

- WALKER DEVELOPMENT CORP.
447 BOSTON STREET
TOPSFIELD, MA 01983
DEED BOOK 34092 PAGE 566
ASSESSOR'S MAP R-11, LOT 18

SOUTHERN ESSEX REGISTRY OF DEEDS:

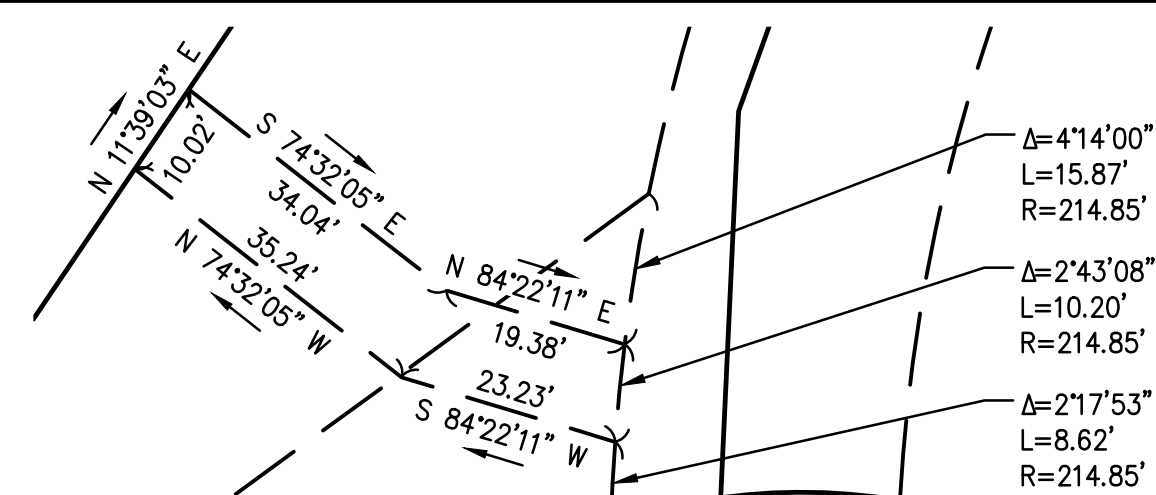
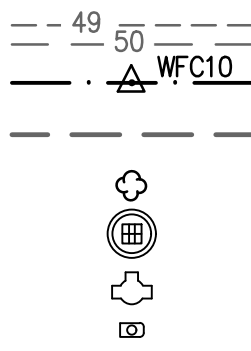
1. PLAN BOOK 448 PLAN 67
(DEFINITIVE SUBDIVISION PLAN OF SULLIVANS COURT
EXTENSION AKA ESTATE HOMES AT RIVERS EDGE)

- ELEVATIONS HEREON REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AS OBTAINED BY GPS TRIANGULATION.

1. THE EXISTING CONDITION DEPICTED HEREON IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY THE MORIN-CAMERON GROUP, INC.
2. PROPERTY LINE & WETLAND RESOURCE AREAS TAKEN FROM "DEFINITIVE SUBDIVISION PLAN OF SULLIVANS COURT EXTENSION AKA ESTATE HOMES AT RIVER'S EDGE" PREPARED BY THOMAS E. NEVE DATED OCTOBER 9, 2014 AND REVISED THROUGH JUNE 8, 2015 RECORDED AS PLAN BOOK 448, PLAN 67.
3. LOCATIONS OF ALL UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND SHOULD BE CONFIRMED BY UTILITY LOCATOR PRIOR TO THE COMMENCEMENT OF ANY SITE WORK. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIGSAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
4. THE INFORMATION DEPICTED ON THE PLAN CONFORMS TO SECTION 5.16 (AS-BUILT PLANS) OF THE TOWN OF NEWBURY RULES & REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

