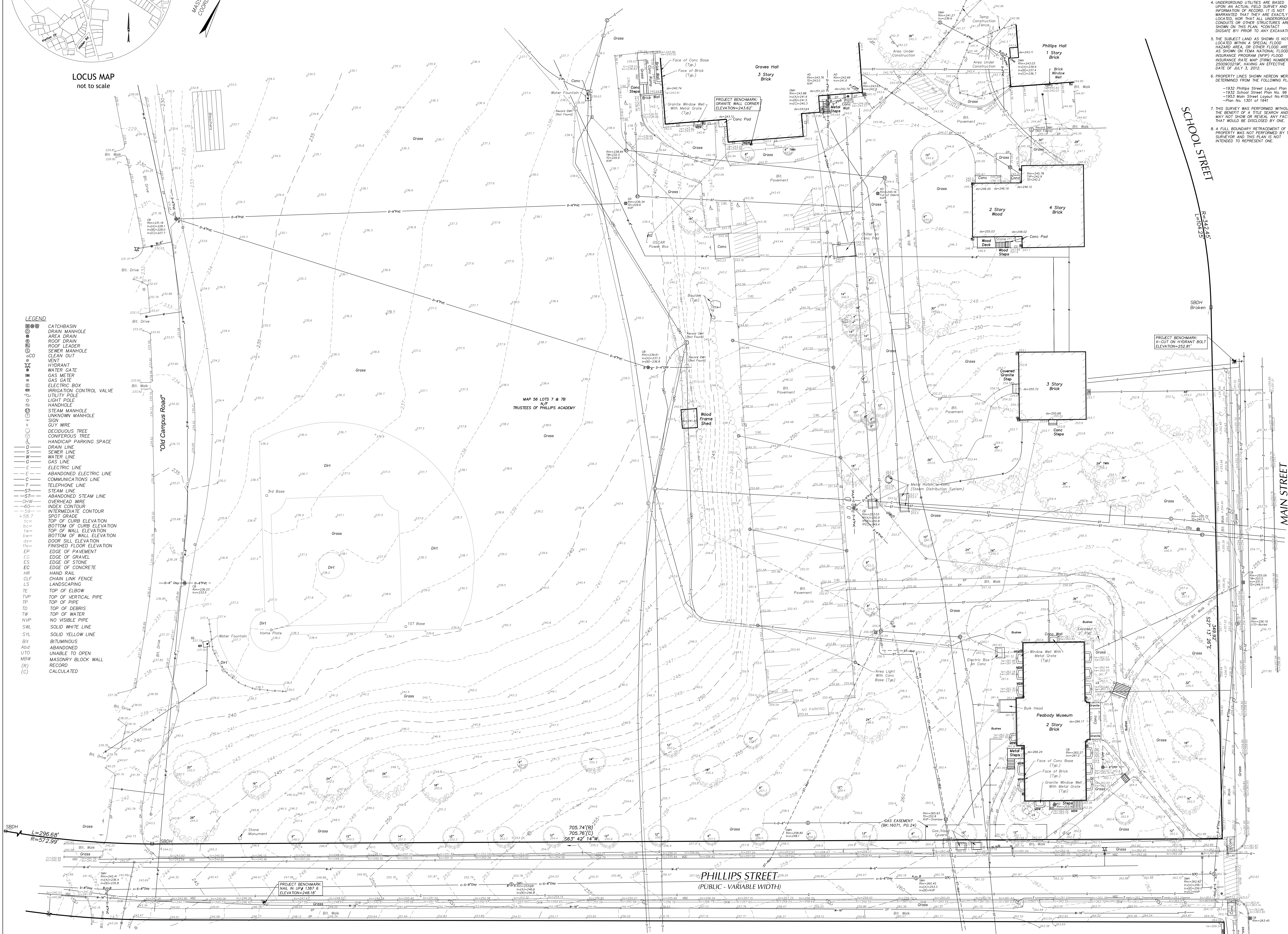


LOCUS MAP
not to scale

- LEGEND**
- ☉ CATCHBASIN
 - ⊙ DRAIN MANHOLE
 - ⊙ AREA DRAIN
 - ⊙ ROOF DRAIN
 - ⊙ ROOF LEADER
 - ⊙ SEWER MANHOLE
 - ⊙ CLEAN OUT
 - ⊙ VENT
 - ⊙ HYDRANT
 - ⊙ WATER GATE
 - ⊙ GAS METER
 - ⊙ GAS GATE
 - ⊙ ELECTRIC BOX
 - ⊙ IRRIGATION CONTROL VALVE
 - ⊙ UTILITY POLE
 - ⊙ LIGHT POLE
 - ⊙ HANDHOLE
 - ⊙ STEAM MANHOLE
 - ⊙ UNKNOWN MANHOLE
 - ⊙ SIGN
 - ⊙ GUY WIRE
 - ⊙ DECIDUOUS TREE
 - ⊙ CONIFEROUS TREE
 - ⊙ HANDICAP PARKING SPACE
 - ⊙ DRAIN LINE
 - ⊙ SEWER LINE
 - ⊙ WATER LINE
 - ⊙ GAS LINE
 - ⊙ ELECTRIC LINE
 - ⊙ ABANDONED ELECTRIC LINE
 - ⊙ COMMUNICATIONS LINE
 - ⊙ TELEPHONE LINE
 - ⊙ STEAM LINE
 - ⊙ ABANDONED STEAM LINE
 - ⊙ OVERHEAD WIRE
 - ⊙ INDEX CONTOUR
 - ⊙ INTERMEDIATE CONTOUR
 - ⊙ SPOT GRADE
 - ⊙ TOP OF CURB ELEVATION
 - ⊙ BOTTOM OF CURB ELEVATION
 - ⊙ TOP OF WALL ELEVATION
 - ⊙ BOTTOM OF WALL ELEVATION
 - ⊙ DOOR SILL ELEVATION
 - ⊙ FINISHED FLOOR ELEVATION
 - ⊙ EDGE OF PAVEMENT
 - ⊙ EDGE OF GRAVEL
 - ⊙ EDGE OF STONE
 - ⊙ EDGE OF CONCRETE
 - ⊙ HAND RAIL
 - ⊙ CHAIN LINK FENCE
 - ⊙ LANDSCAPING
 - ⊙ TOP OF ELBOW
 - ⊙ TOP OF VERTICAL PIPE
 - ⊙ TOP OF PIPE
 - ⊙ TOP OF DEBRIS
 - ⊙ TOP OF WATER
 - ⊙ NO VISIBLE PIPE
 - ⊙ SOLID WHITE LINE
 - ⊙ SOLID YELLOW LINE
 - ⊙ BITUMINOUS
 - ⊙ ABANDONED
 - ⊙ UNABLE TO OPEN
 - ⊙ MASONRY BLOCK WALL
 - (R) RECORD
 - (C) CALCULATED



- NOTES:**
- THIS PLAN IS REFERENCED HORIZONTALLY TO THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM NORTH AMERICAN DATUM OF 1983 AND VERTICALLY TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 BY RTM GPS OBSERVATIONS TAKEN ON JUNE 17, 2015.
