

FIELD SURVEY PERFORMED BY CHAPPELL ENGINEERING  
ASSOCIATES, LLC. COMPLETED AUGUST, 2023.

PROPERTY LINE INFORMATION SHOWN IS CALCULATED FROM FIELD OBSERVATIONS, STATE HIGHWAY LAYOUTS, AND TOWN OF NORTHBOROUGH, MASS. RECORDS AND PLANS & DEEDS RECORDED AT THE MIDDLESEX COUNTY REGISTRY OF DEEDS.

DATUMS; HORIZONTAL; NAD 83, VERTICAL; NAVD 88

**NOTES;**

1. NO OFFICIAL ACCEPTANCE OF MONROE STREET BY TOWN FOUND. WESTERLY SIDELINE IS BASED ON RECORD PLANS AND EXISTING MONUMENTATION. RECORD PLANS SHOW MONROE STREET AS BEING 41.25 FEET WIDE (SHOWN ON PLAN FOR REFERENCE). CALCULATED WIDTH VARIES FROM 33.33 FEET TO 30.92 FEET.

I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ON THE GROUND SURVEY PERFORMED BY CHAPPELL ENGINEERING AND COMPLETED IN AUGUST, 2023.



---

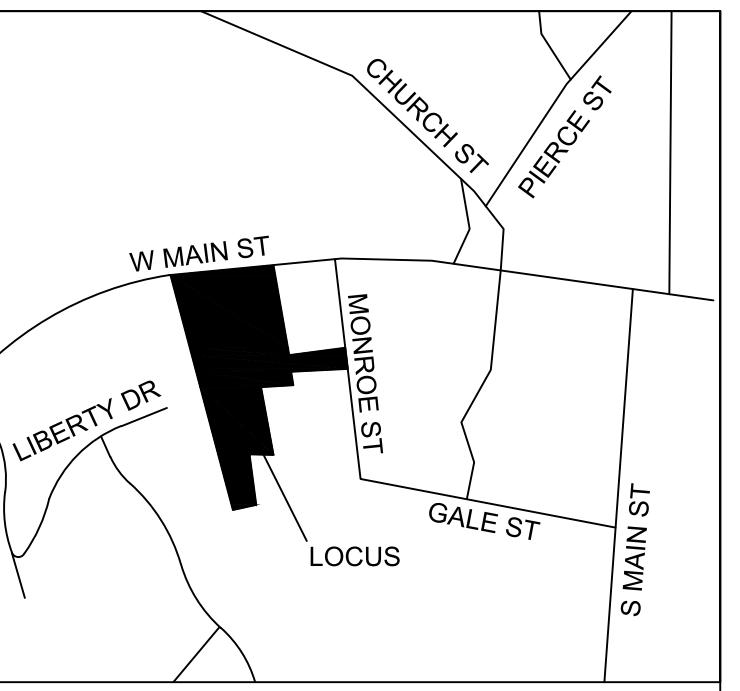
DAT

WILLIAM-TIRRELL-49930

The logo consists of a large, stylized letter 'C' on the left, composed of two thick black horizontal bars. To the right of the 'C', the company name is written in a clean, sans-serif font, with each word on a new line: 'CHAPPELL' on the first line, 'ENGINEERING' on the second line, and 'ASSOCIATES, LLC' on the third line.

Civil Structural Land Surveying  
201 BOSTON POST ROAD WEST—SUITE 101  
MARLBOROUGH, MA 01752  
TEL (508) 481-7400  
[www.chappellengineering.com](http://www.chappellengineering.com)

SHEET 1 OF 3



#### LEGEND

—	STREET R.O.W. LINE
- - -	ABUTTER PROPERTY LINE
—	PARCEL LINE
—	EDGE OF PAVEMENT
—	EDGE OF CONCRETE
—	EDGE OF WOODS/BRUSH
—	WOOD FENCE
—	CONTOUR LINE
○	SEWER MANHOLE
■	CATCH BASIN
◎	DRAIN MANHOLE
●	UTILITY POLE
↑	GUY WIRE ANCHOR
◆	HYDRANT
WG/WSO	WATER GATE/SHUTOFF
—	SIGN
XX"	TREE + DIAMETER
□	BOUND
●	DH
○	IP
○	RB
△	SURVEY CONTROL POINT

#### PLAN REFERENCES

ROAD LAYOUTS 2011 STATE HIGHWAY LAYOUT OF WEST MAIN STREET #8137	
RECORDED PLANS	
PLAN BOOK 200 PAGE 86	PLAN BOOK 902 PAGE 11
PLAN BOOK 200 PAGE 97	PLAN BOOK 912 PAGE 108
PLAN BOOK 323 PLAN 42	PLAN BOOK 684 PAGE 56
PLAN BOOK 355 PLAN 65	
PLAN BOOK 378 PLAN 51	
PLAN BOOK 400 PLAN 38	
PLAN BOOK 444 PLAN 78	
PLAN BOOK 694 PLAN 138	
PLAN BOOK 699 PLAN 123	
PLAN BOOK 725 PLAN 41	
PLAN BOOK 725 PLAN 55	
PLAN BOOK 883 PLAN 70	

