

- NOTES:**
- THE ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON THE FOLLOWING BENCHMARK: PK NAIL IN POLE #66, 100 YARDS NORTHEAST FROM MANOR LANE ON CLAPBOARDTREE STREET, ELEVATION=208.54 (DATUM: NGVD 1929).
 - SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE AE (FLOOD ZONE DETERMINED BY ELEVATION) AND ZONE X (OTHER AREAS) AS DELINEATED ON F.E.M.A FLOOD INSURANCE RATE MAP FOR COMMUNITY NO. 255225 PANEL NO. 00179 E WITH AN EFFECTIVE DATE OF JULY 17, 2012.
 - UNLESS OTHERWISE SHOWN, NO RECORD PLANS WERE FOUND SHOWING UNDERGROUND ELECTRIC LINES SERVICING LIGHT POLES/UTILITY POLES OR STRUCTURES ABOVE AND BELOW ALUMINUM BLEACHERS.
 - WETLANDS/RESOURCE AREAS WERE DELINEATED BY EPSILON ASSOCIATES, INC. ON FEBRUARY, 6-7, 2013. FOR MORE INFORMATION SEE "WETLAND RESOURCE AREA DELINEATION SUMMARY MEMO", PREPARED BY EPSILON ASSOCIATES INC., DATED MARCH 5, 2013.
 - INVERTS, PIPE SIZES, AND PIPE CLASSIFICATIONS FOR SANITARY SEWER AND STORM DRAIN SYSTEMS, AS SHOWN HEREON, WERE DETERMINED BY INSPECTION AND MEASUREMENTS PERFORMED AT GROUND SURFACE LEVEL (STRUCTURES WERE NOT PHYSICALLY ENTERED). THE RESULTS OF THE INSPECTIONS AND MEASUREMENTS MAY VARY FROM ACTUAL CONDITIONS AS COULD BE DETERMINED BY EXCAVATION OR USE OF CONFINED SPACE ENTRY PERSONNEL AND/OR EQUIPMENT. UNDERGROUND UTILITY LOCATIONS AS SHOWN HEREON ARE TAKEN FROM AVAILABLE RECORD AND FIELD INFORMATION AND ARE APPROXIMATE ONLY. CONTACT DIG-SAFE BEFORE PLANNING ANY CONSTRUCTION.
 - GAS SERVICE IN THE EXISTING FOOTBALL FIELD IS SHOWN PER CURRENT NSTAR GAS SYSTEM MAPS. GAS SERVICE IN PARKING AREA DOES NOT APPEAR ON CURRENT NSTAR GAS SYSTEM MAPS AND IS SHOWN PER GAS PAINT MARKS OBSERVED BY WELCH ASSOCIATES LAND SURVEYORS, INC.
 - INVERT/RIM DATA ARE SHOWN PER PLAN ENTITLED: "EXISTING CONDITIONS SURVEY" PREPARED BY WELCH ASSOCIATES LAND SURVEYORS INC., DATED 5/7/2003 AND REVISED 8/7/2003. ADDITIONAL DRAINAGE/SEWER STRUCTURES AND SUBSEQUENT INVERT DATA CONSTRUCTED AFTER THE SUBMITTAL OF SAID PLAN WERE IDENTIFIED PER AVAILABLE RECORD DESIGN PLANS/AS-BUILT DRAWINGS AND UPDATED AS PART OF THIS SURVEY. COURTYARD IMPROVEMENTS ARE SHOWN PER SAID "EXISTING CONDITIONS SURVEY" AND WERE NOT UPDATED AS PART OF THIS SURVEY.
