LEGEND

		STONE WALL
(R)		RECORD
(M)		FIELD MEASURED
(C)		CALCULATED
(R/H)		RECORD AND HELD
(FD)		FOUND
DH	◉	DRILL HOLE
DHSB	⊡	DRILL HOLE IN STONE BOUND
I.PIPE	○	IRON PIPE
MHB		MASS HIGHWAY BOUND
CTR. BK.		CENTER BACK

I CERTIFY THAT THE PROPERTY LINES SHOWN ARE THE LINES DIVIDING EXISTING OWNERSHIPS AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIPS OR FOR NEW WAYS ARE SHOWN. (MASS. GEN. LAWS CHAPTER 41, SEC. 81–x).

COMMONWEALTH OF MASSACHUSETTS
JOSEPH M. SMALL No. 45717 PROFESSIONAL LAND SURVEYOR

8-30-19
DATE

PROFESSIONAL LAND SURVEYOR

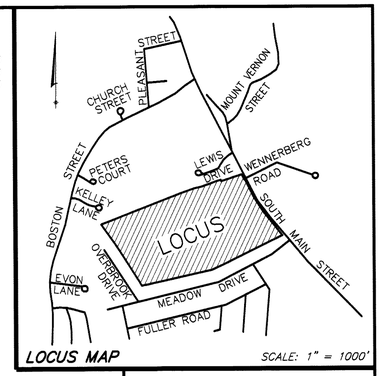
NOTES:

1) THIS PLAN HAS BEEN PREPARED TO DELINEATE THE MUNICIPAL AREA & OPEN SPACE AREA SHOWN HEREON AS DIRECTED BY THE TOWN OF MIDDLETON AND TO COMBINE LOTS 184 & 185 AS ONE CONTIGUOUS LOT.
2) PROPERTY LINES SHOWN HEREON ARE BASED ON AN ON–THE–GROUND SURVEY.
3) WETLANDS EXIST ON THE PREMISES AND ARE NOT SHOWN HEREON.

ASSESSORS: MAP 29, LOT 184
MAP 29, LOT 185

REFERENCES: DEED BOOK 36585, PAGE 563
DEED BOOK 36585, PAGE 568
DEED BOOK 36585, PAGE 575
PLAN 127 OF 1971
PLAN 144 OF 1944
PLAN BOOK 104, PLAN 64

RECORD OWNER: CORBEAU LLC



LOCUS MAP SCALE: 1" = 1000'

