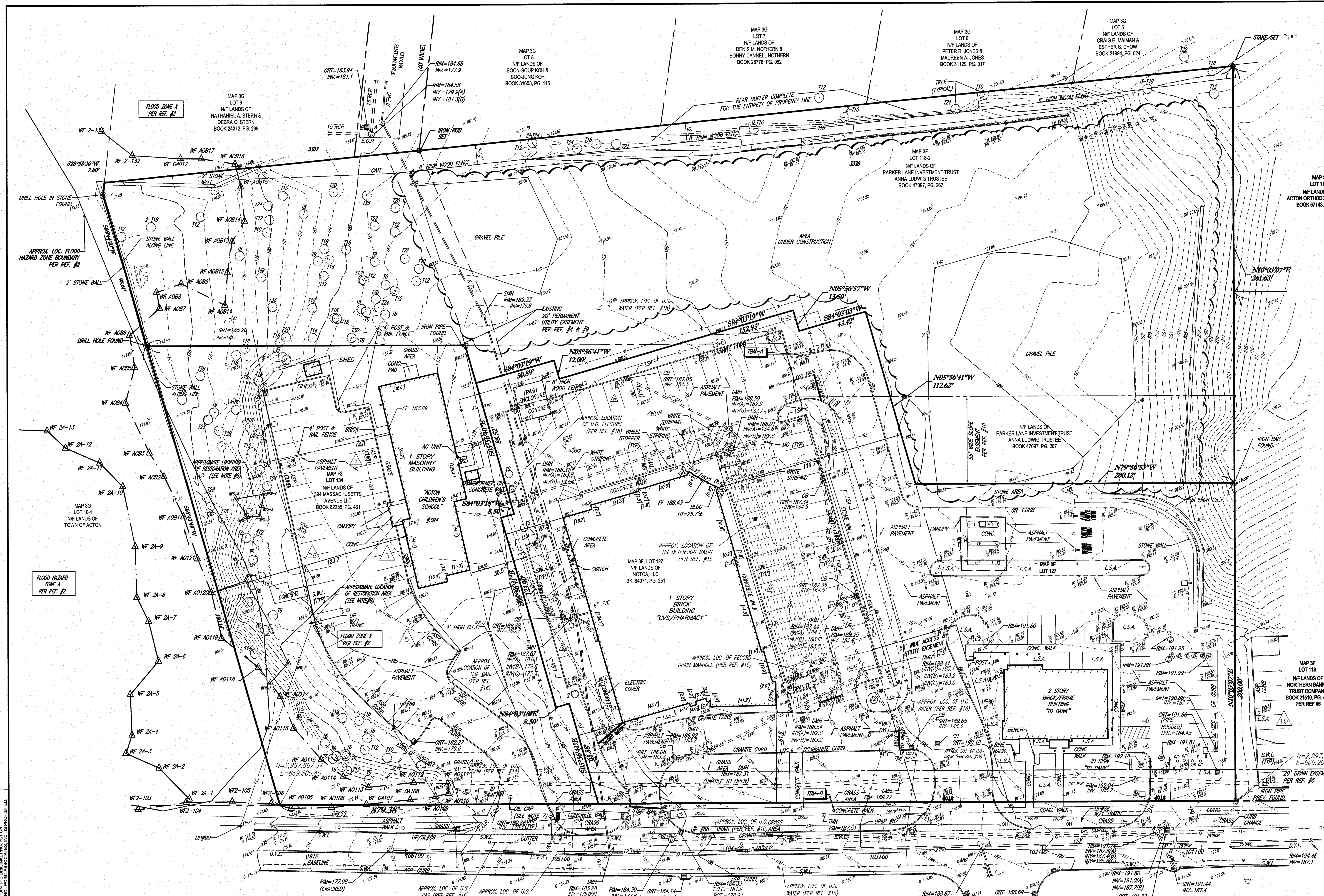
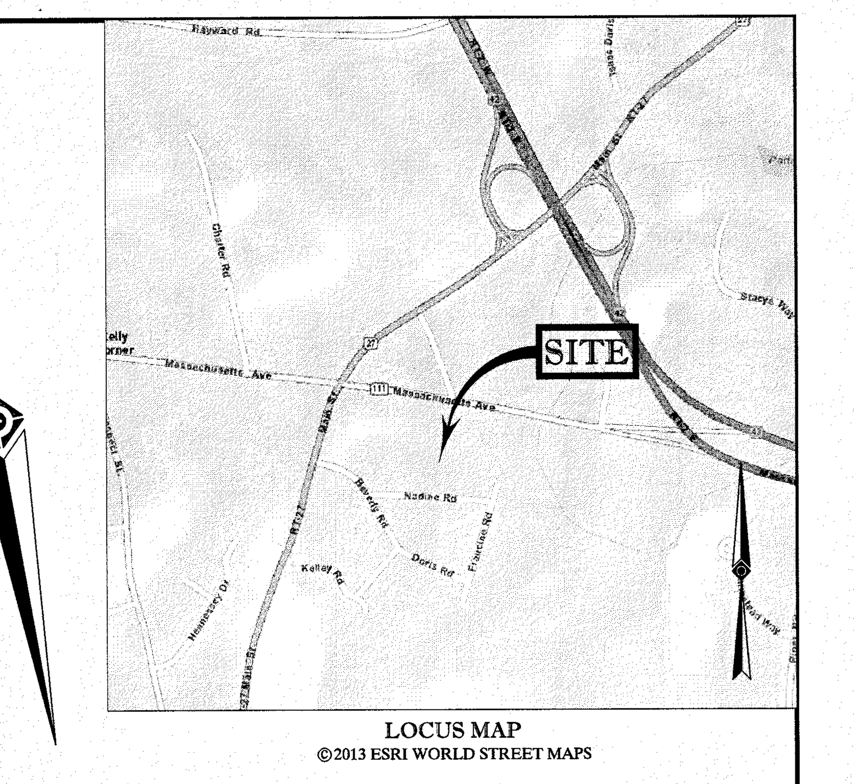