 - THIS PLAN IS THE RESULT OF AN INSTRUMENT SURVEY PERFORMED ON JULY 19, 20, 21 & AUGUST 26 OF 2022.
 - THE CURRENT RECORD OWNER IS THE TRUSTEES OF PHILLIPS ACADEMY FOR THE TOWN OF ANDOVER. ASSessor'S RECORDS OF THE SUBJECT PROPERTY IS IDENTIFIED AS PARCEL ID'S 56-7 & 78.
 - UNDERGROUND UTILITIES ARE BASED UPON AN ACTUAL FIELD SURVEY AND INFORMATION OF RECORD. IT IS NOT WARRANTED THAT THEY ARE EXACTLY LOCATED, NOR THAT ALL UNDERGROUND CONDUITS OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN. CONTACT DIGSAFE 811 PRIOR TO ANY EXCAVATION.
 - THE SUBJECT LAND AS SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, OR OTHER FLOOD AREA AS SHOWN ON FEMA NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 2000C0010C, HAVING AN EFFECTIVE DATE OF JULY 3, 2012.
 - PROPERTY LINES SHOWN HEREON WERE DETERMINED FROM THE FOLLOWING PLANS:
 - 1932 Phillips Street Layout Plan
 - 1932 School Street Plan No. 98
 - 1951 Main Street Layout No. 4108
 - Plan No. 1301 of 1941
 - THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAY NOT SHOW OR REVEAL ANY FACTS THAT WOULD BE DISCLOSED BY ONE.
 - A FULL BOUNDARY RETRACEMENT OF THE PROPERTY WAS NOT PERFORMED BY THE SURVEYOR AND THIS PLAN IS NOT INTENDED TO REPRESENT ONE.

samnotes
Samnotes Consultants Inc.
Civil Engineers - Land Surveyors
20 A Street
Framingham, MA 01701
T 508.877.6688
F 508.877.8349
www.samnotes.com

Phillips Academy
Music Center
25 Phillips Street
Andover, MA



D.F.
DANIEL F. FLEMING - P.L.S. No. 95476
REGISTERED PROFESSIONAL
LAND SURVEYOR FOR
SAMNOTES CONSULTANTS, INC.

EXISTING CONDITIONS
PLAN OF LAND

JOB # 14071.13
DATE: 3/10/2022
SCALE: 1"=20'
DRAWN BY: A.G.
APPROVED BY: DFF
SHEET 1 OF 1