

ASSESSORS: PARCEL ID: 33-36-A
 REFERENCES: DEED BOOK 4608, PAGE 278
 LCC PLAN NO. 972-B
 ON LAND COURT PLAN 972B CREATING LOTS 10 & 11 BY THE
 MORIN-CAMERON GROUP, INC. BEARING A REVISION DATE OF 3/30/22.
 RECORD OWNER: CONGREGATIONAL CHURCH OF TOPSFIELD

NOTES:
 1) DATA FOR THIS SURVEY IS THE MOST RECENT AMERICAN FIELD DATUM OF 1988 (NA1988). SAID DATUM WAS
 ESTABLISHED BY GPS OBSERVATIONS UTILIZING GEARED TO THE NATIONAL DATUM OF 1983 (NAD83).
 2) UNDERGROUND UTILITIES SHOWN HEREON ARE COMPILED FROM FIELD LOCATIONS OF STRUCTURES AND FROM
 AVAILABLE RECORD INFORMATION ON FILE AT THE TOWN D.P.W. AND UTILITY COMPANIES. OTHER UNDERGROUND
 UTILITIES NOT SHOWN HEREON ARE NOT TO BE CONSIDERED AS PART OF THIS SURVEY. THE LOCATION, SIZE AND
 ELEVATION OF ALL UTILITIES WITHIN THE AREA OF PROPOSED WORKING TO CONTACT "DIG-SURE" AT 811 AT LEAST
 72 HOURS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION.
 3) WETLAND FLAGS, HYDRIC SOILS WETLAND FLAGS (E-SERIES), MEAN ANNUAL HIGH WATER (MAHW) FLAG, VERNAL
 POOLS AND ASSOCIATED BUFFER ZONES WERE COMPILED FROM HANCOCK INSTRUMENT SURVEY LOCATIONS OF
 POOLS AND FROM AVAILABLE RECORD INFORMATION ON FILE AT THE TOWN D.P.W. AND UTILITY COMPANIES.
 4) PROPERTY LINES SHOWN HEREON BASED ON PLAN ENTITLED "PLAN OF LAND, BEING A DIVISION OF LOT C SHOWN
 ON LAND COURT PLAN 972B CREATING LOTS 10 & 11" BY THE MORIN-CAMERON GROUP, INC. BEARING A REVISION
 DATE OF 3/30/22.

JEREMY P. KEOHANE
 JOANNE MINICILLO
 RICARDO M. GONZALEZ
 LCC PLAN NO. 972-H

ERIC & KELLIE WALGREEN
 LCC PLAN NO. 972-H

GARY H. FISH
 BETTIE J. FISH
 LC DOC. NO. 226480
 LC PLAN NO. 972-H

JANET KMETZ
 ROBERT KMETZ
 DEED BK. 33723, PG. 104
 PLAN BK. 101, PL. 63

HOWETT REALTY TRUST
 DEED BK. 6371, PG. 61
 PLAN BK. 101, PL. 63

RYAN & KAITLIN McDONALD
 DEED BK. 6084, PG. 316

BRIAN P. FITZGERALD
 LAUREN M. FITZGERALD
 DEED BK. 36049, PG. 126
 PLAN BK. 267, PL. 65

CONGREGATIONAL CHURCH OF TOPSFIELD
 DEED BK. 4608, PG. 278

PARCEL A
 UNREGISTERED
 2.5 ACRES S.F.

LOT 10
 REGISTERED
 543,822 S.F.
 (2.9848 S.F. UNREGISTERED)
 12 ABUSE ADDRESSES
 (SEE NOTE 4)

LOT 11
 REGISTERED
 540,714 S.F.
 (SEE NOTE 4)

DEER RUN

BOUNDARY BY A BROOK (DEED)

BOUNDARY BY A BROOK (DEED)

BOUNDARY BY A BROOK (DEED)

BOUNDARY BY A BROOK (DEED)

BOUNDARY BY A BROOK (DEED)

BOUNDARY BY A BROOK (DEED)

BOUNDARY BY A BROOK (DEED)

BOUNDARY BY A BROOK (DEED)