MASSACHUSETTS AVENUE

(A.K.A. ROUTE 111)
(PUBLIC - 60' WIDE)



LOCUS MAP
©2013 ESRI WORLD STREET MAPS

NOTES:

1. PROPERTY KNOWN AS LOT 118-2, 127 AND 134 AS SHOWN ON THE TOWN OF ACTON, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS; MAP NO. 3F.

2. MAP 3F, LOT 118-2: AREA = 115,708 SQUARE FEET OR 2.656± ACRES
MAP 3F, LOT 127: AREA = 109,228 SQUARE FEET OR 2.508± ACRES
MAP 3F, LOT 134: AREA = 56,617 SQUARE FEET OR 1.300± ACRES
TOTAL AREA = 281,553 SQUARE FEET OR 6.464± 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 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.

4. 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.

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.

6. BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2

7. 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: HYDRANT BONNET BOLT ON THE SOUTHERLY SIDE OF PROPERTY AS SHOWN HEREON. ELEVATION=193.32.

TBM-B: MAG NAIL SET IN CONCRETE WALK APPROX. 5' NORTH OF THE SOUTHERLY LINE & MASS AVE AS SHOWN HEREON. ELEVATION=187.61.

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.

8. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

9. THE DELINEATION LINE FOR THE RESTORATION AREA WAS PLACED IN THE FIELD BY OXBOW ASSOCIATES, INC. ON MAY 19, 2015, AND FIELD LOCATED BY CONTROL POINT ASSOCIATES, INC. ON JUNE 3, 2015.

10. WETLAND FLAGS PLACED BY LUCAS ENVIRONMENTAL, LLC. FIELD LOCATED BY CONTROL POINT ASSOCIATES ON OCTOBER 2, 2012.

11. COORDINATES SHOWN HEREON ARE BASED ON THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (NAD83) DERIVED FROM THE KEYSTONE VRS NETWORK (KEYNETGPS).

