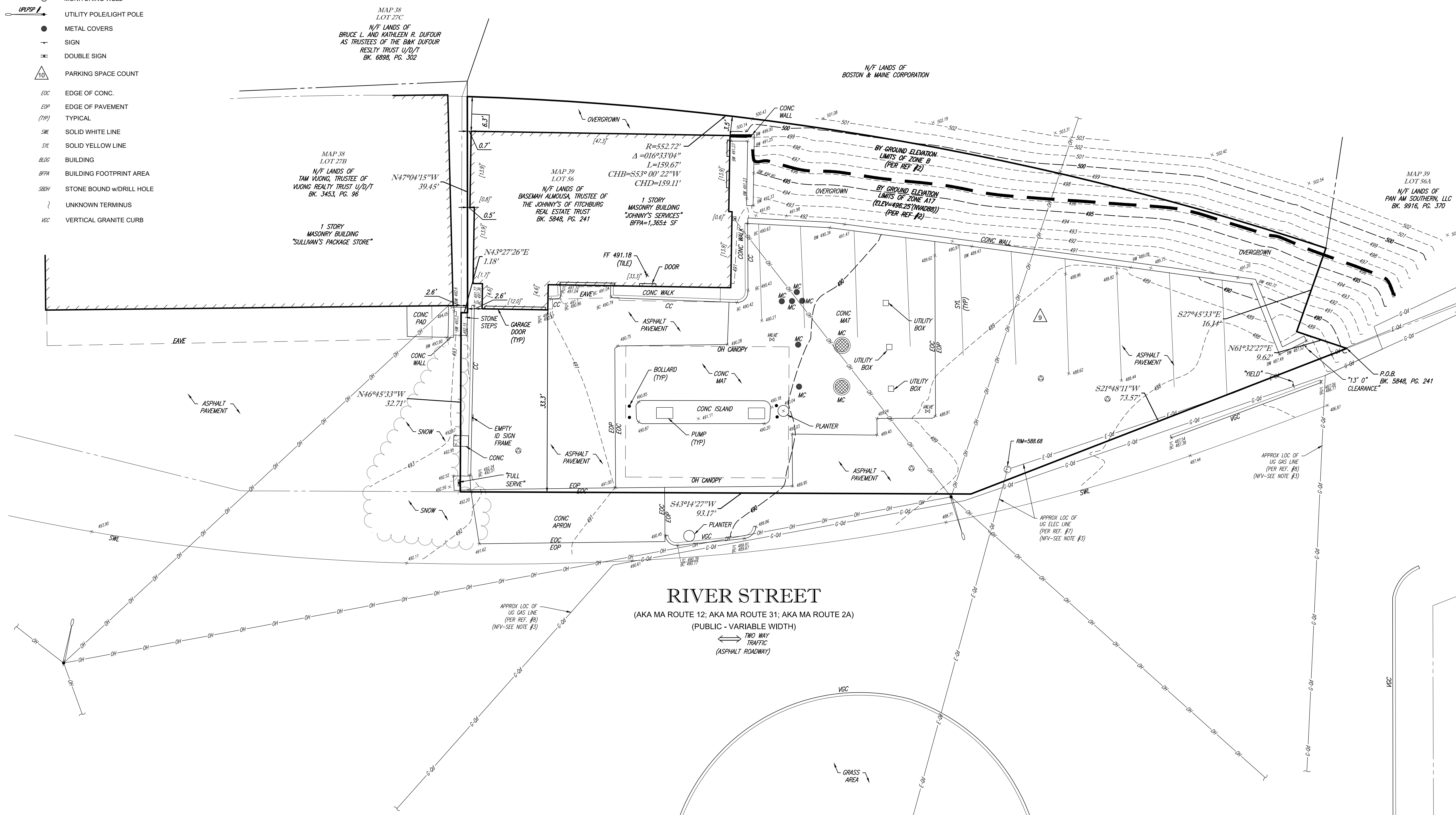
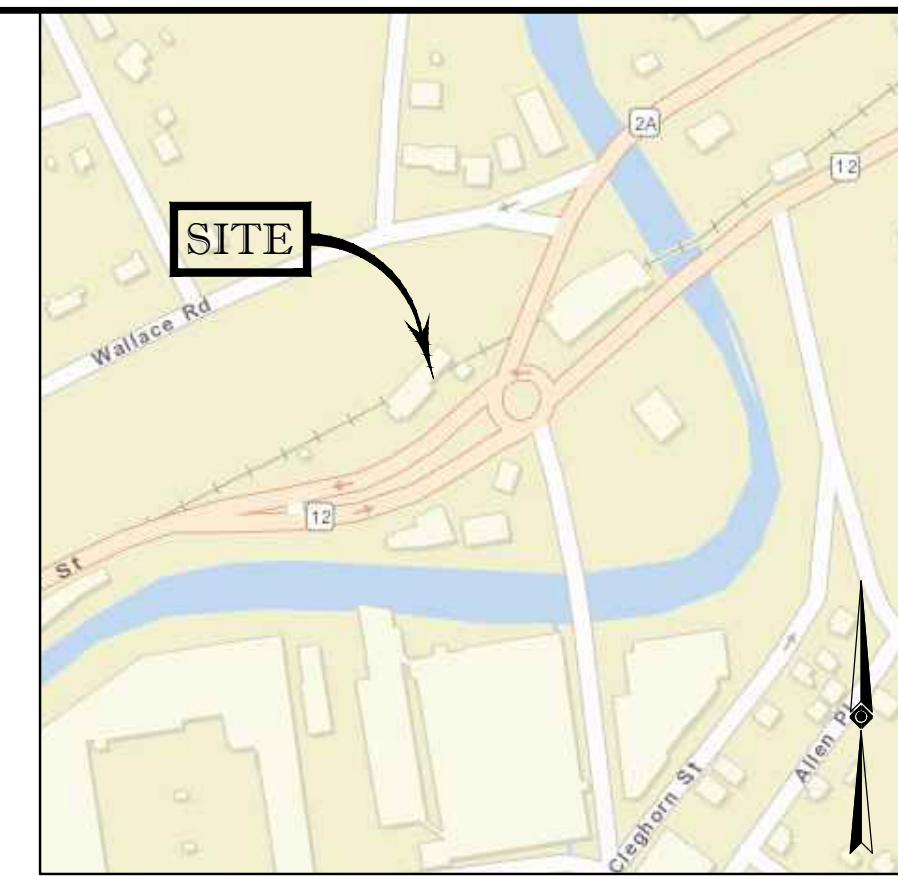