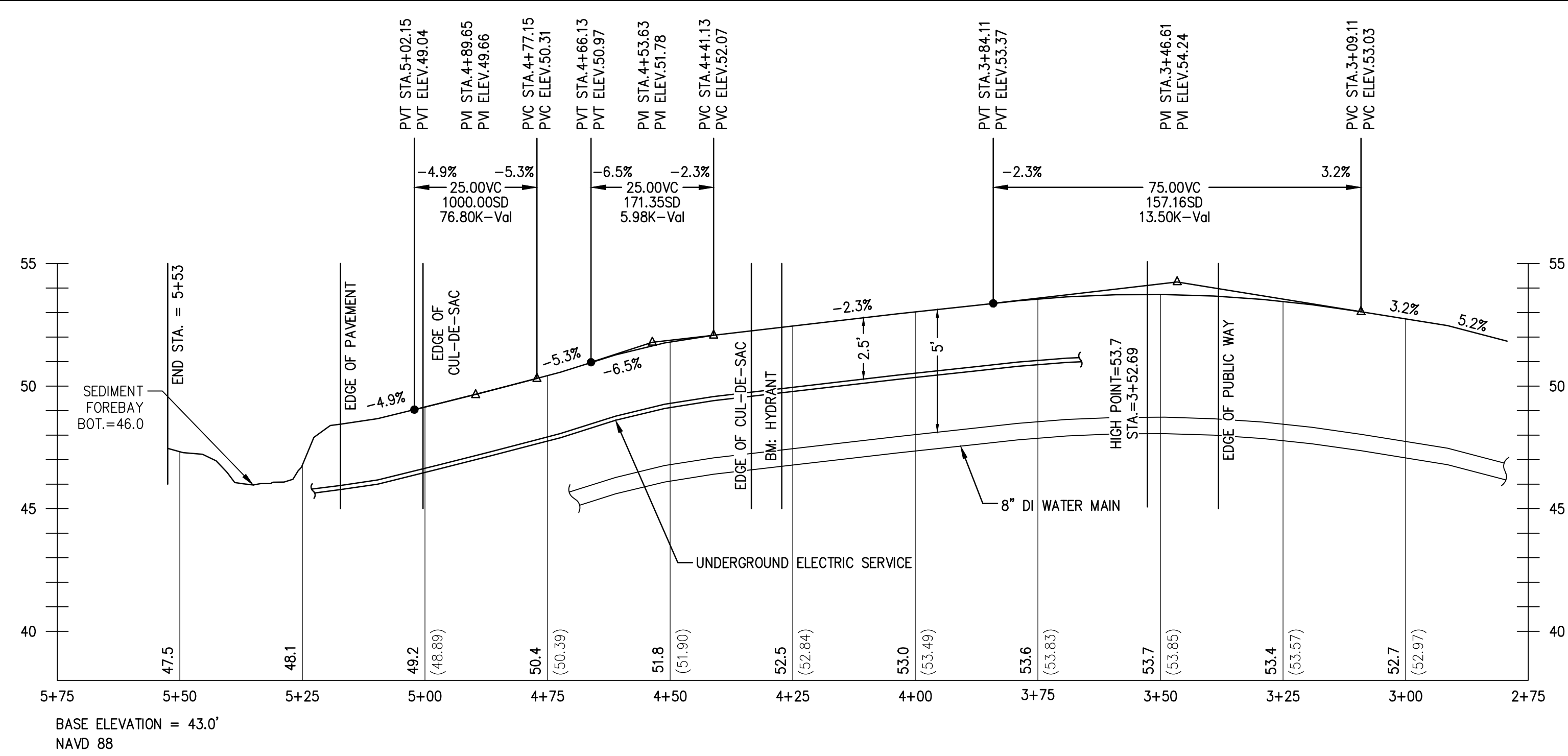
AK	ACRES
BC	BOOK
BM	BENCHMARK
BO	BOTTOM
DI	DUCTILE IRON
ELEV	ELEVATION
FES	FLARED END SECTION
HDPE	HIGH DENSITY POLYETHYLENE
INV	INVERT
N/F	NOW OR FORMERLY
PG	PAGE
R.O.W	RIGHT OF WAY
SF	SQUARE FEET
TYP	TYPICAL