ROBERT J. SANTANGELO
GLORIA R. SANTANGELO
DEED BOOK 25325, PAGE 227
PLAN BOOK 319, PLAN 7

DOMENIC E. CENTOFANTI
RHONDA B. FOGEL
DEED BOOK 4592, PAGE 176
PLAN BOOK 319, PLAN 6

MICHAEL JEAN CARBONE
DEED BOOK 1852, PAGE 119
PLAN BOOK 352, PLAN 94

MERIDIAN FROM 1921 STATE HIGHWAY LAYOUT OF SOUTH MAIN STREET

FAIRWAY ESTATES, LLC
DEED BOOK 34254, PAGE 243
PLAN BOOK 168, PLAN 45

JANET B. TRICCA
DEED BOOK 13994, PAGE 3
PLAN 127 OF 1971

KATHARINE A. BROWN
DEED BOOK 35194, PAGE 173
PLAN BOOK 113, PLAN 63

JOZ DEVELOPMENT, LLC
DEED BOOK 35940, PAGE 405
PLAN BOOK 351, PLAN 88

JOSEPH GOLINI
MARIE GOLINI
DEED BK. 24699, PG. 96
PLAN BOOK 365, PLAN 89

JAMES M. JOHNSON
PAULA M. JOHNSON
DEED BOOK 20471, PAGE 504
PLAN BOOK 96, PLAN 38
PLAN BOOK 365, PLAN 89

REGINA SZPUK
DEED BOOK 23340, PAGE 508
PLAN BOOK 96, PLAN 38

ANTHONY A. AMBROSINO
NANCY L. AMBROSINO
DEED BOOK 9652, PAGE 341
PLAN BOOK 96, PLAN 38

STEPHEN W. PORFIDO
CATHERINE M. MANFREDONIA
DEED BOOK 5618, PAGE 691
PLAN BOOK 96, PLAN 38

STEVE FEIZIDIS
CHRIS FEIZIDIS
DEED BOOK 5618, PAGE 691
PLAN BOOK 96, PLAN 38

CHARLES C. BOWERS
LORRAINE A. BOWERS
DEED BOOK 3577, PAGE 37
PLAN BOOK 96, PLAN 38

THEODORE SHOMOS
JULIA A. SHOMOS
DEED BOOK 7251, PAGE 373
PLAN BOOK 96, PLAN 38

12' WIDE DRAIN EASEMENT
PLAN BOOK 96, PLAN 38

VINCENT E. JANOLLAR
DEED BOOK 3515, PAGE 95
PLAN BOOK 96, PLAN 38

SHAYNA L. KINNEY
DEED BOOK 36552, PAGE 474
PLAN BOOK 106, PLAN 14

"RESERVED AREA"
PLAN BOOK 96, PLAN 38
PLAN BOOK 106, PLAN 14

LOUIS S. CERULLO
MARY ELLEN CERULLO
DEED BOOK 5336, PAGE 131
PLAN BOOK 106, PLAN 14

PATRICK DRAPER
ROMILDA DRAPER
DEED BOOK 29919, PAGE 517
PLAN BOOK 106, PLAN 14

RALPH W. LEDUC
MARGERY T. LEDUC
DEED BOOK 5346, PAGE 168
PLAN BOOK 106, PLAN 14

RUSSO REALTY TRUST
DEED BOOK 17840, PAGE 372
PLAN BOOK 106, PLAN 14

DIMITRIOS P. ORFANOS
EKATERINI D. ORFANOS
DEED BOOK 24268, PAGE 428
PLAN 92 of 1966

MICHAEL E. CARDILLO
NANCY E. CARDILLO
DEED BOOK 14336, PAGE 186
PLAN BOOK 96, PLAN 38

DOUGLAS HITTINGER
MARIE HITTINGER
DEED BOOK 8959, PAGE 35
PLAN BOOK 96, PLAN 38

CHRISTINA RILEY
JENNIFER RILEY
DEED BOOK 35576, PAGE 406
PLAN BOOK 96, PLAN 38

PAUL L. CREVOISERAT
DEED BOOK 3529, PAGE 511
PLAN BOOK 96, PLAN 38

MAUREEN MCMAHON
DEED BOOK 10052, PAGE 398
PLAN BOOK 96, PLAN 38

HEATHER A MCLEOD
DEED BOOK 32386, PAGE 564
PLAN BOOK 96, PLAN 38

ELLIOT MCBRIDE
JESSICA M. MCBRIDE
DEED BOOK 34985, PAGE 115
PLAN BOOK 96, PLAN 38

EDITH A. SCLAFANI TRUST
DEED BOOK 35614, PAGE 1999
PLAN BOOK 96, PLAN 38

HELDAR M. QUADROS
MARIA L. QUADROS
DEED BOOK 12208, PAGE 51
PLAN BOOK 96, PLAN 38

JOHN C. RAVAGNO
NONNAN DAMIA
DEED BOOK 31759, PAGE 466
PLAN BOOK 96, PLAN 38

N71°23'29"E 1141.63' << "DITCH"(R) >>
N69°59'29"E 219.42'
N76°20'24"E 121.35'
N70°49'59"E 141.60'
N67°34'13"E 53.94'
N72°37'13"E 84.80'(C) 84.73'(R)
N71°46'18"E 300.00'(R/H)
S26°09'54"E 81.20'
S26°09'54"E 276.94'
S32°25'12"E 231.65'
S38°47'05"E 437.86'(R/H) (PL. 144 OF 1944)
S63°40'14"W 45.89'
S63°51'58"W 833.88'
S64°19'52"W 188.74'
S66°06'11"W 13.05'
S77°18'41"W 873.25'
S78°17'11"W 131.11'
N30°36'09"W 89.73'
N34°09'23"W 191.38'
N33°19'00"W 187.11'
N33°47'09"W 132.28'
N32°33'29"W 482.32'
S24°12'00"E 465.00'
N67°44'58"W 672.00'
N53°39'09"E 1085.38'
N70°52'22"E 550.00'
N71°23'29"E 709.47'
N69°59'29"E 217.26'
N70°49'59"E 145.43'
N67°34'13"E 53.16'
N72°37'13"E 42.72'
N76°20'24"E 120.98'
N71°23'29"E 297.86'
N73°27'38"E 26.54'(R/H)(PL. BK. 319, PL. 7)
N72°05'16"E 43.23' (TIE)
S18°13'42"E 20.24'
N71°46'18"E 256.49'
S26°09'54"E 37.69'
N63°50'06"E 10.00'
N63°50'06"E 10.00'
S63°40'14"W 34.76'
S38°47'05"E 401.89'
N34°09'23"W 124.95'
N33°19'00"W 187.28'
N33°47'09"W 132.61'
N32°33'29"W 483.71'
S77°18'41"W 699.92'
S64°19'52"W 189.71'
S63°51'58"W 834.17'
S66°06'11"W 178.66'
S66°06'11"W 18.73'
S77°18'41"W 878.58'
N30°36'09"W 54.85'
S78°17'11"W 94.95'
S63°40'14"W 45.89'
S38°47'05"E 401.89'

