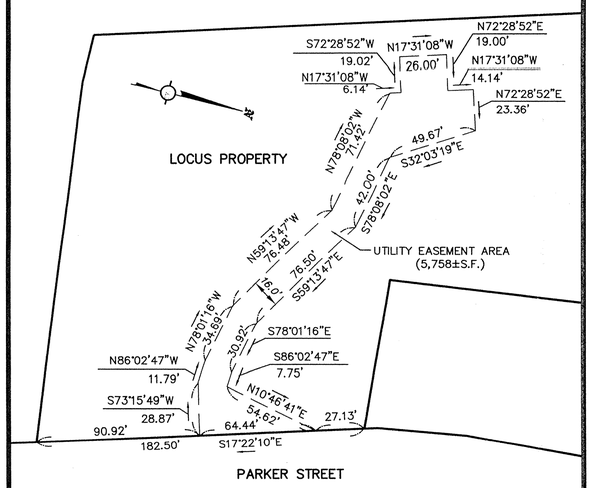


PROPOSED UTILITY EASEMENT DETAIL

SCALE: 1"= 40'

APPLICANT

PARKER STREET LLC
P.O. BOX 992
ACTON, MASSACHUSETTS

RECORD OWNER:

JEANNE POTTER
99 PARKER STREET
ACTON, MASSACHUSETTS
–DEED BOOK 24587, PAGE 369 *

REFERENCES:

–DEED BOOK 4352, PAGE 311 *
–PLAN NO. 421 OF 1980 *
–LAND COURT CASE 6683 B *
–LAND COURT CASE 6683 R *
–LAND COURT CASE 6683 X *
–PLAN ENTITLED, "PLAN OF LAND IN ACTON, MASS SHOWING EXISTING PROPERTY LINES", NOVEMBER 5, 1980 BY ACTON SURVEY & ENGINEERING, INC. ON FILE AT THE ACTON BUILDING DEPARTMENT.

* DENOTES DOCUMENTS ON RECORD AT SOUTH MIDDLESEX REGISTRY OF DEEDS.

LAND SURVEYOR, CIVIL ENGINEER AND LANDSCAPE ARCHITECT:

MERIDIAN ASSOCIATES, INC.
69 MILK STREET, SUITE 302
WESTBOROUGH, MA. 01581

NOTES:

1. THE EXISTING TOPOGRAPHY, SITE DETAIL & SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM AN INSTRUMENT SURVEY CONDUCTED ON THE GROUND BY MERIDIAN ASSOCIATES, INC. BETWEEN FEBRUARY 23 AND MARCH 19, 2009. THE CONDOMINIUM SITE DESIGN IS PROPOSED.
2. THE LOCUS PROPERTY DEPICTED IS LOCATED IN ZONE R–4 (RESIDENCE 4) AND GROUNDWATER PROTECTION DISTRICT ZONE 3.
3. THE LOCUS PROPERTY IS DEPICTED AS LOT 8 ON TOWN OF ACTON ASSESSOR'S MAP I–3.
4. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
5. THE WETLAND FLAGS DEPICTED WERE DEMARCATED BY MASON & ASSOCIATES ON 10/8/08.
6. BASED ON THE TOWN OF ACTON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 250176–0006C DATED JANUARY 6, 1988, THE SITE IS LOCATED IN A ZONE "X" – AREAS LOCATED OUTSIDE THE 500–YEAR FLOOD PLAIN.
7. THE ELEVATIONS DEPICTED HEREON WERE BASED ON THE SEWER DATUM AS DEPICTED ON RECORD SEWER DRAWINGS BY WOODARD & CURRAN FOR PARKER STREET DATED MARCH, 1999, REVISED JAN '02. STARTING BENCH MARK: RECORD INVERT (OUT) OF SEWER MANHOLE #38 (SMH #2 HEREON) ON SAID PLANS, SHEET C–9, ELEVATION=166.37.

TEMPORARY BENCHMARK CHART:

T.B.M.#	DESCRIPTION	ELEVATION
60	CUT SPIKE IN UTILITY POLE NO. 49, 1.0' A.G.	184.53
61	X–CUT FRONT CAP BOLT HYDRANT	183.25

