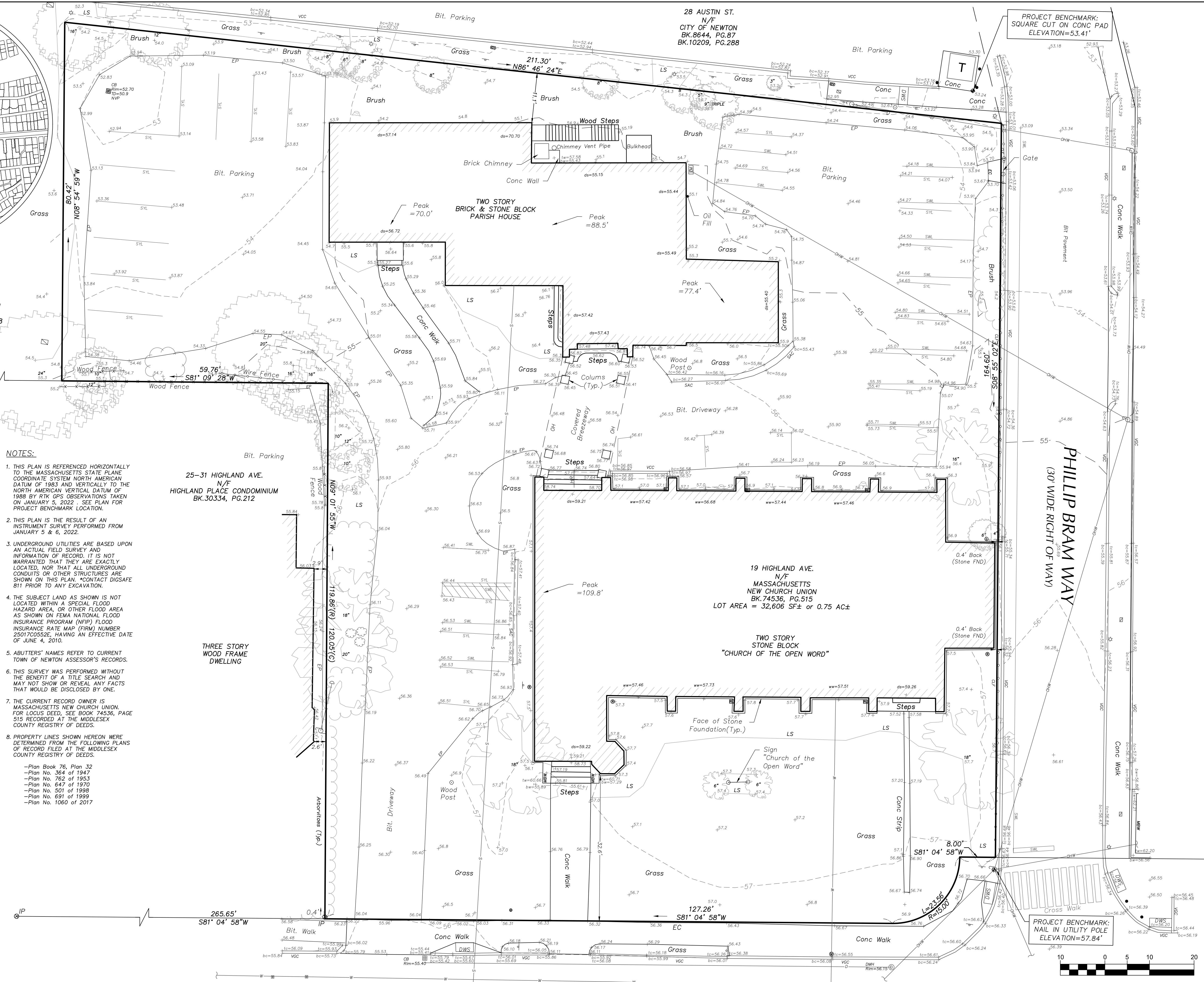


LOCUS MAP
not to scale

28 AUSTIN ST.
N/F
CITY OF NEWTON
BK.8644, PG.87
BK.10209, PG.288

MASSACHUSETTS STATE PLANE
COORDINATE SYSTEM (NAD83)



PROJECT BENCHMARK:
SQUARE CUT ON CONC PAD
ELEVATION=53.41'

PHILLIP BRAM WAY
(30' WIDE RIGHT OF WAY)

19 HIGHLAND AVE.
N/F
MASSACHUSETTS
NEW CHURCH UNION
BK.74536, PG.515
LOT AREA = 32,606 SF± or 0.75 AC±

TWO STORY
STONE BLOCK
"CHURCH OF THE OPEN WORD"

PROJECT BENCHMARK:
NAIL IN UTILITY POLE
ELEVATION=57.84'

HIGHLAND AVENUE

1 inch = 10 ft.