 - LOCATION OF 8" WATER MAIN SHOWN ON THE NORTHERLY SIDE OF CLAPBOARDTREE STREET IS BASED ON WATER PAINT MARKS SET BY THE DEDHAM-WESTWOOD WATER DISTRICT. ROUTE OF 8" WATER MAIN AT WATER GATE AS SHOWN IS UNKNOWN. 6" WATER MAIN SHOWN ON THE SOUTHERLY SIDE OF CLAPBOARDTREE STREET IS OWNED/MAINTAINED BY THE TOWN OF NORWOOD.
 - CIRCLED LOT NUMBERS ARE TOWN OF WESTWOOD ASSESSOR IDENTIFICATION NUMBERS.
 - PARTS OF CLAPBOARDTREE STREET ARE ANCIENT PUBLIC WAYS ACCORDING TO THE TOWN CLERKS RECORDS. NO LAYOUTS OR TAKINGS COULD BE FOUND BY WELCH ASSOCIATES LAND SURVEYORS, INC. FOR SAID WAYS. AVAILABLE RECORD PLANS AND FIELD EVIDENCE WERE USED TO DELINEATE THE LINES OF SAID ANCIENT WAYS.
 - A PORTION OF SUBJECT PROPERTY WAS ORIGINALLY MAPPED FROM AERIAL PHOTOGRAPHY BY EASTERN TOPOGRAPHICS USING DIGITAL TERRAIN MODELING (DTM) METHODS WITH KLT ATLAS SOFTWARE AND FIELD EDITED BY WELCH ASSOCIATES LAND SURVEYORS, INC. AN UPDATED TOPOGRAPHIC SURVEY WAS PERFORMED BY WELCH ASSOCIATES LAND SURVEYORS, INC. BETWEEN MARCH AND APRIL, 2013.
 - PER TOWN OF WESTWOOD HEALTH DEPARTMENT: A DRY WELL WAS POSSIBLY CONSTRUCTED IN THE "FRONT" OF LOT 23/010. ACTUAL LOCATION IS UNKNOWN.
 - SUBJECT PROPERTY IS LOCATED WITHIN ZONING DISTRICTS "SINGLE RESIDENCE E" AND "SINGLE RESIDENCE A" AS SHOWN ON TOWN OF WESTWOOD ZONING MAP DATED JANUARY, 2011. A PORTION OF SUBJECT PROPERTY IS LOCATED WITHIN THE TOWN OF WESTWOOD "FLOOD AREA OVERLAY DISTRICT" (OVERLAY DISTRICT LOCATION DEFINED BY CURRENT FLOOD INSURANCE RATE MAPS). SEE TOWN OF WESTWOOD ZONING RULES AND REGULATIONS FOR MORE DETAILS.
 - THE TITLE TO LAND SHOWN HEREON AS ASSESSOR'S LOTS 23/004 AND 23/005 APPEARS TO HAVE MERGED. DUE TO SAID MERGER OF TITLE, THE RIGHT OF WAY SHOWN HEREON HAS PROBABLY BEEN EXTINGUISHED VIA OPERATION OF LAW.
 - THIS PLAN IS COPYRIGHT PROTECTED. IT IS A VIOLATION OF COPYRIGHT LAWS TO EDIT THIS PLAN AND CONTINUE TO REPRESENT IT AS THE ORIGINAL WORK OF WELCH ASSOCIATES LAND SURVEYORS, INC. IT IS ALSO A VIOLATION OF COPYRIGHT LAWS FOR ANYONE TO REPRESENT THIS PLAN AS THEIR OWN ORIGINAL WORK, WITH OR WITHOUT EDITING.