BOUNDARY BY A BROOK (DEED)

BOUNDARY BY A BROOK (DEED)

BOUNDARY BY A BROOK (DEED)

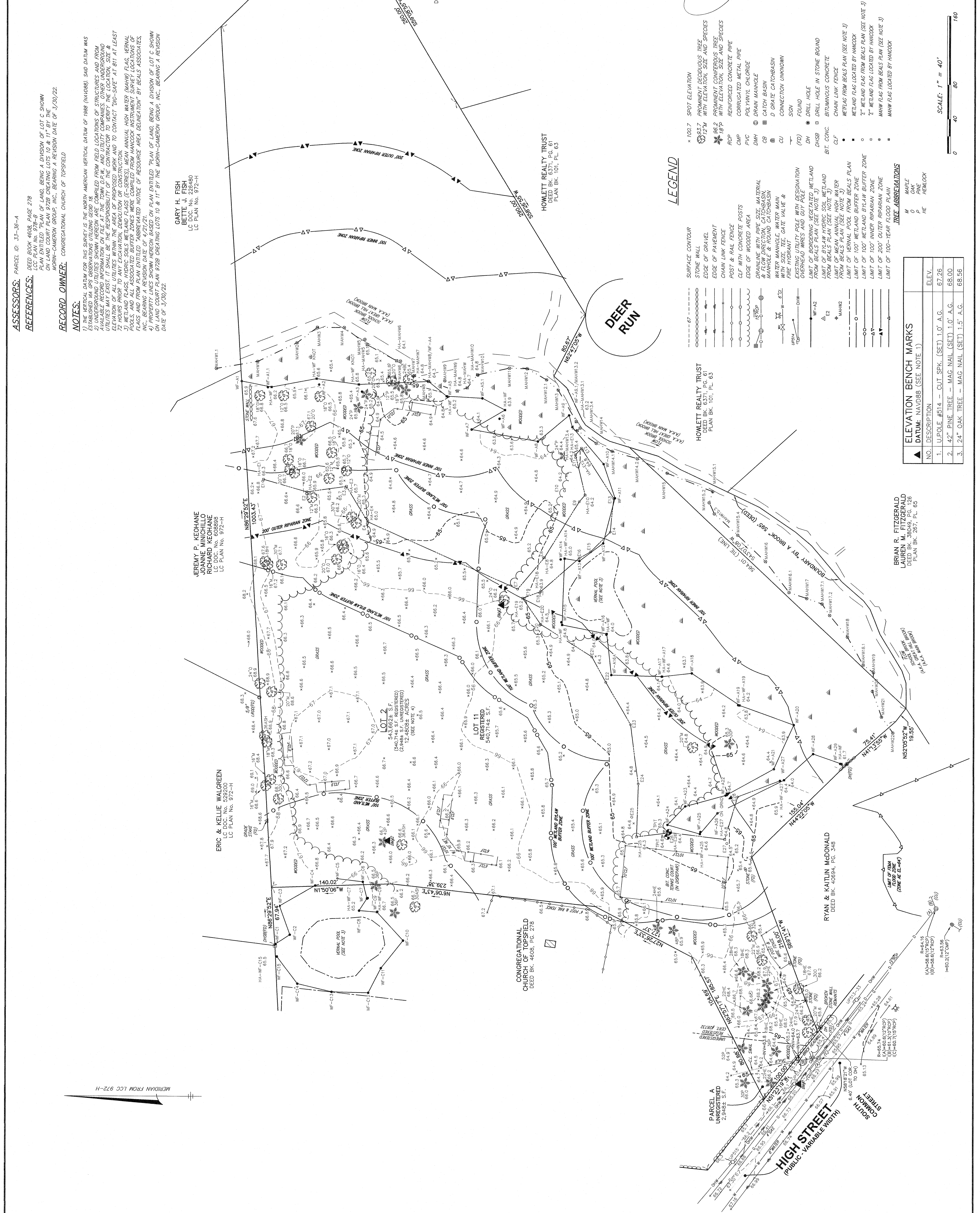
BOUNDARY BY A BROOK (DEED)