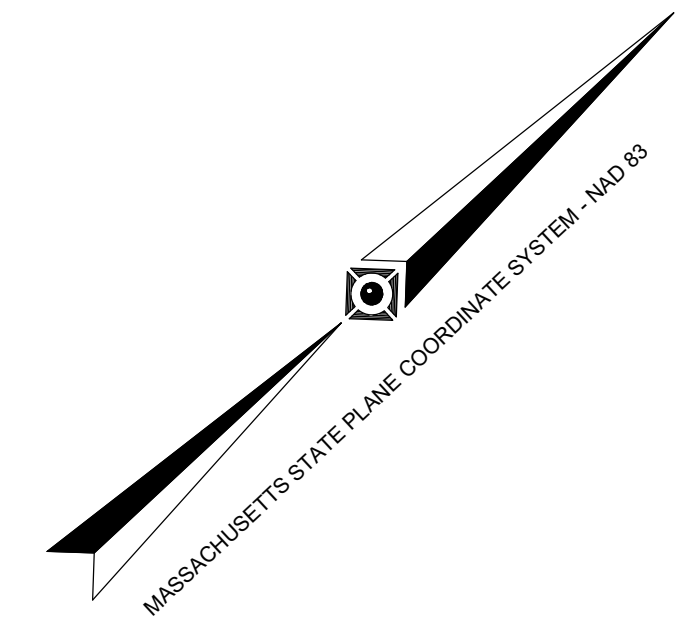