LEGEND

— — 124 — — / — — 125 — —	EXISTING CONTOUR	EOC	EDGE OF CONCRETE
× 123.45	EXISTING SPOT ELEVATION	EOP	EDGE OF PAVEMENT
× TC 123.45	EXISTING TOP OF CURB ELEVATION	LSA	LANDSCAPED AREA
× G 122.95	EXISTING GUTTER ELEVATION	MC	METAL COVER
× BW 122.95	EXISTING BOTTOM OF WALL ELEVATION	(TYP)	TYPICAL
× FF 123.45	EXISTING FINISHED FLOOR ELEVATION	Ⓢ SMH	SANITARY/SEWER MANHOLE
	HYDRANT	Ⓣ TMH	TELEPHONE MANHOLE
WV	WATER VALVE	MH	UNKNOWN MANHOLE
⊗ WM	WATER METER	CB	CATCH BASIN OR INLET
GM	GAS METER	T#	TREE & TRUNK SIZE
EM	ELECTRIC METER	10	PARKING SPACE COUNT
— G —	APPROX. LOC. UNDERGROUND GAS LINE	DWP	DETECTABLE WARNING PAD
— T —	APPROX. LOC. UNDERGROUND TELEPHONE LINE	SWL	SOLID WHITE LINE
UP #	UTILITY POLE	DYL	DOUBLE YELLOW LINE
UPLP #	UTILITY POLE/LIGHT POLE	HT	HEIGHT
	AREA LIGHT	BLDG	BUILDING
	SIGN	PVC	POLYVINYL CHLORIDE PIPE
•	BOLLARD	INV	INVERT ELEVATION
	PAINTED ARROWS	GRT	GRATE ELEVATION
DC	DEPRESSED CURB	[123.4]	BUILDING DIMENSION
CPP	CORRUGATED PLASTIC PIPE		AREA UNDER CONSTRUCTION

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

REFERENCES:

1. TAX ASSESSOR'S MAP 3F OF THE TOWN OF ACTON, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS.

2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, MASSACHUSETTS (ALL JURISDICTIONS) PANEL 352 OF 656", MAP NUMBER 25017C0352E, EFFECTIVE DATE: JUNE 4, 2010.

3. MAP ENTITLED "COMPILED PLAN OF LAND (SHOWING ESM'T FOR SEWAGE DISPOSAL) IN ACTON, MASS., OWNED BY: RICHARD T. & ROSE M. KELLEY," DATED FEBRUARY 16, 1967, PREPARED BY JOSEPH W. MOORE, INC., FILED IN MIDDLESEX COUNTY SOUTH REGISTRY OF DEEDS AS PLAN NUMBER 318 OF 1967.

4. MAP ENTITLED "PLAN OF LAND IN ACTON, MASS. (SHOWING PROPOSED DRAIN EASEMENT) FOR SILVERSTRONE," DATED JUNE 1, 1974, PREPARED BY JOSEPH W. MOORE, CO., INC., FILED IN MIDDLESEX COUNTY SOUTH REGISTRY OF DEEDS AS PLAN NUMBER 608 OF 1974.

5. MAP ENTITLED "PLAN OF LAND, 418 MASSACHUSETTS AVENUE, ACTON, MASSACHUSETTS, PREPARED FOR: ALAN BERKO," DATED APRIL, 2001, PREPARED BY ACTON SURVEY & ENGINEERING, INC., FILED IN MIDDLESEX COUNTY SOUTH REGISTRY OF DEEDS AS PLAN NUMBER 12 (1 OF 3) OF 2002.

6. MAP ENTITLED "LAND IN ACTON OWNED BY RICHARD T. KELLEY AND ROSE M. KELLEY," DATED JULY 30, 1963, PREPARED BY HARLAN E. TUTTLE, FILED IN MIDDLESEX COUNTY SOUTH REGISTRY OF DEEDS AS PLAN NUMBER 1219 OF 1963.

7. MAP ENTITLED "PLAN OF LAND IN ACTON, MASSACHUSETTS (MIDDLESEX COUNTY) FOR: 418 MASS. AVE. CONDOMINIUM TRUST," DATED MARCH 6, 2006, PREPARED BY STAMSKI AND MCNARY, INC., FILED IN MIDDLESEX COUNTY SOUTH REGISTRY OF DEEDS AS PLAN NUMBER 272 OF 2006.

