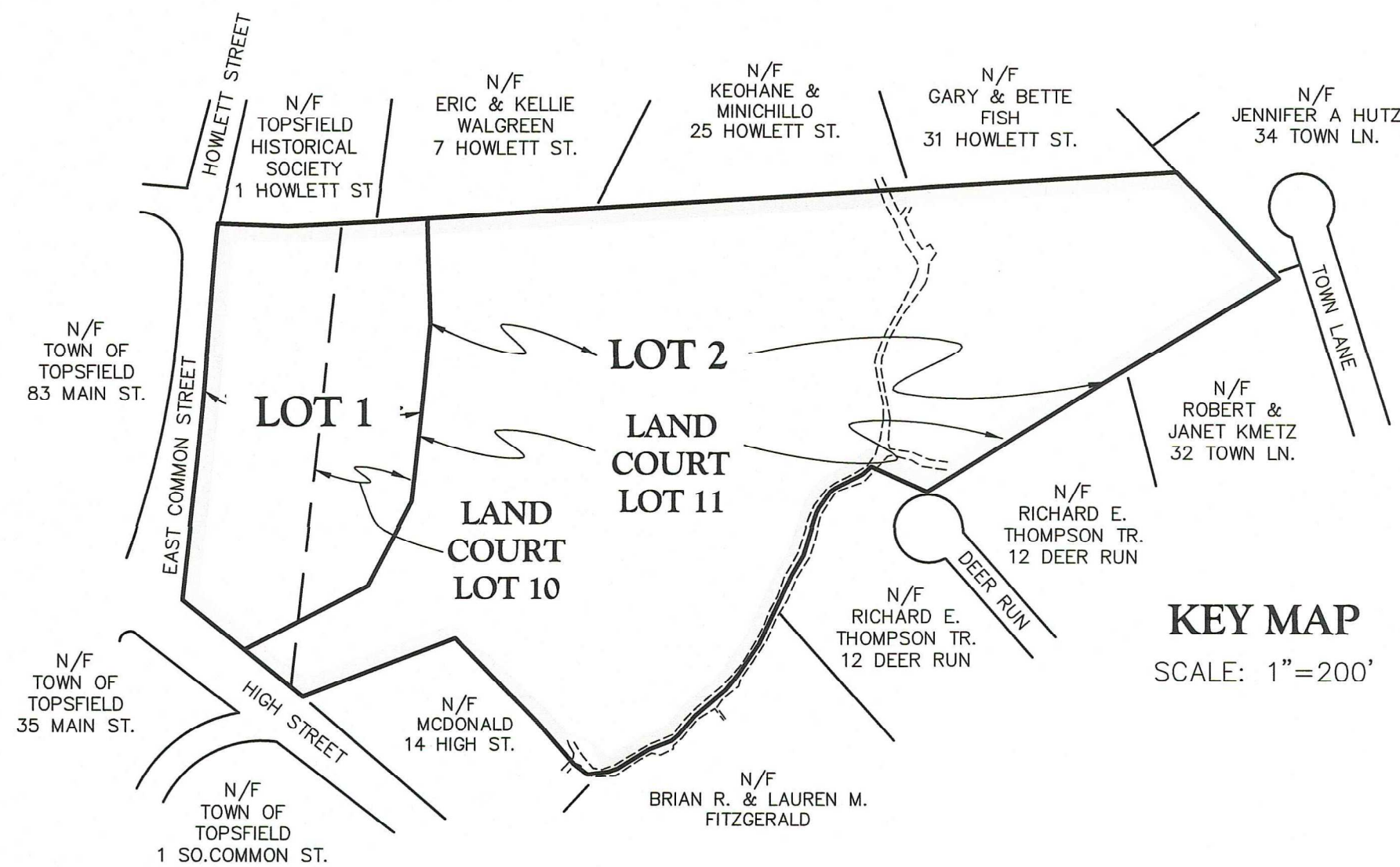