OCCUPATION NOT IN AGREEMENT WITH RECORD LINES OF TITLE (POSSIBLE ENCROACHMENTS).

OCC-1. SANDBOX, JUNGLE GYM, WOOD SHED, AND SPRINKLER SYSTEM DEVICES APPEARING TO HAVE BEEN CONSTRUCTED BY SUBJECT PROPERTY ARE CONSTRUCTED ON ABUTTING LOT 22/053.

OCC-2. OVERHEAD WIRE SERVICING ABUTTING LOT 22/083 CROSSES SUBJECT PROPERTY.

OCC-3. STONEWALL APPEARING TO HAVE BEEN CONSTRUCTED BY ABUTTING LOT 22/083 CROSSES SUBJECT PROPERTY LINE.

OCC-4. SITE WORK/IMPROVEMENTS AND CONSTRUCTION MATERIAL APPEARING TO HAVE BEEN CONSTRUCTED BY/BELONGING TO ABUTTING LOT 22/083 ARE LOCATED ON SUBJECT PROPERTY.

OCC-5. FENCES (UNKNOWN OWNERSHIP) AT ABUTTING LOT 23/009 CROSS SUBJECT PROPERTY LINE/CONSTRUCTED ON ABUTTING LOT/CONSTRUCTED ON SUBJECT PROPERTY.

OCC-6. 4' CHAIN LINK FENCE ALONG ABUTTING LOT 23/238 CROSSES SUBJECT PROPERTY LINE.

OCC-7. DRAINAGE TRENCH WITH FLOW FROM ABUTTING LOT 22/053 CROSSES SUBJECT PROPERTY LINE.

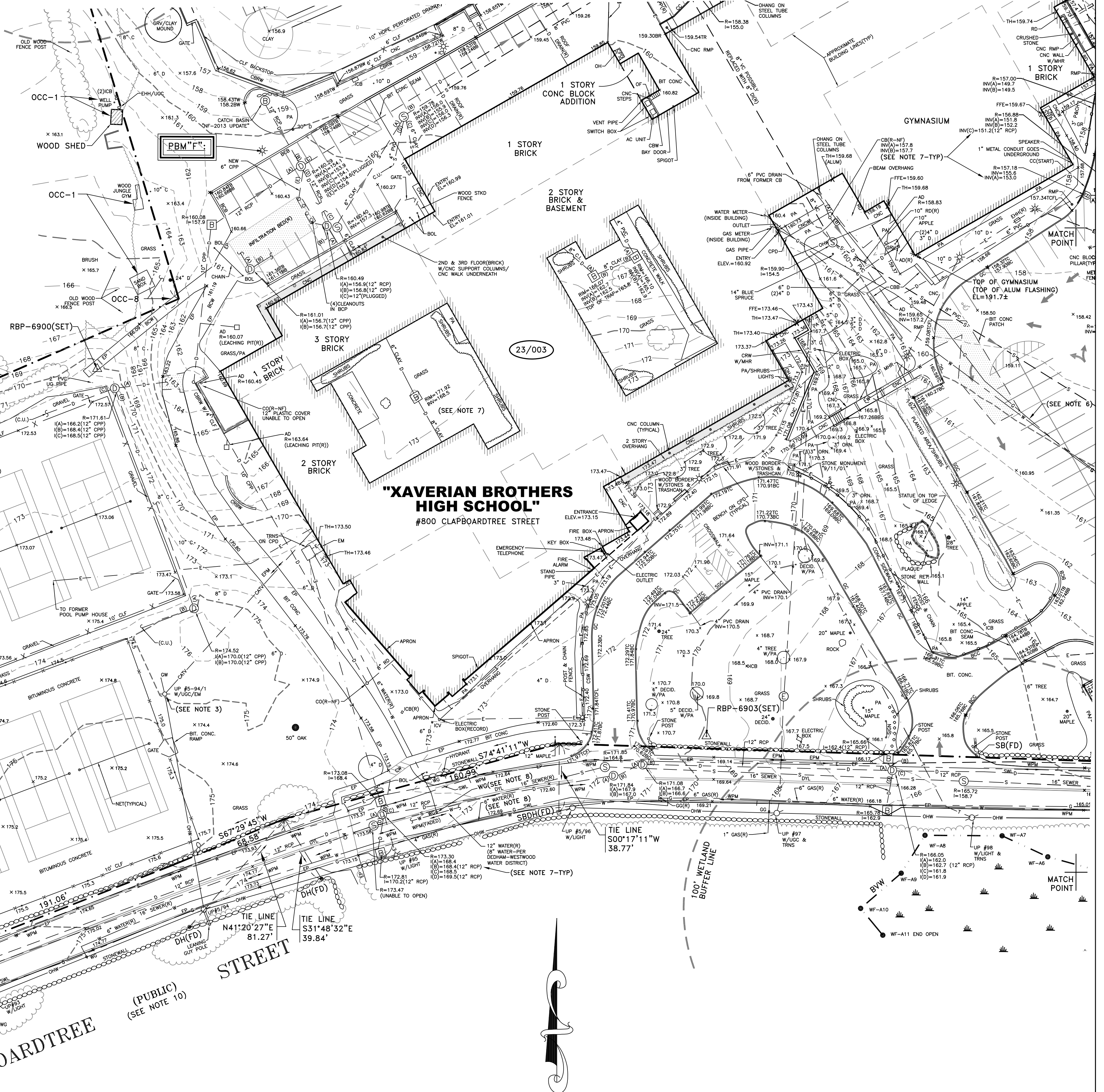
OCC-8. BITUMINOUS CONCRETE WALK AND GRASS AREA PARTIALLY CONSTRUCTED ON ABUTTING LOT 22/053.