9. MAP ENTITLED "LAND IN ACTON OWNED BY RICHARD T. KELLEY AND ROSE M. KELLEY," DATED JUNE 2, 1958, PREPARED BY HARLAN E. TUTTLE, FILED IN MIDDLESEX COUNTY SOUTH REGISTRY OF DEEDS AS PLAN NUMBER 692 OF 1958.

10. MAP ENTITLED "EASEMENT PLAN OF LAND PREPARED FOR: NOTCA LLC & PARKER LANE INVESTMENT TRUST, 408 MASSACHUSETTS AVENUE, LOT 127, MAP F3, TOWN OF ACTON, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS," DATED MARCH 23, 2011, PREPARED BY CONTROL POINT ASSOCIATES, INC.

11. MAP ENTITLED "FRANCINE STREET PLAN AND PROFILE STA. 0+00N TO 5+00S," PREPARED BY WOODARD AND CURRAN, DATED: MARCH 1999, SHEET C-38.

12. MAP ENTITLED "EASEMENT PLAN OF LAND IN ACTON, MASSACHUSETTS," PREPARED BY STAMSKI AND MCNARY, INC., DATED MARCH 20, 2000, FILED IN MIDDLESEX COUNTY SOUTH REGISTRY OF DEEDS AS PLAN NUMBER 424 OF 2000.

13. MAP ENTITLED "ACTON, MAIN STREET, MAP 5060," SHEETS 3 & 4 OF 4.

14. MAP ENTITLED "SITE GRADING PLAN & DETAILS, PROPOSED GOODYEAR SERVICE STORE, 400 MASSACHUSETTS AVENUE, ACTON, MASSACHUSETTS, PREPARED FOR G. SILVESTRONE, BEDFORD, MASS", PREPARED BY ACME ASSOCIATES DATED MARCH 5, 1974.

15. MAP ENTITLED "GRADDING AND DRAINAGE PLAN-SHEET 5, DATES 1/25/13", PREPARED BY BOHLER ENGINEERING DATED JANUARY 25, 2013, LAST REVISED OCTOBER 13, 2014.

16. MAP ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY, MASSACHUSETTS AVENUE & MAIN STREET, LOTS 113, 117, 118, 118-2, 121, 121-1, 121-2, 127, 128, 134, MAP 3F, TOWN OF ACTON, MIDDLESEX COUNTY, MASSACHUSETTS," PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED JUNE 5, 2012, LAST REVISED SEPTEMBER 4, 2014.

17. MAP ENTITLED "PLAN OF LAND," PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED MAY 1, 2014.

18. MAP ENTITLED "UTILITY PLAN, SK1", PREPARED BY BOHLER ENGINEERING DATED JANUARY 25, 2013, LAST REVISED OCTOBER 13, 2014.

STOP - CALL BEFORE YOU DIG!

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

CONTROL POINT ASSOCIATES, INC.- ALL RIGHTS RESERVED.
THE COPYING OR REUSE OF THIS DOCUMENT, OR PORTIONS THEREOF, FOR OTHER THAN THE ORIGINAL PROJECT OR THE PURPOSE ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC. IS PROHIBITED.

No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN:	APPROVED:	DATE
2	ALIGNED TO STATE PLANE COORDINATE SYSTEM	E.J.L.	R.D.N.	G.L.H.	03-07-16
1	RESTORATION AREAS IDENTIFIED	N/A	R.D.N.	G.L.H.	02-11-16

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

3-7-16
DATE

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

FIELD DATE: 1-14-16
FIELD BOOK NO.: 15-01MA
FIELD BOOK PG.: 128
FIELD CREW: T.M.
DRAWN: INDO

RECORD SURVEY
CVS

400 MASSACHUSETTS AVENUE
LOT 3F, MAP 128
TOWN OF ACTON, MIDDLESEX COUNTY
COMMONWEALTH OF MASSACHUSETTS

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

MANHATTAN, NY 646.780.0411
MT. LAUREL, NJ 609.857.2099
CHALFONT, PA 215.712.9800
WARREN, NJ 908.668.0099

REVIEWED:	APPROVED:	DATE	SCALE	FILE NO.	DWG. NO.
R.D.N.	G.L.H.	1-26-16	1"=30'	CM12034	1 OF 1