LEGEND

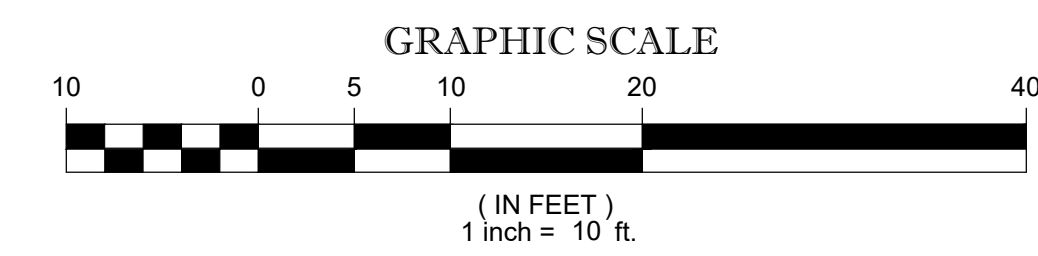
| | |
|------|--|
| --- | EXISTING CONTOUR |
| • | EXISTING SPOT ELEVATION |
| • TC | EXIST. TOP OF CURB ELEVATION |
| • BC | EXIST. BOTTOM OF CURB ELEVATION |
| • TW | EXIST. TOP OF WALL ELEVATION |
| • BW | EXIST. BOTTOM OF WALL ELEVATION |
| • FF | EXIST. FINISHED FLOOR ELEVATION |
| • GF | EXIST. GARAGE FLOOR ELEVATION |
| OH | OVERHEAD WIRES |
| G | APPROX. LOC. UNDERGROUND GAS LINE |
| E | APPROX. LOC. UNDERGROUND ELECTRIC LINE |
| Q | QUALITY LEVEL D |
| UV | UNKNOWN VALVE |
| EM | ELECTRIC METER |
| EMH | ELECTRIC MANHOLE |
| M | MONITORING WELL |
| UPSP | UTILITY POLE/LIGHT POLE |
| ● | METAL COVERS |
| + | SIGN |
| ± | DOUBLE SIGN |
| △ | PARKING SPACE COUNT |
| EOC | EDGE OF CONC. |
| EOP | EDGE OF PAVEMENT |
| (TP) | TYPICAL |
| SL | SOLID WHITE LINE |
| SL | SOLID YELLOW LINE |
| BLDG | BUILDING |
| BPFA | BUILDING FOOTPRINT AREA |
| SBH | STONE BOUND W/DRILL HOLE |
| U | UNKNOWN TERMINUS |
| VGC | VERTICAL GRANITE CURB |



- NOTES:**
- PROPERTY KNOWN AS LOT 56 AS SHOWN ON THE CITY OF FITCHBURG, WORCESTER COUNTY, COMMONWEALTH OF MASSACHUSETTS MAP NO. 39.
 - AREA = 8,979 SQUARE FEET OR 0.206 ACRES.
 - 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 ASBUILT 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 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.
- THE SOURCE OF UNDERGROUND UTILITIES ARE SHOWN UTILIZING A QUALITY LEVEL SYSTEM:
- QUALITY LEVEL D - UTILITIES SHOWN BASED UPON REFERENCE MAPPING OR ORAL HISTORY. NOT FIELD VERIFIED.
- QUALITY LEVEL C - LOCATION OF UTILITY SURFACE FEATURES SUPPLEMENTS REFERENCE MAPPING. INCLUDES MARKOUT BY OTHERS.
- QUALITY LEVEL B - UTILITY LOCATION DATA IS COLLECTED THROUGH GEOPHYSICAL SENSING TECHNOLOGY TO SUPPLEMENT SURFACE FEATURES AND OR REFERENCE MAPPING. INCLUDES MARKOUT BY CONTROL POINT ASSOCIATES, INC.
- QUALITY LEVEL A - HORIZONTAL AND VERTICAL LOCATION OF UTILITIES ARE OBTAINED USING VACUUM EQUIPMENT EXCAVATION OR OTHER METHODS TO EXPOSE THE UTILITY. LOCATION SHOWN AT SINGLE POINT WHERE EXCAVATION OCCURRED UNLESS UTILITY WAS LOCATED PRIOR TO FILLING.
- ALL FOUR TYPES MAY NOT BE PRESENT ON THIS SURVEY.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY CLIENT. A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
 - 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. IT IS STRONGLY RECOMMENDED THAT A COMPLETE TITLE SEARCH BE PROVIDED TO THE SURVEYOR FOR REVIEW PRIOR TO THE PLACEMENT OF OR ALTERATION TO IMPROVEMENTS ON THE PROPERTY.
 - BY GRAPHIC PLOTTING ONLY PROPERTY IS PARTIALLY LOCATED IN FLOOD HAZARD ZONE A11 (AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED: ELEV=487 (NGVD29); ELEV=496.25 (NAV88)), AND PARTIALLY LOCATED IN FLOOD HAZARD ZONE B (AREAS BETWEEN LIMITS OF THE 100 YEAR FLOOD AND 500 YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100 YEAR FLOODING WITH AVERAGE DEPTHS OF LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD (MEDIUM SHADING)) PER REF. #2.
 - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
 - ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1989 (NAV89), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS).
 - THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
 - THIS SURVEY WAS PERFORMED DURING A PERIOD WHEN THE GROUND WAS SNOW COVERED. UTILITY STRUCTURES AND SITE FEATURES HAVE BEEN LOCATED AND IDENTIFIED WHICH WERE VISIBLE ON THE DATE OF THE FIELD SURVEY. REMOVAL OF THIS NOTE FROM THE SURVEY WILL REQUIRE A LATER SITE VISIT AFTER THE SNOW HAS MELTED.

