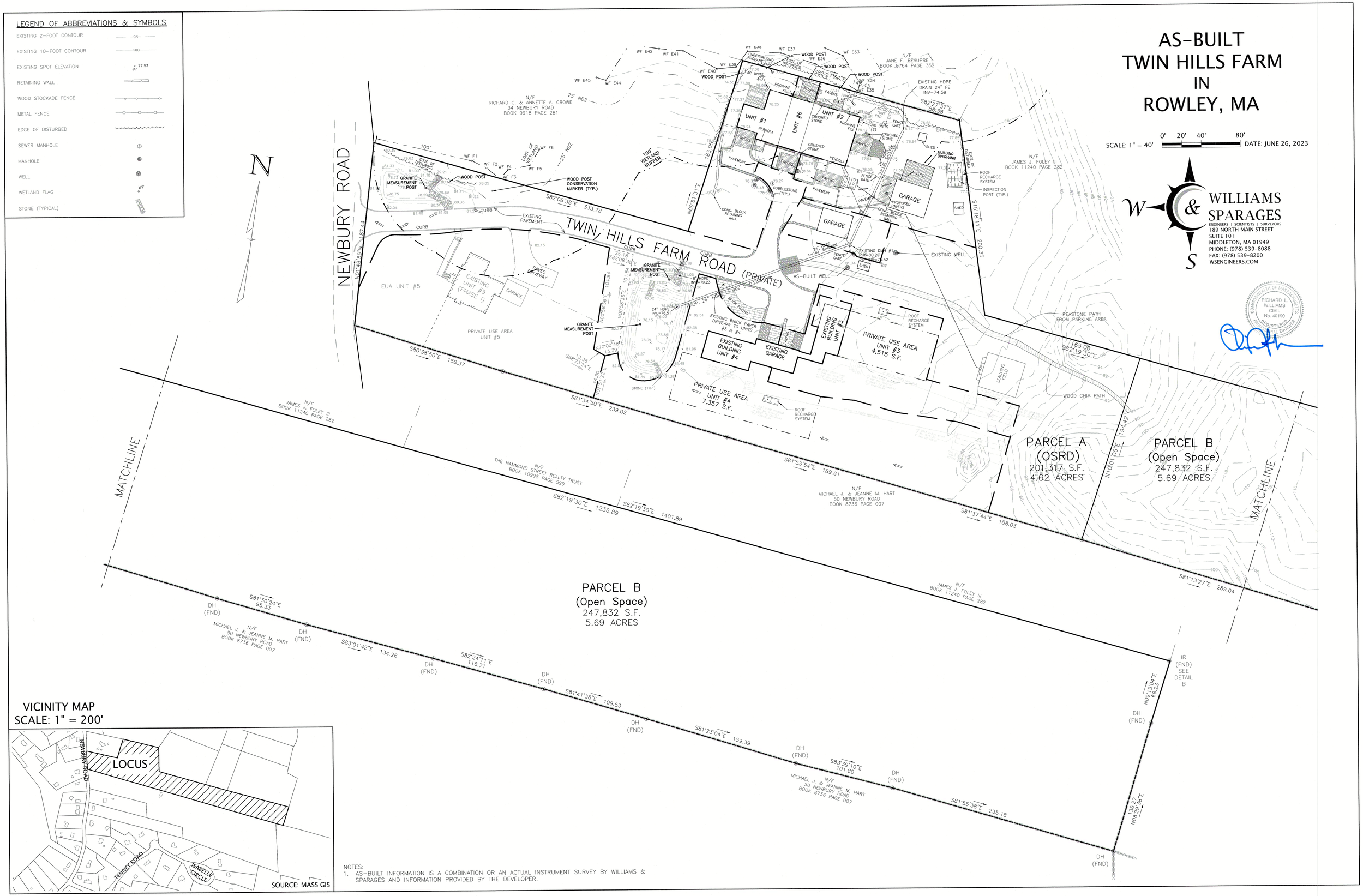
AS-BUILT
TWIN HILLS FARM
IN
ROWLEY, MA
SCALE: 1" = 40'
0' 20' 40' 80'
DATE: JUNE 26, 2023
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LEGEND OF ABBREVIATIONS & SYMBOLS
EXISTING 2-FOOT CONTOUR
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WOOD STOCKADE FENCE
METAL FENCE
EDGE OF DISTURBED
SEWER MANHOLE
MANHOLE
WELL
WETLAND FLAG
STONE (TYPICAL)
N
NEWBURY ROAD
TWIN HILLS FARM ROAD (PRIVATE)
MATCHLINE
PARCEL A
(OSRD)
201,317 S.F.
4.62 ACRES
PARCEL B
(Open Space)
247,832 S.F.
5.69 ACRES
PARCEL B
(Open Space)
247,832 S.F.
5.69 ACRES
UNIT #1
UNIT #2
UNIT #6
GARAGE
EXISTING BUILDING UNIT #4
EXISTING GARAGE
EXISTING BUILDING UNIT #3
PRIVATE USE AREA UNIT #3 4,515 S.F.
PRIVATE USE AREA UNIT #4 7,357 S.F.
EXISTING UNIT #5 (PHASE I)
EUA UNIT #5
PRIVATE USE AREA UNIT #5
N/F RICHARD C. & ANNETTE A. CROWE 34 NEWBURY ROAD BOOK 9918 PAGE 281
N/F JANE F. BEAUPRE BOOK 8764 PAGE 352
N/F JAMES J. FOLEY III BOOK 11240 PAGE 282
N/F THE HAMMOND STREET REALTY TRUST BOOK 10995 PAGE 599
N/F MICHAEL J. & JEANNE M. HART 50 NEWBURY ROAD BOOK 8736 PAGE 007
S82°08'38"E 333.78
S80°38'50"E 158.37
S81°34'50"E 239.02
S81°53'54"E 189.61
S81°37'44"E 188.03
S81°13'27"E 289.04
S82°19'30"E 1236.89
S82°19'30"E 1401.89
S81°30'24"E 95.33
S83°01'42"E 134.26
S82°24'11"E 116.71
S81°41'38"E 109.53
S81°23'04"E 159.39
S83°39'10"E 101.80
S81°55'38"E 235.18
N09°13'04"E 66.23
N08°29'38"E 136.27
IR (FND) SEE DETAIL B
DH (FND)
VICINITY MAP
SCALE: 1" = 200'
LOCUS
NEWBURY ROAD
TENNEY ROAD
ISABELLE CIRCLE
SOURCE: MASS GIS
NOTES:
1. AS-BUILT INFORMATION IS A COMBINATION OR AN ACTUAL INSTRUMENT SURVEY BY WILLIAMS & SPARAGES AND INFORMATION PROVIDED BY THE DEVELOPER.