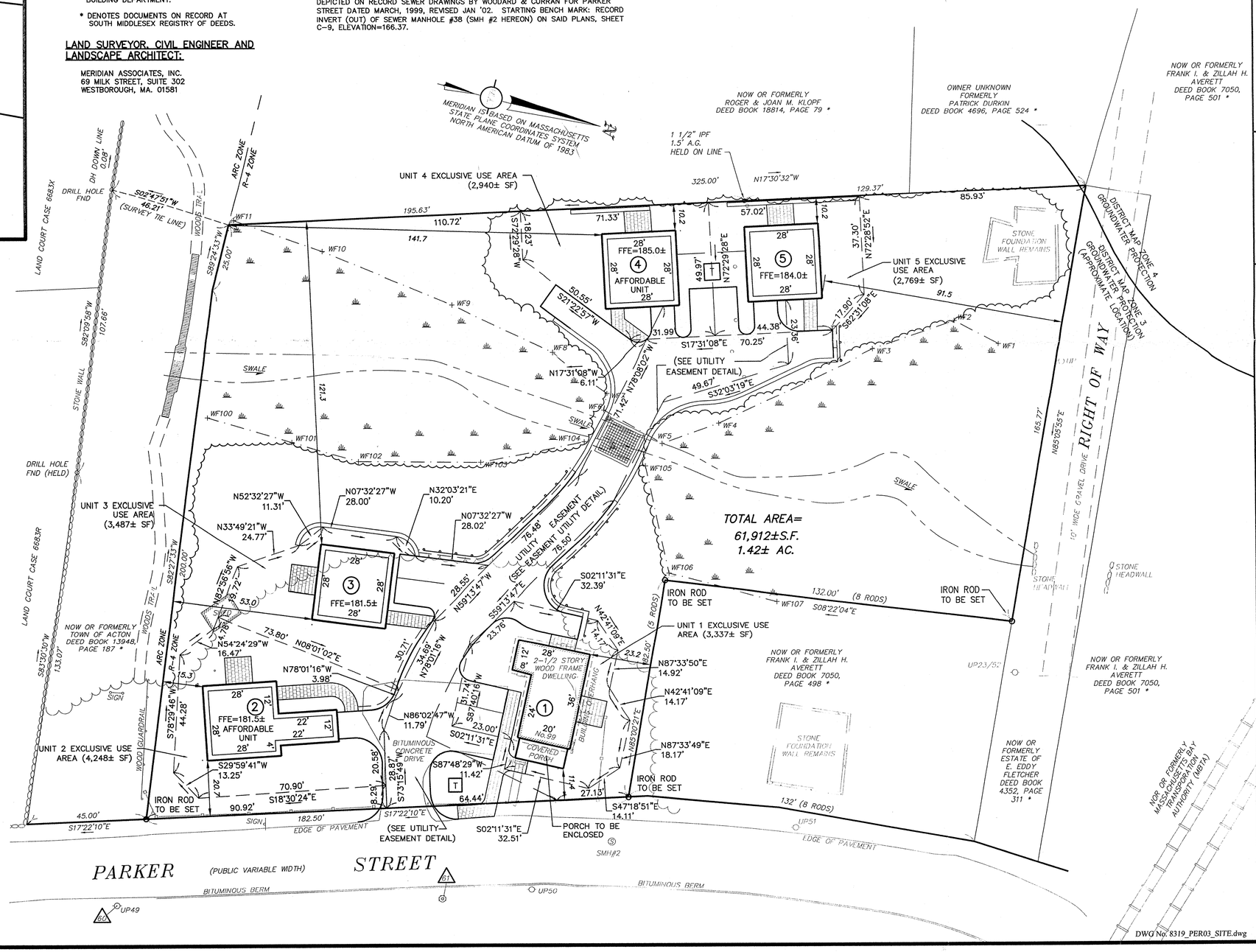
(SEE NOTE 7)

PROPOSED CONDITIONS LEGEND

PROPERTY LINE
BUILDING
RETAINING WALL
PAVER WALKWAY/ PATIO
FINISH FLOOR ELEVATION — FFE

SCALE: 1"=20'

20' 10' 0 20' 40' 60'



APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED.

THIS PLAN IS SUBJECT TO A COMPREHENSIVE PERMIT GRANTED BY THE ACTON ZONING BOARD OF APPEALS WITH CONDITIONS AND LIMITATIONS DATED:

DATE

I DECLARE, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THAT THE PROPERTY LINES DEPICTED ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS DEPICTED ARE THOSE OF PUBLIC OR PRIVATE STREETS AND WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIPS OR FOR NEW STREETS AND WAYS ARE DEPICTED.
(MASS. GEN. LAWS, CHAP. 41, SECT. 81–X)

I DECLARE, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

COMMONWEALTH OF MASSACHUSETTS KEVIN E. DANAHY No. 39683 PROFESSIONAL LAND SURVEYOR

5.07.10

FOR MERIDIAN ASSOCIATES, INC. — DATE

FOR REGISTRY OF DEEDS USE ONLY

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHKD
2	5/07/10	PRIVATE EASEMENT AREAS ADDED TO SET	JPG	KED
1	3/04/10		JJM	MEB

Condominium Site Plan
99 Parker Street Condominiums
99 Parker Street
Acton, Massachusetts

Prepared For:
Parker Street, LLC

MERIDIAN ASSOCIATES
69 MILK STREET, SUITE 302
WESTBOROUGH, MASSACHUSETTS 01581
TELEPHONE: (508) 871-7030
15 CONANT STREET
BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 299-0447

DATE: March 4, 2010

SCALE: 1"= 20'

PROJECT No. 8319

SHEET No. 3 OF 11

DWG No. 8319_PER03_SITE.dwg