BOUNDARY BY A BROOK (DEED)

BOUNDARY BY A BROOK (DEED)

BOUNDARY BY A BROOK (DEED)

BOUNDARY BY A BROOK (DEED)



MERIDIAN FROM LCC 972-H

HANCOCK ASSOCIATES
 Civil Engineers
 Land Surveyors
 Wetland Scientists
 185 CENTRE STREET, DANVERS, MA 01923
 VOICE (978) 777-3050, FAX (978) 774-7816
 WWW.HANCOCKASSOCIATES.COM



LEGEND

SPOT ELEVATION	100' SURFACE CONTOUR	EXISTING UTILITIES POLE WITH DESIGNATION
PROMINENT DECIDUOUS TREE	STONE WALL	LIMIT OF RIPARIAN ZONE (SEE NOTE 3)
PROMINENT CONIFEROUS TREE	EDGE OF GRAVEL	LIMIT OF BY-LAW HYDRIC SOIL WETLAND FROM BEALS PLAN (SEE NOTE 3)
WITH ELEVATION, SIZE AND SPECIES	EDGE OF PAVEMENT	LIMIT OF MEAN ANNUAL HIGH WATER FROM BEALS PLAN (SEE NOTE 3)
18" P	CHAIN LINK FENCE	LIMIT OF VERNAL POOL FROM BEALS PLAN (SEE NOTE 3)
REINFORCED CONCRETE PIPE	POST & RAIL FENCE	LIMIT OF 100' WETLAND BUFFER ZONE
CMP	GLF WITH CONCRETE POSTS	LIMIT OF 100' INNER RIPARIAN ZONE
PVC	EDGE OF MOORED AREA	LIMIT OF 200' OUTER RIPARIAN ZONE
POLYETHYLENE GLYCOL	DRAINAGE WITH PIPE SIZE, MATERIAL, MANHOLE & ROUND CATCHBASIN	LIMIT OF 100-YEAR FLOOD PLAN
DMH	WATER MANHOLE, WATER MAIN WITH SIZE, TEE, GATE VALVE & FIRE HYDRANT	
CB	EXISTING UTILITIES POLE WITH DESIGNATION	
CONNECTION UNKNOWN	LIMIT OF RIPARIAN ZONE (SEE NOTE 3)	
CU	LIMIT OF BY-LAW HYDRIC SOIL WETLAND FROM BEALS PLAN (SEE NOTE 3)	
SIGN	LIMIT OF MEAN ANNUAL HIGH WATER FROM BEALS PLAN (SEE NOTE 3)	
FOUND	LIMIT OF VERNAL POOL FROM BEALS PLAN (SEE NOTE 3)	
DRILL HOLE	LIMIT OF 100' WETLAND BUFFER ZONE	
DHSB	LIMIT OF 100' INNER RIPARIAN ZONE	
BIT. CONC.	LIMIT OF 200' OUTER RIPARIAN ZONE	
BTM. CONC.	LIMIT OF 100-YEAR FLOOD PLAN	
CHAIN LINK FENCE		
WETLAND FLAG LOCATED BY HANCOCK		
2" WETLAND FLAG FROM BEALS PLAN (SEE NOTE 3)		
2" WETLAND FLAG LOCATED BY HANCOCK		
MAHW FLAG FROM BEALS PLAN (SEE NOTE 3)		
MAHW FLAG LOCATED BY HANCOCK		

ELEVATION BENCH MARKS

NO.	DESCRIPTION	ELEV.
1.	U-POLE #514 - CUT SPK. (SET) 1.0' A.G.	67.26
2.	42" PINE TREE - MAG NAIL (SET) 1.0' A.G.	68.00
3.	24" OAK TREE - MAG NAIL (SET) 1.5' A.G.	68.56

EXISTING CONDITIONS PLAN OF LAND IN TOPSFIELD, MA

DATE: 4/17/22
 DRAWN BY: EME
 SCALE: 1"=40'
 CHECK BY: WSJ

NO. BY IMP. DATE (ISSUE/REVISION DESCRIPTION)

SCALE: 1" = 40'

PROJECT NO.: 25175