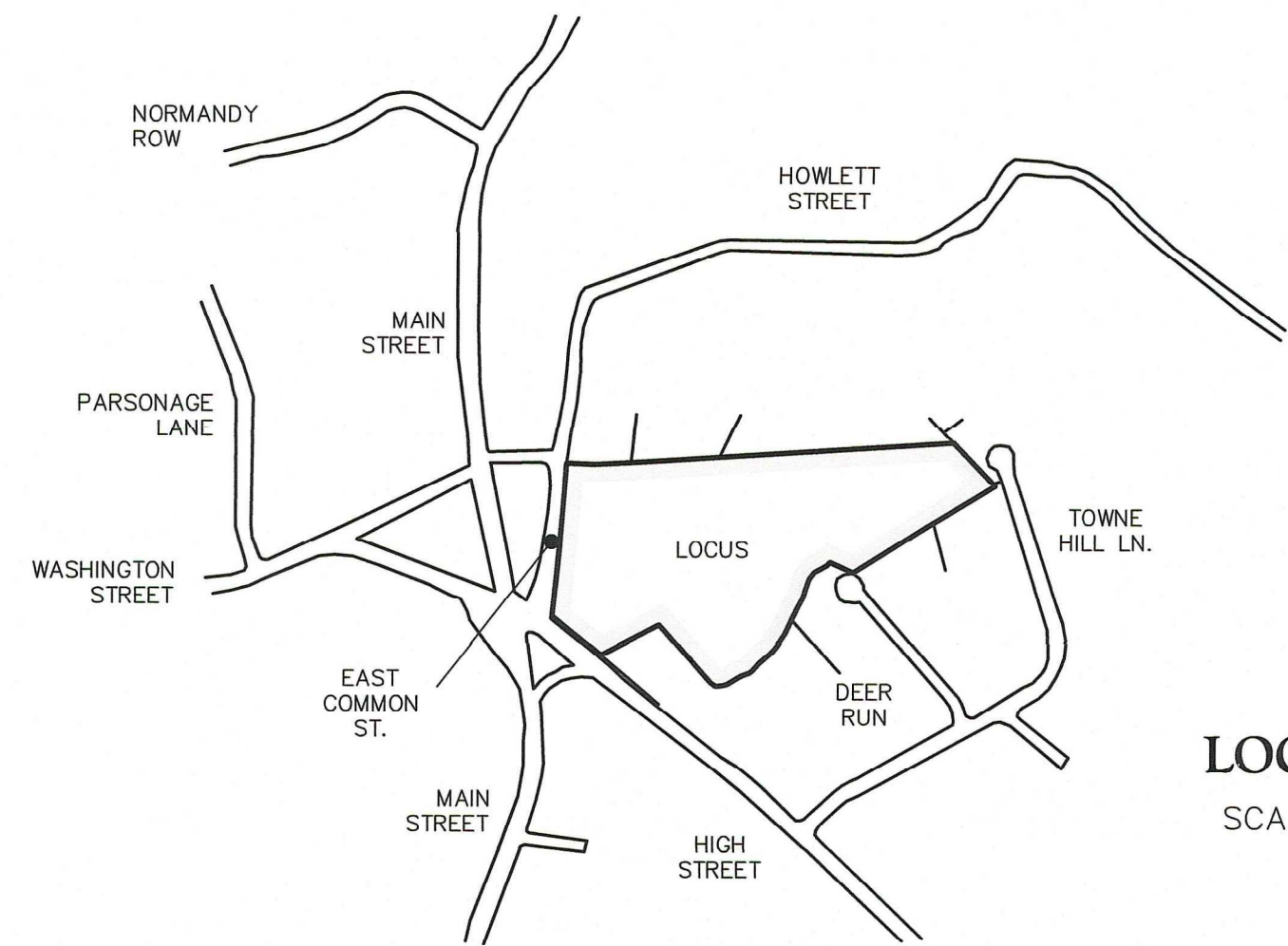