TOPOGRAPHIC CONTOURS
EDGE OF BORDERING VEGETATED WETLANDS
100' BUFFER ZONE
BUSH
CATCH BASIN
HYDRANT
MAILBOX



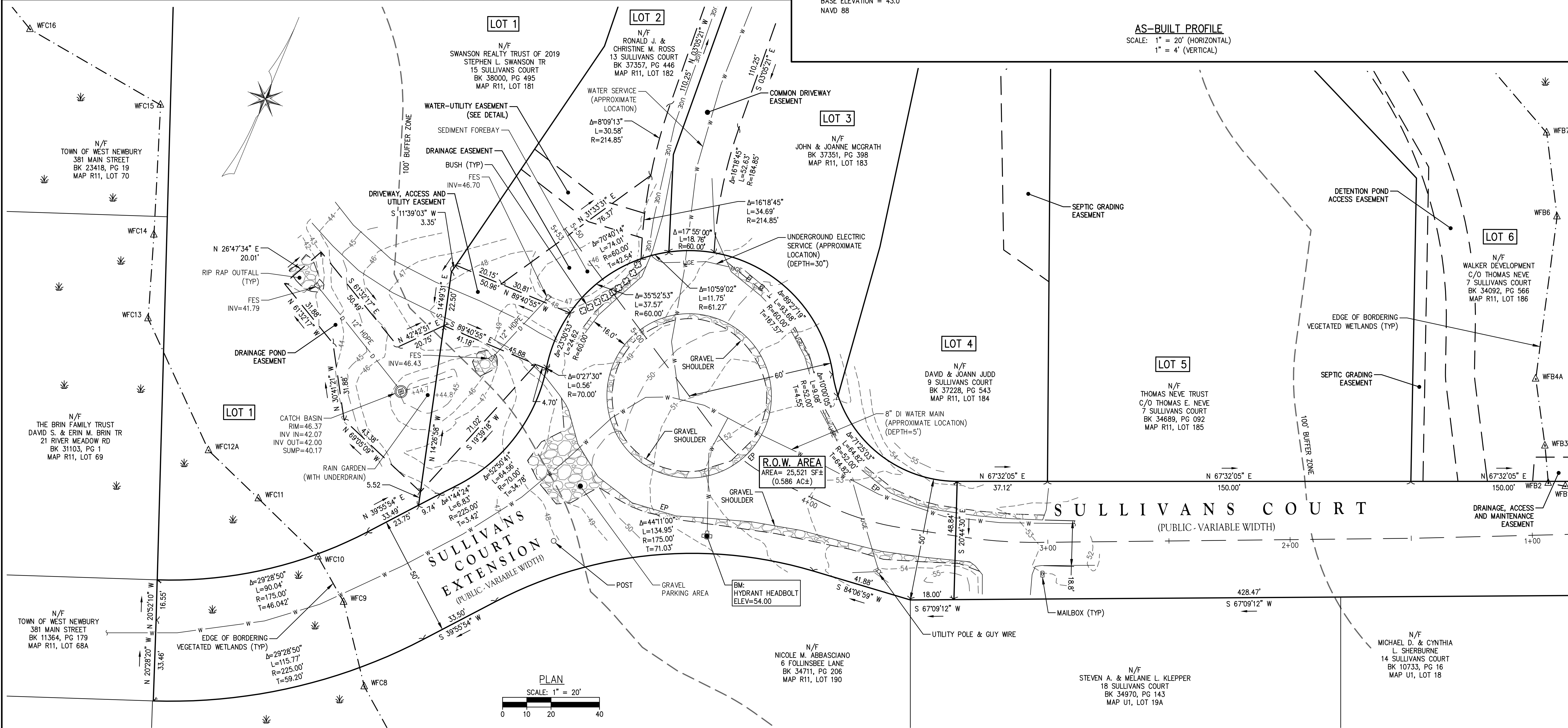
WATER UTILITY EASEMENT DETAIL

SCALE: 1"=20'



AS-BUILT PROFILE

SCALE: 1" = 20' (HORIZONTAL)
1" = 4' (VERTICAL)



DRAFT

SURVEY BY: MCG
DRAFTED BY: CWB
CHECKED BY: DJP
APPROVED BY: JMM
SCALE: AS NOTED
DATE: JANUARY 13, 2022

[illegible]

"SULLIVANS COURT EXTENSION" AS-BUILT PLAN
IN
WEST NEWBURY, MASSACHUSETTS
PREPARED FOR:
WALKER DEVELOPMENT CORP.

AS-BUILT PLAN & PROFILE	DRAWING NO. 1 OF 1
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