DETAIL N.T.S.
141.60' 53.94' 0.37' DH(FD)

DETAIL N.T.S.
DH (SET) 482.32' 7.83' RECONSTRUCTED WALL 89.73'

DETAIL N.T.S.
131.11' 878.58' DH (SET) 6.59' RECONSTRUCTED WALL

DH(SET) AT END OF UNDISTURBED WALL
DH(SET) AT END OF UNDISTURBED WALL

<< 1082.56'(R) >>
1082.83'(C)
<< 1040.46'(R) >>
<< 1009.69'(C) >>
<< 1057.46'(R) >>
<< 1088.50'(C) >>
<< 946.45' >>

LIMIT OF CONSERVATION RESTRICTION AREA
LIMIT OF PASSIVE RECREATION AREA
LIMIT OF MUNICIPAL AREA
LIMIT OF PASSIVE RECREATION AREA / LIMIT OF CONSERVATION RESTRICTION AREA
LIMIT OF PASSIVE RECREATION AREA / LIMIT OF MUNICIPAL AREA
LIMIT OF MUNICIPAL AREA / LIMIT OF CONSERVATION RESTRICTION AREA

PASSIVE RECREATION AREA
(AREA B)
155,951± S.F.
3.5801± ACRES

CONSERVATION RESTRICTION AREA
418,440± S.F.
9.6060± ACRES

PASSIVE RECREATION AREA
(AREA A)
421,101± S.F.
9.6672± ACRES

TOTAL AREA:
(AREAS A&B)
577,052± S.F.
13.2473± ACRES

MUNICIPAL AREA
1,251,161± S.F.
28.7227± ACRES

TOTAL LOT AREA
2,246,653± S.F.
51.5760± ACRES

MAP 29, LOT 184
MAP 29, LOT 185
PLAN BK. 104, PL. 64

FORMER LOT LINE TO BE REMOVED

CTR. BK. 6.5" MHB(FD) (FLUSH)
2" I.PIPE(FD) 0.5' B.G.
2" I.PIPE(FD) (FLUSH)

1-STY. WOOD FRAME BUILDINGS
2 STY. BRICK & WOOD FRAME BUILDING
WD. COR. BOARD
1 STY. CONC. BLOCK BUILDING
WD. COR. BOARD
ENTRANCE
EXIT

LEWIS DRIVE
SOUTH MAIN STREET
ROUTE 114 (1921 STATE HIGHWAY LAYOUT)
ROUTE 114 (PUBLIC - VARIABLE WIDTH)
MEADOW DRIVE

SCALE: 1" = 80'
0 80 160 320

FOR REGISTRY USE

PLAN BOOK 473 PLAN 39
ESSEX REGISTRY OF DEEDS, SO. DIST SALEM, MASS.
Received August 30 2019
with
Rec B ____ P ____
Attest
Register of Deeds

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

8.30.19
DATE

PROFESSIONAL LAND SURVEYOR

MIDDLETON GOLF COURSE
105 SOUTH MAIN STREET
Middleton, Massachusetts 01949

PREPARED FOR

TOWN OF MIDDLETON
48 South Main Street,
Middleton, Massachusetts 01949

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

NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION

DATE: 8/16/19 DRAWN BY: EME
SCALE: 1" = 80' CHECK BY: JMS

RECREATION & CONSERVATION PLAN OF LAND IN MIDDLETON, MA

PLOT DATE: Aug 30, 2019 8:20 am
PATH: F:\Civil 3D Projects\22345 – Town of Middleton – Middleton\DWG

DWG: 22345sv2.dwg
LAYOUT: 81x
SHEET: 1 OF 1
PROJECT NO.: 22345