KEY MAP
SCALE: 1"=200'



LOCUS MAP
SCALE: 1"=600'

CERTIFICATIONS

I CERTIFY THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 BETWEEN 3/20/19 AND 3/27/19.

I CERTIFY THAT AS OF THE DATE OF THIS SURVEY, THE MONUMENTS CONTROLLING PRIOR PLANS ARE IN THE GROUND AS SHOWN AND DESCRIBED HEREON. I FURTHER CERTIFY THAT ANY ADDITIONAL MONUMENTS SHOWN HEREON HAVE BEEN SET IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 AS OF THE DATE OF THIS SURVEY.

I CERTIFY THAT THE CONDITIONS ON THE GROUND ARE THE SAME NOW AS AT THE TIME OF THE ORIGINAL SURVEY 2/8/22.

MICHAEL J. SERGI
PROFESSIONAL LAND SURVEYOR
No. 93993
DATE 3/30/22

LAND COURT CASE NO.972

CLOSURE & INSTRUMENTATION

PRECISION: 1/139,275
LINEAR ERROR: 0.025
DIRECTIONAL ERROR: N65°-40'W

INSTRUMENT USED LEICA TP12:
ANGLE MEASUREMENT ACCURACY SPEC 3"
DISTANCE MEASUREMENT ACCURACY SPEC 1MM+1.5PPM

ALL MEASUREMENTS MADE WITH EDM (SEE THE MORIN-CAMERON GROUP, INC. RECORDS OF BASELINE COMPARISONS)

CASE 972H

- ### NOTES
- WETLAND RESOURCE AREAS DELINEATED BY BEALS ASSOCIATES, INC. WETLAND RESOURCE AREA LOCATIONS PROVIDED BY BEALS ASSOCIATES INC. LOCATIONS ARE APPROXIMATE BASED ON GPS LOCATIONS.
 - LOCUS CONSISTS OF BOTH REGISTERED AND UNREGISTERED LAND.
 - LOTS 1 & 2 COMPLY TO TOPSFIELD ZONING BYLAW 4.07(L) CONCERNING LOT SHAPE.
 - SEPTIC SYSTEM LOCATION IS NOT THE RESULT OF A SURVEY BUT BASED ON AN AS-BUILT SANITARY DISPOSAL SYSTEM PLAN ON FILE WITH THE TOPSFIELD BOARD OF HEALTH.

LEGEND

- DRILL HOLE SET
- ▲ MAG NAIL SET
- IRON ROD SET
- STONE BOUND D.H. FOUND
- STONE BOUND D.H.SET
- RAILROAD SPIKE SET
- 5391 COORDINATE CALC OR RECORD
- 9 COORDINATE SURVEYED

