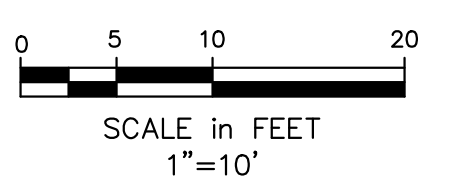


(NUMBER) - DENOTES SQUARE FOOTAGE

NOVEMBER 2021 CONDITIONS

COMPILED CONDITIONS AT PURCHASE

	Compiled
Building	868
Garage	346
Deck/Wood Structures	205
Concrete	593
Features	517
Driveway	249
Driveway (Per Contractor)	120
Path (Per Contractor)	n/a
Patio	n/a
Path	n/a
Paver Edging	5
Propane Tanks	
Total Improvements	2898



NOTES

THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON THE LOT AND IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED ON NOVEMBER 18, 2021. THIS FIRM HAS VERBALLY BEEN TOLD THAT THE FACING AND MORTAR ON THE SEAWALL HAS BEEN PARTIALLY REMOVED AS OF DECEMBER 28, 2021. LIMITS ARE NOT KNOWN OR SHOWN AT THIS TIME.

PREVIOUS EXISTING SITE FEATURES ARE BASED ON PHOTOGRAPHIC EVIDENCE AND PAROLE EVIDENCE PROVIDED BY THE CLIENT.

PROPOSED CONDITIONS ARE AS PROVIDED BY THE CLIENT, CLIENT'S CONTRACTOR AND ENVIRONMENTAL CONSULTANT.

OWNERSHIP INFORMATION USED IN THE PREPARATION OF THIS PLAN WAS OBTAINED FROM THE CITY OF NEWBURYPORT ASSESSOR'S OFFICES.

THE LOCUS PROPERTY IS LOCATED IN THE VELOCITY FLOOD ZONE VE 17 AND X AS GRAPHICALLY COMPILED FROM FEMA SHAPE FILES OBTAINED FROM MASS GIS.

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE VE(17), A SPECIAL FLOOD HAZARD AREA, EXCEPT AS SHOWN HEREON, OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 25009C0129F, WHICH BEARS AN EFFECTIVE DATE OF 7/16/2014.

TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THIS PLAN CONFORMS TO THE TECHNICAL AND PROCEDURAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

LOCUS TITLE INFORMATION

3 Q STREET
 OWNER: MARK DRAGO
 DEED REFERENCE: BK 37291 PG 144
 ASSESSORS: MAP 75 PG 168

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Winter GEC, LLC 44 MERRIMAC STREET NEWBURYPORT, MA 01950 978-270-8626	SCALE: HORIZ: 1" = 10' VERT: N.A.	FIELD: T.P.T./CO CALCS: T.P.T./EC CHECKED: EJC APPROVED: EJC	CONSERVATION PLAN 3 Q STREET	PLAN OF LAND IN NEWBURYPORT, MASSACHUSETTS SURVEYED FOR MARK DRAGO	PROJECT NO. 2021-3Q DATE: DEC 28, 2020 SHEET NO. 1 OF 1
	NO. DATE BY REVISIONS				