OWNER:  
61 WEST MAIN ST NORTHBORO CORP  
22 HICKORY CIRCLE  
HOLDEN, MA 01520  
BOOK 54627 PAGE 371  
MAP 63 LOT 9 AND 10

#### EXISTING CONDITIONS PLAN

61-65 WEST MAIN STREET  
NORTHBOROUGH, MA

SCALE: 1" = 20'

DATE: SEPTEMBER 1, 2023

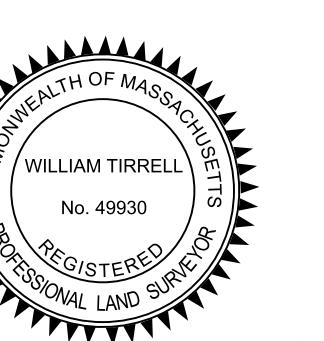
FIELD SURVEY PERFORMED BY CHAPPELL ENGINEERING ASSOCIATES, LLC. COMPLETED AUGUST, 2023.

PROPERTY LINE INFORMATION SHOWN IS CALCULATED FROM FIELD OBSERVATIONS, STATE HIGHWAY LAYOUTS, AND TOWN OF NORTHBOROUGH, MASS. RECORDS AND PLANS & DEEDS RECORDED AT THE MIDDLESEX COUNTY REGISTRY OF DEEDS.

DATUMS: HORIZONTAL; NAD 83; VERTICAL; NAVD 88

NOTES:  
1. NO OFFICIAL ACCEPTANCE OF MONROE STREET BY TOWN FOUND.  
WESTERLY SIDELINE IS BASED ON RECORD PLANS AND EXISTING MONUMENTATION. RECORD PLANS SHOW MONROE STREET AS BEING 41.25 FEET WIDE (SHOWN ON PLAN FOR REFERENCE). CALCULATED WIDTH VARIES FROM 33.33 FEET TO 30.92 FEET.

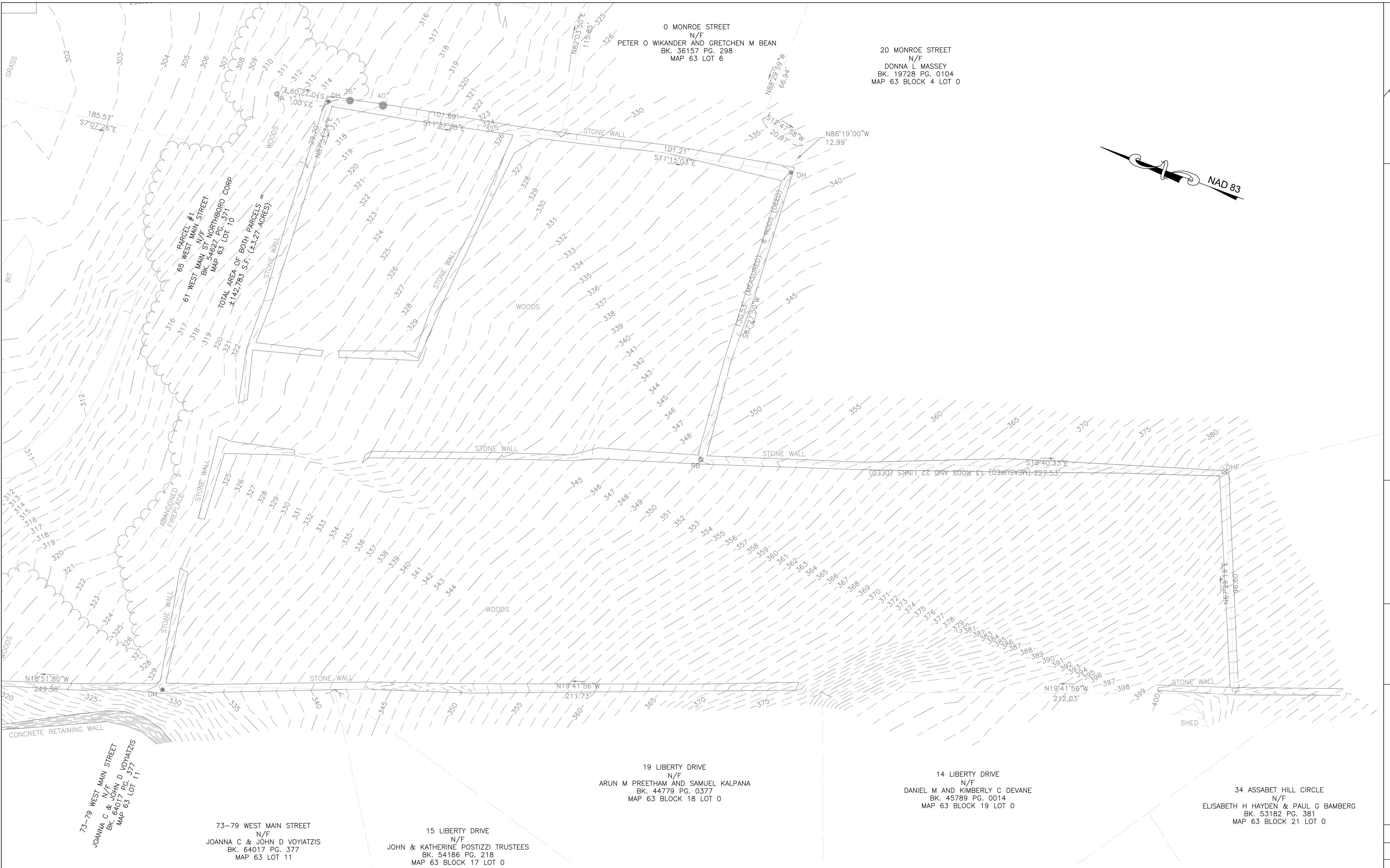
I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ON THE GROUND SURVEY PERFORMED BY CHAPPELL ENGINEERING AND COMPLETED IN AUGUST, 2023.