- LEGEND**
- CATCHBASIN
 - DRAIN MANHOLE
 - ROOF DRAIN
 - WATER GATE
 - WATER SERVICE
 - IRRIGATION CONTROL VALVE
 - ELECTRIC METER
 - HANDHOLE
 - UTILITY POLE
 - GUY WIRE
 - LIGHT POLE
 - SIGN
 - GAS SERVICE
 - POST
 - BOLLARD
 - BENCHMARK
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - STUMP
 - BRUSH
 - SEWER LINE
 - WATER LINE
 - OVERHEAD WIRE
 - INDEX CONTOUR
 - INTERMEDIATE CONTOUR
 - SPOT GRADE
 - TOP OF WALL ELEVATION
 - BOTTOM OF WALL ELEVATION
 - TOP OF CURB ELEVATION
 - BOTTOM OF CURB ELEVATION
 - DOOR SILL ELEVATION
 - FINISHED FLOOR ELEVATION
 - WINDOW WELL
 - EDGE OF PAVEMENT
 - EDGE OF CONCRETE
 - OVERHANG
 - HAND RAIL
 - CHAIN LINK FENCE
 - LANDSCAPING
 - MASONRY BLOCK WALL
 - FOUNDATION
 - VERTICAL CONCRETE CURB
 - VERTICAL GRANITE CURB
 - SLOPED ASPHALT CURB
 - TOP OF DEBRIS
 - NO VISIBLE PIPE
 - BITUMINOUS
 - SOLID WHITE LINE
 - SOLID YELLOW LINE
 - DETECTABLE WARNING STRIP
 - CALCULATED
 - RECORD
 - IRON PIPE

- NOTES:**
1. THIS PLAN IS REFERENCED HORIZONTALLY TO THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM NORTH AMERICAN DATUM OF 1983 AND VERTICALLY TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 BY RTK GPS OBSERVATIONS TAKEN ON JANUARY 5, 2022 - SEE PLAN FOR PROJECT BENCHMARK LOCATION.
 2. THIS PLAN IS THE RESULT OF AN INSTRUMENT SURVEY PERFORMED FROM JANUARY 5 & 6, 2022.
 3. UNDERGROUND UTILITIES ARE BASED UPON AN ACTUAL FIELD SURVEY AND INFORMATION OF RECORD. IT IS NOT WARRANTED THAT THEY ARE EXACTLY LOCATED, NOR THAT ALL UNDERGROUND CONDUITS OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN. *CONTACT DIGSAFE 811 PRIOR TO ANY EXCAVATION.
 4. THE SUBJECT LAND AS SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, OR OTHER FLOOD AREA AS SHOWN ON FEMA NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 25017C0552E, HAVING AN EFFECTIVE DATE OF JUNE 4, 2010.
 5. ADJUTERS' NAMES REFER TO CURRENT TOWN OF NEWTON ASSESSOR'S RECORDS.
 6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAY NOT SHOW OR REVEAL ANY FACTS THAT WOULD BE DISCLOSED BY ONE.
 - Plan Book 76, Plan 32
 - Plan No. 364 of 1947
 - Plan No. 762 of 1953
 - Plan No. 647 of 1970
 - Plan No. 501 of 1998
 - Plan No. 691 of 1999
 - Plan No. 1060 of 2017
 7. THE CURRENT RECORD OWNER IS MASSACHUSETTS NEW CHURCH UNION. FOR LOCUS DEED, SEE BOOK 74536, PAGE 515 RECORDED AT THE MIDDLESEX COUNTY REGISTRY OF DEEDS.
 8. PROPERTY LINES SHOWN HEREON WERE DETERMINED FROM THE FOLLOWING PLANS OF RECORD FILED AT THE MIDDLESEX COUNTY REGISTRY OF DEEDS.
 - Plan Book 76, Plan 32
 - Plan No. 364 of 1947
 - Plan No. 762 of 1953
 - Plan No. 647 of 1970
 - Plan No. 501 of 1998
 - Plan No. 691 of 1999
 - Plan No. 1060 of 2017

25-31 HIGHLAND AVE.
N/F
HIGHLAND PLACE CONDOMINIUM
BK.30334, PG.212

THREE STORY
WOOD FRAME
DWELLING

samioles

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Civil Engineers - Land Surveyors

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F 508.877.8349
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CHURCH OF THE OPEN WORD
19 HIGHLAND AVENUE, NEWTONVILLE, MA

SEAL

Daniel F. Fleming
REGISTERED PROFESSIONAL
LAND SURVEYOR FOR
SAMIOTES CONSULTANTS, INC.

REVISION

NO.	DATE	DESCRIPTION

**EXISTING CONDITIONS
PLAN OF LAND**

JOB # 51103
DATE: 2/8/2022
SCALE: 1"=10'
DRAWN BY: RAG
APPROVED BY: DFF

EX-1
SHEET 1 OF 1

FILE: 51103.00 CHURCH OF THE OPEN WORD, NEWTONVILLE ECP.DWG

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