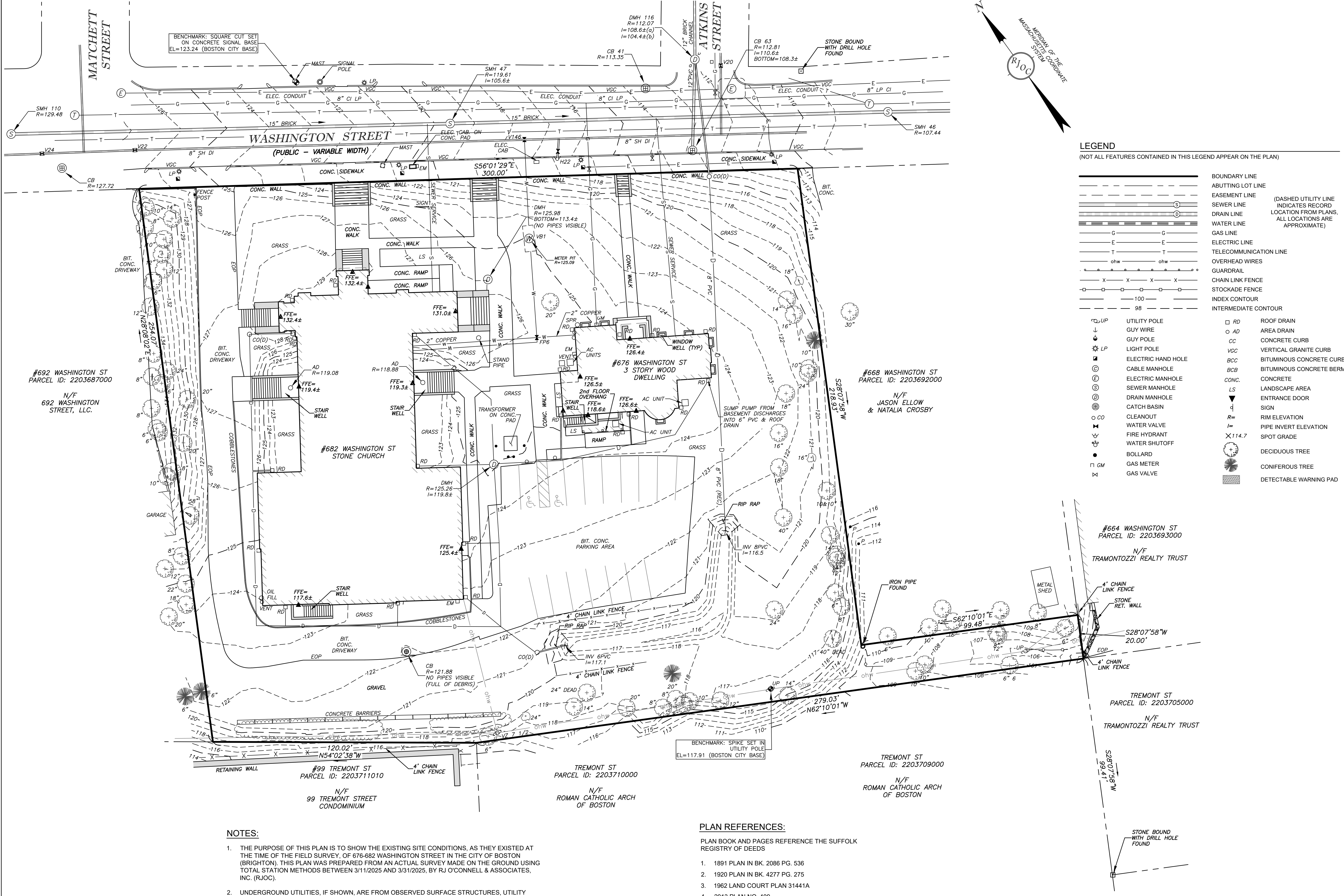


Drawing Name: G:\MA Boston\Cedarwood Development\2504 - 682 Washington Street\Survey\DWG\25504_676-682 Washington base.dwg



NOTES:

- THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING SITE CONDITIONS, AS THEY EXISTED AT THE TIME OF THE FIELD SURVEY, OF 676-682 WASHINGTON STREET IN THE CITY OF BOSTON (BRIGHTON). THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND USING TOTAL STATION METHODS BETWEEN 3/11/2025 AND 3/31/2025, BY RJ O'CONNELL & ASSOCIATES, INC. (RJOC).
- UNDERGROUND UTILITIES, IF SHOWN, ARE FROM OBSERVED SURFACE STRUCTURES, UTILITY MARKINGS, AND COMPILED FROM AVAILABLE RECORD PLANS FROM UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. AS OF THE DATE OF THIS SURVEY, NO INFORMATION REGARDING RECORD UTILITIES HAS BEEN PROVIDED BY ELECTRIC AND GAS PROVIDERS. BEFORE CONSTRUCTION CALL "DIG SAFE" 811.
- THE HORIZONTAL DATUM IS THE MASSACHUSETTS COORDINATE SYSTEM (NAD83). THE VERTICAL DATUM IS BOSTON CITY BASE. DATUMS WERE ESTABLISHED USING RTK GPS METHODS.
- THE POSITIONAL ACCURACY OF THE DATA AND PHYSICAL IMPROVEMENTS ON THIS PLAN MAY BE APPROXIMATE. ANY USE OF ELECTRONIC DATA CONTAINED IN AUTOCAD VERSIONS OF THIS PLAN TO GENERATE COORDINATES OR DIMENSIONS NOT SHOWN ON THE PLAN IS NOT AUTHORIZED.
- CONTOUR INTERVAL IS ONE FOOT (1').

PLAN REFERENCES:

- PLAN BOOK AND PAGES REFERENCE THE SUFFOLK REGISTRY OF DEEDS
- 1891 PLAN IN BK. 2086 PG. 536
 - 1920 PLAN IN BK. 4277 PG. 275
 - 1962 LAND COURT PLAN 31441A
 - 2013 PLAN NO. 409
 - 2018 PLAN NO. 116

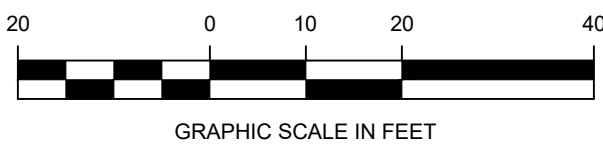
LAYOUT PLANS AND CITY FIELD NOTES ON FILE AT THE CITY OF BOSTON:

- LAYOUT PLAN L-3187
- CITY FIELD BOOK 1349 PG. 2-13
- CITY FIELD BOOK 1380 PG. 146-154

LEGEND

(NOT ALL FEATURES CONTAINED IN THIS LEGEND APPEAR ON THE PLAN)

	BOUNDARY LINE		ROOF DRAIN
	ABUTTING LOT LINE		AREA DRAIN
	EASEMENT LINE		CONCRETE CURB
	SEWER LINE		VERTICAL GRANITE CURB
	DRAIN LINE		BITUMINOUS CONCRETE CURB
	WATER LINE		BITUMINOUS CONCRETE BERM
	GAS LINE		CONCRETE
	ELECTRIC LINE		LANDSCAPE AREA
	TELECOMMUNICATION LINE		ENTRANCE DOOR
	OVERHEAD WIRES		SIGN
	GUARDRAIL		RIM ELEVATION
	CHAIN LINK FENCE		PIPE INVERT ELEVATION
	STOCKADE FENCE		SPOT GRADE
	INDEX CONTOUR		DECIDUOUS TREE
			CONIFEROUS TREE
			DETECTABLE WARNING PAD



RJOC

DATE	REVISION	NO.

PROJECT LOCATION:
PARCEL ID: 2203688000
676-682 WASHINGTON STREET
BRIGHTON, MA 02135

RECORD OWNER:
ST. JOHN'S SEMINARY
127 LAKE STREET
BOSTON (BRIGHTON), MA 02135
BK. 51654 PG. 336

PREPARED BY:
RJ O'CONNELL & ASSOCIATES, INC.
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
80 MONTVALE AVENUE, SUITE 201 STONEHAM, MA 02180
PHONE: 781.279.0180 RJOCNNELL.COM

PREPARED FOR:

CEDARWOOD DEVELOPMENT
202 WEST BROADWAY
BOSTON, MA 02127

PROJECT NAME:

676-682
WASHINGTON STREET
BOSTON (BRIGHTON), MASSACHUSETTS

SEAL

PROGRESS PRINT
April 22, 2025

PROFESSIONAL LAND SURVEYOR FOR RJ O'CONNELL & ASSOCIATES, INC.	DATE
DRAWN BY: RJK	REVIEWED BY: ML
SCALE: 1" = 20'	FIELD CREW: TDB / JWS
DATE: 4/9/2025	DRAWING NAME:

EXISTING CONDITIONS PLAN

DRAWING NUMBER:

EX-1

PROJECT NUMBER:

25504

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