- REFERENCES:**
- THE TAX ASSESSOR'S MAP OF CITY OF FITCHBURG, WORCESTER COUNTY, MAP 39.
 - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, CITY OF FITCHBURG, WORCESTER COUNTY, PANEL 8 OF 12," COMMUNITY-PANEL NUMBER 250304 0008 C, MAP REVISED: SEPTEMBER 18, 1991.
 - PLAN ENTITLED "LAND IN FITCHBURG, MASS., VERMONT-MASSACHUSETTS RAILROAD COMPANY TO CLOVIS DUFOR," PREPARED BY J.F. KERWIN, DATED FEBRUARY, 1957. RECORDED WITH THE WORCESTER NORTHERN DISTRICT REGISTRY OF DEEDS IN PLAN BK 104 PG 19.
 - PLAN ENTITLED "LAND IN FITCHBURG, MASS., PREPARED FOR 363 RIVER STREET REALTY TRUST," PREPARED BY WHITMAN & BINGHAM ASSOCIATES, INC., DATED OCTOBER 22, 1998. RECORDED WITH THE WORCESTER NORTHERN DISTRICT REGISTRY OF DEEDS IN PLAN BK 405 PG 19.
 - PLAN ENTITLED "LAND IN FITCHBURG, MASS., THE VERMONT AND MASSACHUSETTS RAILROAD COMPANY, TO FITCHBURG GAS & ELECTRIC LIGHT COMPANY," PREPARED BY J.F. KERWIN, DATED SEPTEMBER, 1962. RECORDED WITH THE WORCESTER NORTHERN DISTRICT REGISTRY OF DEEDS IN PLAN BK 124 PG 24.
 - MAP ENTITLED "PLAN OF ROAD IN THE CITY OF FITCHBURG, WORCESTER COUNTY, ALTERED AND LAID OUT AS A STATE HIGHWAY BY THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION, HIGHWAY DIVISION," PREPARED BY GREENMAN-PEDERSEN, INC., DATED FEBRUARY 16, 2011. LAYOUT NO. 6120, SHEET 1 OF 3.
 - UNDERGROUND ELECTRIC FACILITY MAPPING PROVIDED BY UNILIT CORPORATION.
 - UNDERGROUND GAS FACILITY MAPPING PROVIDED BY UNILIT CORPORATION.

RIVER STREET
 (AKA MA ROUTE 12; AKA MA ROUTE 31; AKA MA ROUTE 2A)
 (PUBLIC - VARIABLE WIDTH)
 TWO WAY TRAFFIC
 (ASPHALT ROADWAY)



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



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

DATE
 3-23-2022

| | |
|----------------|--------------|
| FIELD DATE | 2-22-2022 |
| FIELD BOOK NO. | 21-14 |
| FIELD BOOK PG. | 46 |
| FIELD CREW | S.S.W. |
| DRAWN | R.J.K. |
| REVIEWED | E.L.O.C. |
| APPROVED | G.L.H. |
| DATE | 3-23-2022 |
| SCALE | 1"=10' |
| FILE NO. | 03-210598-00 |
| DWG. NO. | 1 OF 1 |

BOUNDARY, UTILITY & TOPOGRAPHIC SURVEY
FUSS & O'NEILL, INC.
 339 RIVER STREET
 LOT 56, MAP 39
 CITY OF FITCHBURG, WORCESTER COUNTY
 COMMONWEALTH OF MASSACHUSETTS

CONTROL POINT ASSOCIATES, INC.
 352 TURNPIKE ROAD
 SOUTHBROOK, MA 01772
 508.948.3000 - 508.948.3003 FAX
 WWW.CPASURVEY.COM

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