LOT 1

A=150,053 S.F.
A=3,444.7 AC.
CBA=137,6501 S.F.±
PERIMETER=1583.49'
RATIO=96%
OPEN SPACE=76%
BUILDING AREA 7%±

KEY REFERENCE DEEDS & PLANS

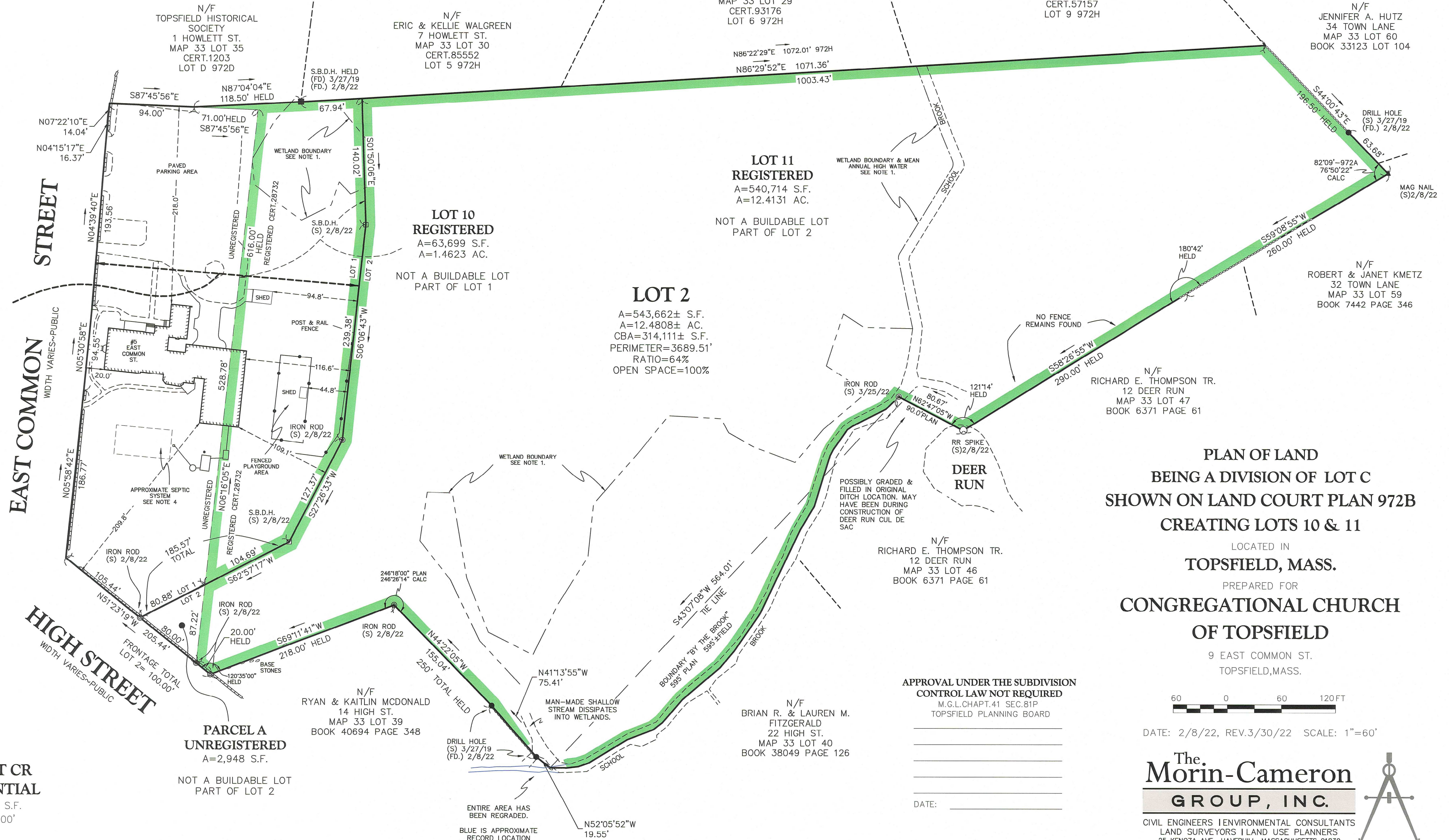
- DEED BOOK 4608 PAGE 278 SOUTH ESSEX REGISTRY OF DEEDS RECORDED SEPTEMBER 1,1959. DEED FROM RAYMOND S.& KATHERINE S.WILKINS TO CONGREGATIONAL CHURCH OF TOPSFIELD.
- CERTIFICATE OF TITLE 28732 SOUTH ESSEX REGISTRY OF DEEDS DATED SEPTEMBER 1, 1959 LISTING CONGREGATIONAL CHURCH OF TOPSFIELD AS OWNER IN FEE SIMPLE.
- LAND COURT CASE 972 PLANS A TO H INCLUSIVE.
- DEFINITIVE PLAN TOWNE HILL SUBDIVISION RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS PLAN BOOK 101 PLAN 63.
- PLAN OF LAND IN TOPSFIELD, MASS. OWNERS:CHESTER & CAROL MSCISZ RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS PLAN BOOK 267 PLAN 65.
- A PLAN OF TOPSFIELD COMMON FILED WITH THE COUNTY OF ESSEX RECORDS PLAN NO.1253 DATED JULY 25, 1873.
- ESSEX COUNTY 1954 DETAIL SURVEY OF HIGH STREET.

ASSESSOR REFERENCE

MAP 33 LOT 36 & 36A

ZONING DISTRICT CR CENTRAL RESIDENTIAL

MINIMUM AREA= 20,000 S.F.
MINIMUM FRONTAGE= 100'



APPROVAL UNDER THE SUBDIVISION
CONTROL LAW NOT REQUIRED
M.G.L.CHAPT.41 SEC.81P
TOPSFIELD PLANNING BOARD

DATE: _____

60 0 60 120 FT

DATE: 2/8/22, REV.3/30/22 SCALE: 1"=60'

The
Morin-Cameron
GROUP, INC.

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LAND SURVEYORS | LAND USE PLANNERS
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DWG.NO.3834.001.008