FOR REGISTRY USE ONLY

LOCUS MAP
NOT TO SCALE

SITE

MASSACHUSETTS STATE PLANE COORDINATE SYSTEM - (NAD 83)

LEWIS DRIVE
(PRIVATE - 40' WIDE ROW)
TWO WAY TRAFFIC
(ASPHALT ROADWAY)

SOUTH MAIN STREET
(AKA ROUTE 114, 1921 STATE HIGHWAY LAYOUT)
(PUBLIC - 66' WIDE ROW)
(ASPHALT ROADWAY)

NOTES:

1. PROPERTY KNOWN AS LOT 184 AS SHOWN ON THE TOWN OF MIDDLETON, ESSEX COUNTY, COMMONWEALTH OF MASSACHUSETTS, MAP NO. 29.

2. THE PURPOSE OF THIS PLAN IS TO CREATE NEW CONSERVATION RESTRICTION AREA A, BY COMBINING EXISTING CONSERVATION RESTRICTION AREA, EXISTING PASSIVE RECREATION AREA A & A PASSIVE RECREATION AREA B, ALSO TO CREATE NEW CONSERVATION RESTRICTION AREA B OUT OF EXISTING MUNICIPAL AREA AS SHOWN HEREON.

3. EXISTING LOT AREA = 2,253,582 SQUARE FEET OR 51.735 ACRES.

   EXISTING CONSERVATION RESTRICTION AREA = 418,287 SQUARE FEET± OR 9.603 ACRES±.
   EXISTING PASSIVE RECREATION AREA A = 421,127 SQUARE FEET± OR 9.667 ACRES±.
   EXISTING PASSIVE RECREATION AREA B = 155,950 SQUARE FEET± OR 3.580 ACRES±.
   EXISTING MUNICIPAL AREA = 1,251,225 SQUARE FEET± OR 28.724 ACRES±.
   NEW CONSERVATION RESTRICTION AREA A = 995,364 SQUARE FEET± OR 22.850 ACRES±.
   NEW CONSERVATION RESTRICTION AREA B = 184,665 SQUARE FEET± OR 4.239 ACRES±.
   NEW MUNICIPAL AREA = 1,066,560 SQUARE FEET± OR 24.285 ACRES±.

4. 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.

5. BY GRAPHIC PLOTTING ONLY PROPERTY IS PARTIALLY LOCATED IN FLOOD HAZARD ZONE X-UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), PARTIALLY LOCATED IN FLOOD HAZARD ZONE X- SHADED (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD), PER REF. #2.

6. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

REFERENCES:

1. THE TAX ASSESSOR'S MAP OF MIDDLETON, ESSEX COUNTY, MAP 29.

2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, ESSEX COUNTY, MASSACHUSETTS (ALL JURISDICTIONS), PANEL 384 OF 600," MAP NUMBER 25009C0384F, MAP EFFECTIVE DATE: JULY 3, 2012.

3. MAP ENTITLED "RECREATION & CONSERVATION PLAN OF LAND IN MIDDLETON, MASSACHUSETTS," PREPARED BY HANCOCK ASSOCIATES, DATED AUGUST 16, 2019. RECORDED WITH THE ESSEX COUNTY REGISTRY OF DEEDS AS PLAN 473, PLAN 39.

4. MAP ENTITLED "MASTER LAYOUT PLAN, MIDDLETON FARMS, OWNER: MIDDLETON DEVELOPMENT CORP.," PREPARED BY ESSEX SURVEY SERVICE, DATED FEBRUARY 1, 1961. NINE SHEETS. RECORDED WITH THE ESSEX COUNTY REGISTRY OF DEEDS AS PLAN BOOK 96, PLAN 38.

5. MAP ENTITLED "ROADWAY ACCEPTANCE PLAN OF LAND IN MIDDLETON, MA," PREPARED BY HANCOCK ASSOCIATES, DATED JANUARY 30, 2019. ONE SHEET. RECORDED WITH THE ESSEX COUNTY REGISTRY OF DEEDS AS PLAN BOOK 472, PLAN 9.

6. MAP ENTITLED "PLAN OF LAND MIDDLETON, MA," PREPARED BY JAMES J. & PATRICIA A. AUGE, DATED APRIL 8, 1999. RECORDED WITH THE ESSEX COUNTY REGISTRY OF DEEDS AS PLAN BOOK 334, PLAN 31.