William Tirrell

DATE WILLIAM-TIRRELL-49930

CHAPPELL  
ENGINEERING  
ASSOCIATES, LLC  
Civil Structural Land Surveying  
201 BOSTON POST ROAD WEST-SUITE 101  
MARLBOROUGH, MA 01752  
TEL (508) 481-7400  
www.chappelleengineering.com



FIELD SURVEY PERFORMED BY CHAPPELL ENGINEERING  
ASSOCIATES, LLC. COMPLETED AUGUST, 2023.

PROPERTY LINE INFORMATION SHOWN IS CALCULATED FROM FIELD OBSERVATIONS, STATE HIGHWAY LAYOUTS, AND TOWN OF NORTHBOROUGH, MASS. RECORDS AND PLANS & DEEDS RECORDED AT THE MIDDLESEX COUNTY REGISTRY OF DEEDS.

DATUMS; HORIZONTAL; NAD 83, VERTICAL; NAVD 88

NOTES:

1. NO OFFICIAL ACCEPTANCE OF MONROE STREET BY TOWN FOUND.  
WESTERLY SIDELINE IS BASED ON RECORD PLANS AND EXISTING  
MONUMENTATION. RECORD PLANS SHOW MONROE STREET AS BEING  
41.25 FEET WIDE (SHOWN ON PLAN FOR REFERENCE). CALCULATED  
WIDTH VARIES FROM 33.33 FEET TO 30.92 FEET.

---

For more information about the study, please contact Dr. John Smith at (555) 123-4567 or via email at [john.smith@researchinstitute.org](mailto:john.smith@researchinstitute.org).

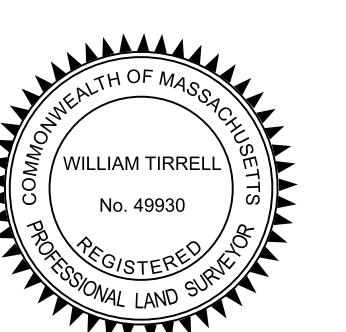
A horizontal scale bar representing distance. It features a black and white checkered pattern at the left end, followed by a solid black line extending to the right. Numerical markings are present at 0, 20, 50, and 100. Below the scale bar, the text "SCALE: 1\" data-bbox="350 910 550 940" data-label="Text">" = 20' data-bbox="550 910 580 940" data-label="Text">

15 LIBERTY DRIVE  
N/F  
JOHN & KATHERINE POSTIZZI TRUSTEES  
BK. 54186 PG. 218  
MAP 63 BLOCK 17 LOT 0

14 LIBERTY DRIVE  
N/F  
DANIEL M AND KIMBERLY C DEVANE  
BK. 45789 PG. 0014  
MAP 63 BLOCK 19 LOT 0

34 ASSABET HILL CIRCLE  
N/F  
ELISABETH H HAYDEN & PAUL G BAMBERG  
BK. 53182 PG. 381  
MAP 63 BLOCK 21 LOT 0

I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ON THE GROUND SURVEY PERFORMED BY CHAPPELL ENGINEERING AND COMPLETED IN AUGUST, 2023.



William Tirrell

DATE WILLIAM-TIRRELL-49930

Civil Structural Land Surveying  
BOSTON POST ROAD WEST—SUITE 101  
MARLBOROUGH, MA 01752  
TEL (508) 481-7400  
[www.chappellengineering.com](http://www.chappellengineering.com)

SHEET 3 OF 3