OCC-9. GATE IN FENCE MAY REPRESENT USE OF SUBJECT PROPERTY BY ABUTTING LOT 23/019 OR VICE VERSA.

OCC-10. FENCE APPEARING TO BELONG TO SUBJECT PROPERTY IS PARTIALLY CONSTRUCTED ON ABUTTING LOTS 23/018 AND 23/019.

OCC-11. OVERHEAD WIRE SERVICING ABUTTING LOT 23/018 CROSSES SUBJECT PROPERTY.

OCC-12. FENCE APPEARING TO BELONG TO SUBJECT PROPERTY IS PARTIALLY CONSTRUCTED ON ABUTTING LOT 23/009.



UTILITY LEGEND

SEWER	S
DRAIN	D
COMMUNITY ACCESS	CATV
TELEVISION	T
TELEPHONE	E
ELECTRIC	G
GAS	W
WATER	W

LEGEND

AD	AREA DRAIN	GCFL	GRANITE CURB FLUSH
ALUM	ALUMINUM	GR	GRASS
BCB	BITUMINOUS CONCRETE BERM	GRNT	GRANITE
BCC	BITUMINOUS CONCRETE CURB	GRV	GRAVEL
BB	BOTTOM OF BERM	GW	GUY WIRE
SBS	BOTTOM OF BOTTOM STEP	ICB	IRRIGATION CONTROL BOX
ICV	BOTTOM OF CURB	ICV	IRRIGATION CONTROL VALVE
BCP	BITUMINOUS CONCRETE PATCH	HH	HANDHOLE
BCD	BITUMINOUS CONCRETE DRIVE	I, INV	INVERT
BCW	BITUMINOUS CONCRETE WALK	LND	LANDING
BIT CONC	BITUMINOUS CONCRETE	MHR	METAL HANDRAIL
BR	BOTTOM OF RAMP	MAHW	MEAN ANNUAL HIGH WATER
BOL	BOLLARD	OF	OIL FILL
BW	BORDER OF VEGETATED WETLAND	OH, OHANG	OVERHANG
BW	BOTTOM OF WALL	OHV	OVERHEAD WIRES
CBB	CONCRETE BLOCK BENCH	ORN	ORNAMENTAL
CBRW	CONCRETE BLOCK RETAINING WALL	PA	PLANTED AREA
CBW	CONCRETE BLOCK WALL	PNA	PIPE NOT ACCESSIBLE
CC	CONCRETE CURB	PNV	PIPE NOT VISIBLE
CLF	CHAIN LINK FENCE	R	RECORD
CO	CLEANOUT	RBP	REBAR W/PUNCH
CNCW	CONCRETE WALK	RMP	RAMP
COL	COLUMN	R-NF	RECORD NOT FOUND
CONC, CNC	CONCRETE	RRTIE	RAILROAD TIE
CPD	CONCRETE PAD	SGC	SLOPED GRANITE CURB
CRW	CONCRETE RETAINING WALL	SRW	STONE RETAINING WALL
C.U.	CONTINUATION UNKNOWN	STK	STOCKADE
CW	CROSSWALK	SWL	SINGLE WHITE LINE
6" C	CONIFEROUS TREE	TB	TOP OF BERM
6" D	DECIDUOUS TREE	TC	TOP OF CURB
DYL	DOUBLE YELLOW LINE	TCFL	TOP OF CURB(FLUSH)
EHH	ELECTRIC HANDHOLE	TH	THRESHOLD
ELEC	ELECTRIC	TR	TOP OF RAMP
EL ELEV.	ELEVATION	TRNS	TRANSFORMER
EM	ELECTRIC METER	T.U.	TYPE UNKNOWN
EP	EDGE OF PAVEMENT	TWFL	TOP OF WALL (FLUSH)
EPM	ELECTRIC PAINT MARK	TY	TYPICAL
EW	EDGE OF WATER	UG	UNDERGROUND
FFE	FINISH FLOOR ELEVATION	UGC	UNDERGROUND CONDUIT
FL	FLOOD LIGHT	WCF	WETLAND FLAG
FP	FENCE POST	WPF	WOOD PICKET FENCE
GL	GATE LATCH		
GC	GRANITE CURB		