7. MASSACHUSETTS HIGHWAY LAYOUT NO. 1897.

8. MAP ENTITLED "BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY, BOHLER ENGINEERING MA, LLC, 105 SOUTH MAIN STREET, MAP 29, LOT 184, TOWN OF MIDDLETON, ESSEX COUNTY, COMMONWEALTH OF MASSACHUSETTS," PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED JUNE 30, 2022, LAST REVISED FEBRUARY 13, 2024.

EXISTING PASSIVE RECREATION AREA (AREA B) AREA=155,950 S.F.± OR 3.580 ACRES± (PER REF. #3)

NEW CONSERVATION RESTRICTION AREA B AREA=184,665 S.F.± OR 4.239 ACRES±

EXISTING CONSERVATION RESTRICTION AREA AREA=418,287 S.F.± OR 9.603 ACRES± (PER REF. #3)

NEW MUNICIPAL AREA AREA=1,066,560 S.F.± OR 24.485 ACRES±

NEW CONSERVATION RESTRICTION AREA A AREA=995,364 S.F.± OR 22.850 ACRES±

EXISTING PASSIVE RECREATION AREA (AREA A) AREA=421,127 S.F.± OR 9.667 ACRES± (PER REF. #3)

MAP 29 LOT 184 N/F LANDS OF TOWN OF MIDDLETON BK. 37804 PG. 74.

EXISTING MUNICIPAL AREA AREA=1,251,225 S.F.± OR 28.724 ACRES± (PER REF. #3)

1 STORY FRAME BUILDING
FRAME SHED

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

LINES TO BE REMOVED

LEGEND

☐ STONE BOUND WITH DRILL HOLE FOUND
○ IRON PIN FOUND
● DRILL HOLE FOUND
1.0' OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE

GRAPHIC SCALE
100   0   50 100   200   400

(IN FEET)
1 inch = 100 ft.

THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS. NO NEW BOUNDARY LINES ARE BEING CREATED AND THOSE SHOWN ARE EXISTING AND ARE NOT BEING CHANGED OR ALTERED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLACK INK SEAL

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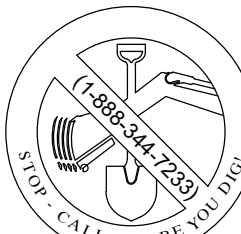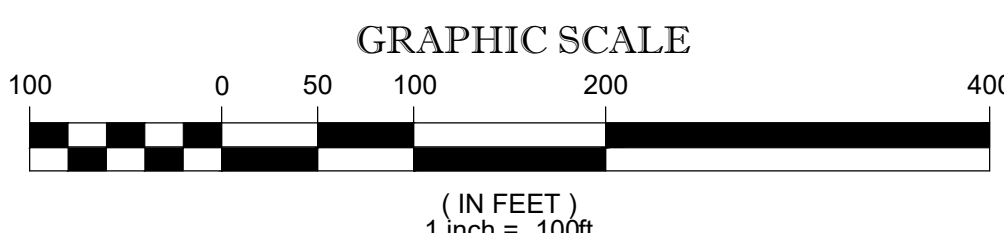MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

04-03-2025
DATE

FIELD DATE	N/A
FIELD BOOK NO.	N/A
FIELD BOOK PG	N/A
FIELD CREW	N/A
DRAWN:	G.R.D.
REVIEWED:	G.L.H.
APPROVED:	G.L.H.
DATE	04-03-2025
SCALE	1"=100'
FILE NO.	03-190102-01
DWG. NO.	1 OF 1

CONSERVATION RESTRICTION PLAN OF LAND
TOWN OF MIDDLETON
105 SOUTH MAIN STREET
MAP 29, LOT 184
TOWN OF MIDDLETON, ESSEX COUNTY
COMMONWEALTH OF MASSACHUSETTS

CONTROL POINT
Associates, Inc.
352 TURNPIKE ROAD
SOUTHBOROUGH MA 01772
508.948.3000 - 508.948.3003 FAX

ALBANY, NY 518-217-9010
CHALFONT, PA 215-712-9800
HAUPPAUGE, NY 631-580-2645
MANHATTAN, NY 646-780-0411
MT LAUREL, NJ 609-857-2099
WARREN, NJ 908-668-0099