SYMBOL LEGEND

⊠	CB	CATCH BASIN
⊙	CB	DRAIN MANHOLE
⊕	⊕	ELECTRIC MANHOLE
⊕	⊕	GAS GATE
⊕	⊕	HYDRANT
⊕	⊕	LIGHT CONTROL BOX
⊕	⊕	LIGHT POLE
⊕	⊕	MANHOLE
⊕	⊕	SEWER MANHOLE
⊕	⊕	SIGN
⊕	⊕	TRAFFIC FLOW
⊕	⊕	TRAVERSE POINT
⊕	⊕	UTILITY POLE
⊕	⊕	UTILITY FLOW
⊕	⊕	WATER GATE

PLAN REFERENCES

BOOK	PAGE	PLAN NO.
3815	169	37 OF 1979
4030	534	130 OF 1974
4875	158	434
2724	364	140
2749	148	1142 OF 1946
3570	131	1513 OF 1986
3536	151	
4588	475	
2264	342	
2828	500	
5068	429	

TRAVERSE POINT TABLE

POINT #	NORTHING	EASTING	DESCRIPTION
6900	10233.3145	9089.1143	RBP-SET
6903	10025.8431	9433.3337	RBP-SET
6911	10748.1421	9697.0605	MN-SET
6901	9817.1694	8736.9606	RBP-SET
7008	9968.1884	10478.8346	MN-SET

PROJECT BENCHMARK "B":
RAILROAD SPIKE SET IN UP#5/99
ELEVATION=165.86 (DATUM: NGVD 1929)

PROJECT BENCHMARK "D":
RAILROAD SPIKE SET IN UP#5/105
ELEVATION=147.34 (DATUM: NGVD 1929)

PROJECT BENCHMARK "E":
BOX CUT ON SOUTHERLY SIDE OF CONCRETE LIGHTPOLE BASE AT NORTHWESTERLY CORNER OF TRACK
ELEVATION=154.02 (DATUM: NGVD 1929)

PROJECT BENCHMARK "F":
BOX CUT ON SOUTHEASTERLY SIDE OF CONCRETE LIGHTPOLE BASE AT SOUTHWEST CORNER OF BASEBALL FIELD
ELEVATION=160.58 (DATUM: NGVD 1929)

PROJECT BENCHMARK "G":
RAILROAD SPIKE SET IN NORTHERLY FACE OF UTILITY POLE #5/92
ELEVATION=180.82 (DATUM: NGVD 1929)

PARCEL DATA

ASSESSOR'S MAP 23 LOT 003	ASSESSOR'S MAP 23 LOT 004	ASSESSOR'S MAP 23 LOT 005	ASSESSOR'S MAP 23 LOTS 006	ASSESSOR'S MAP 23 LOT 007	ASSESSOR'S MAP 23 LOT 008	ASSESSOR'S MAP 23 LOT 010
CURRENT OWNER OF RECORD: XAVIERIAN BROTHERS HIGH SCHOOL, INC.	CURRENT OWNER OF RECORD: XAVIERIAN BROTHERS HIGH SCHOOL	CURRENT OWNER OF RECORD: XAVIERIAN BROTHERS HIGH SCHOOL	CURRENT OWNER OF RECORD: XAVIERIAN BROTHERS HIGH SCHOOL	CURRENT OWNER OF RECORD: XAVIERIAN BROTHERS HIGH SCHOOL	CURRENT OWNER OF RECORD: XAVIERIAN BROTHERS HIGH SCHOOL	CURRENT OWNER OF RECORD: XAVIERIAN BROTHERS HIGH SCHOOL
DEED REFERENCE: BK. 4039 PG. 707	DEED REFERENCE: BK. 13092 PG. 358	DEED REFERENCE: BK. 13875 PG. 489	DEED REFERENCE: BK. 15167 PG. 324	DEED REFERENCE: BK. 15167 PG. 324	DEED REFERENCE: BK. 14436 PG. 111	DEED REFERENCE: BK. 26152 PG. 579
PLAN REFERENCE: PLAN NO. 584 OF 1960	PLAN REFERENCE: PLAN NO. 310 OF 1969	PLAN REFERENCE: PLAN NO. 310 OF 1969	PLAN REFERENCE: PLAN NO. 273 OF 1957	PLAN REFERENCE: PLAN NO. 503 OF 1949	PLAN REFERENCE: PLAN NO. 503 OF 1949	PLAN REFERENCE: PLAN NO. 503 OF 1949
TOTAL AREA: 32.2± ACRES						

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EXISTING CONDITIONS SURVEY
XAVIERIAN BROTHERS HIGH SCHOOL
800 CLAPBOARDTREE STREET
WESTWOOD, MASSACHUSETTS (NORFOLK COUNTY)
Prepared for:
BEACON ARCHITECTURAL ASSOCIATES
ACAD FILE: W130105T BTC DATE: MAY 10, 2013

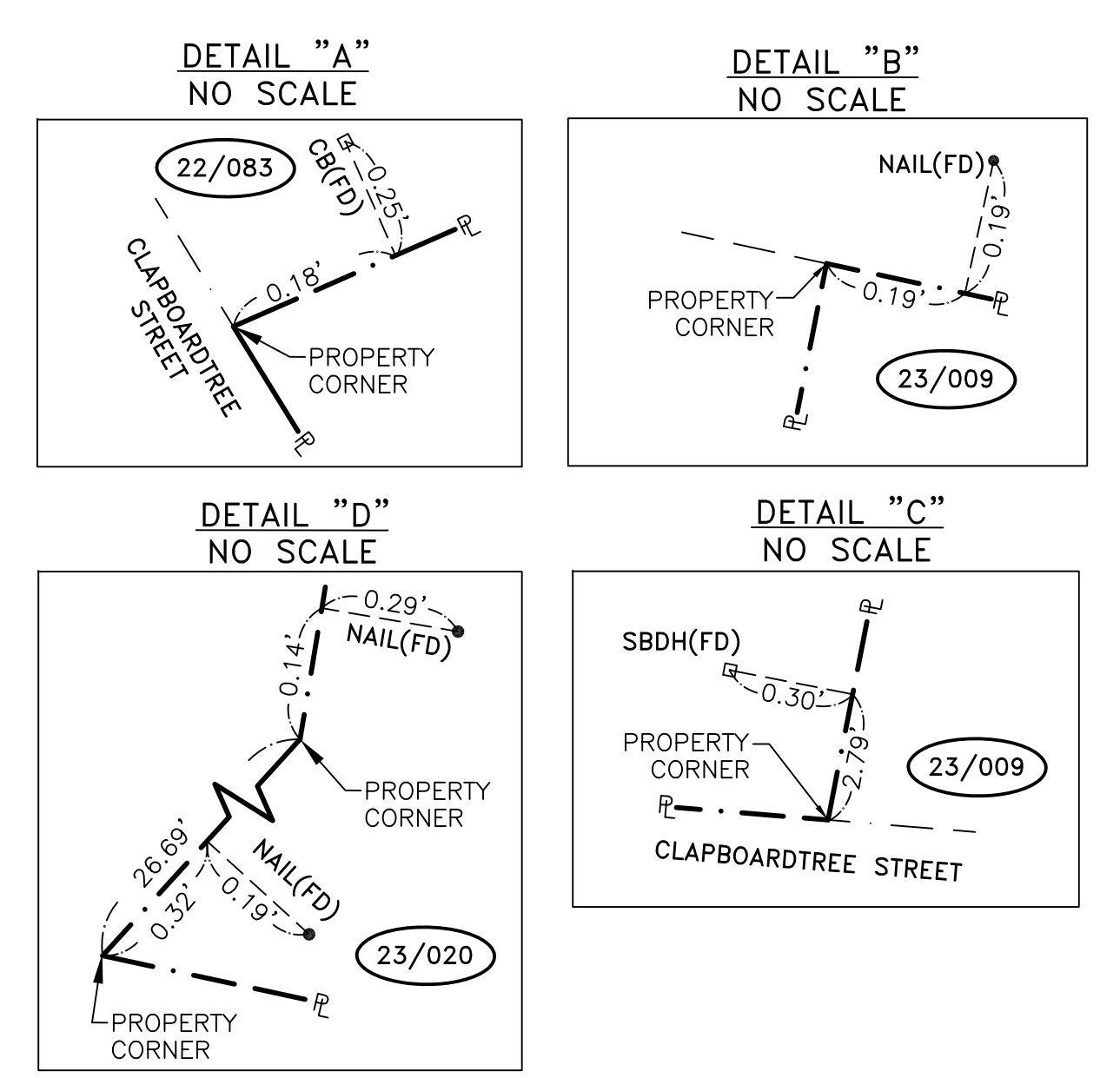
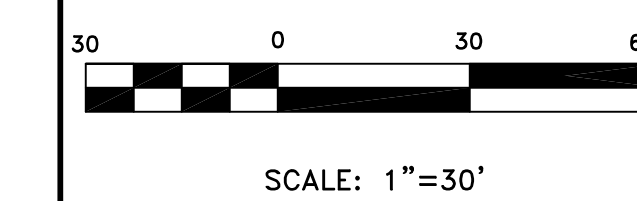
SCALE: 1"=30'

THIS PLAN WAS NOT PREPARED IN RECORDABLE FORMAT. DO NOT RECORD.

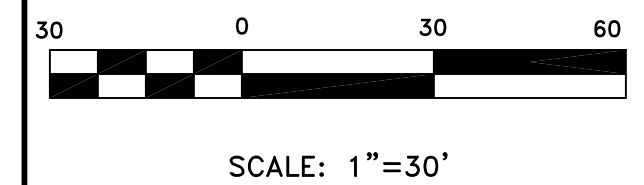
May 10, 2013
DATE

PAMELA M. WELCH AS AGENT FOR WELCH ASSOCIATES LAND SURVEYORS, INC.
REGISTRATION NUMBER 36129

ORIGINAL IS STAMPED WITH PROFESSIONAL LAND SURVEYOR'S BLUE INK STAMP.



PLAN NO. 154 OF 1971
 BK. 2015 PG. 180



PLAN NO. 881 OF 1980
 BK. 3012 PG. 109

22/053
 N/F
 CHARLES S. BEAN II & ELENA A. BEAN
 TRUSTEES OF THE
 CLAPBOARDTREE REALTY TRUST
 BK. 10808 PG. 392
 BK. 23505 PG. 70

23/238
 N/F
 GEORGE & ALLISON HUGHES
 BK. 22626 PG. 211

23/002
 N/F
 GREGORY F. &
 JOYCE A. LEWIS
 BK. 23743 PG. 424

23/234
 N/F
 PAUL S. WALKER &
 TATIANA A. KAMARSKAYA
 BK. 21722 PG. 115

23/236
 N/F
 ARTHUR J. &
 KATHERINE MCGUIRE
 BK. 23524 PG. 375