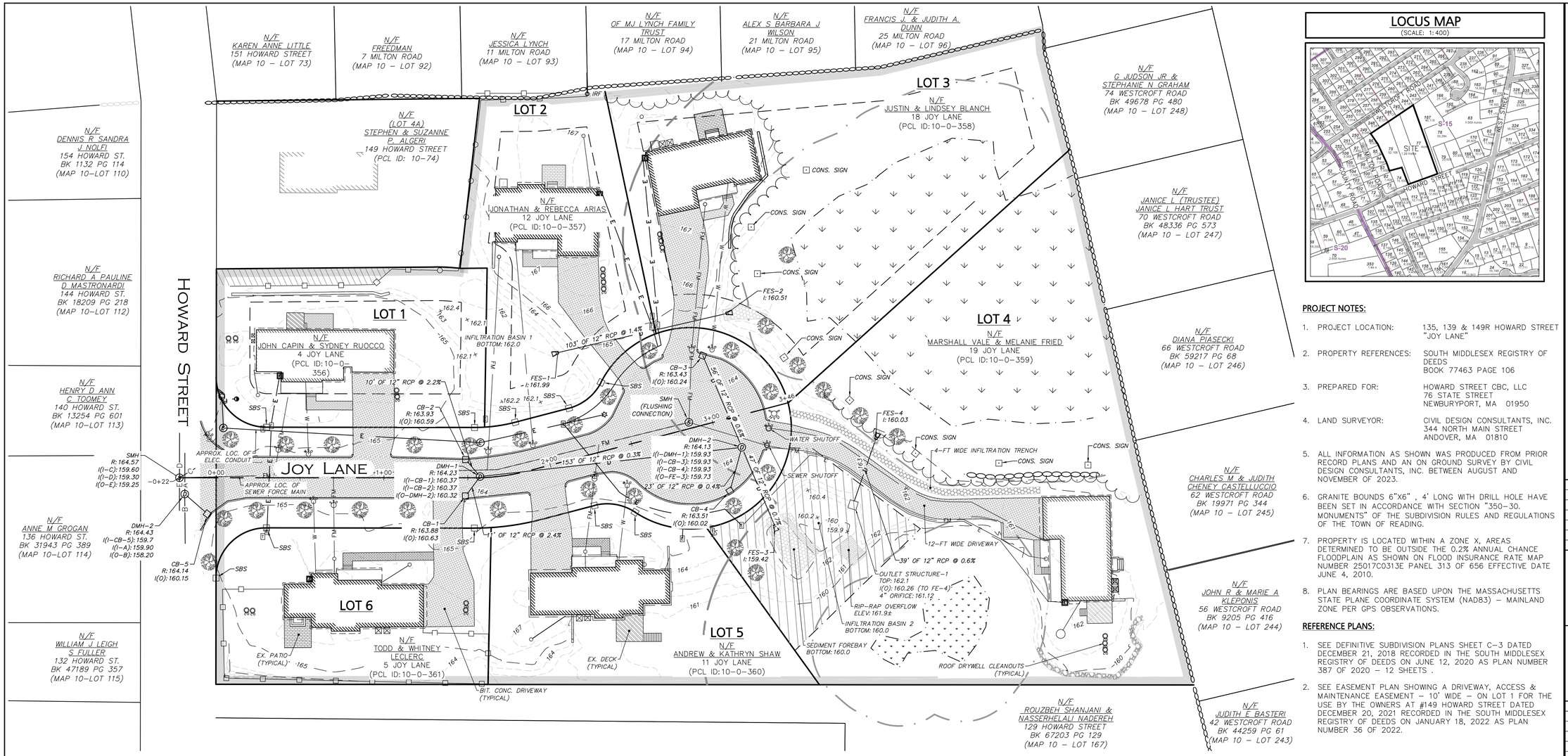

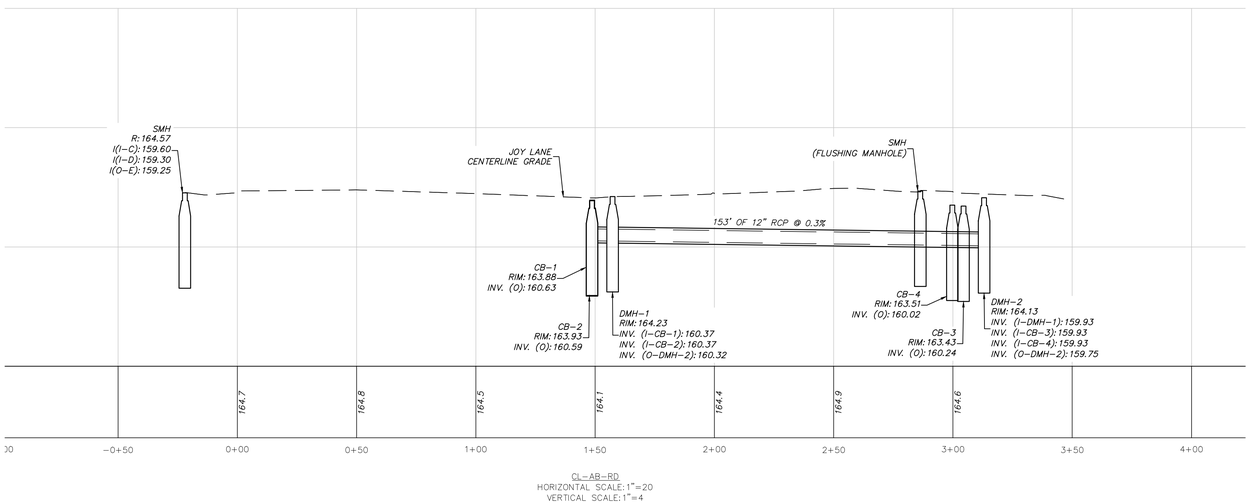

CL–AB–RD
HORIZONTAL SCALE: 1"=20
VERTICAL SCALE: 1"=4

LOCUS MAP

(SCALE: 1:400)

PROJECT NOTES:

1. PROJECT LOCATION: 135, 139 & 149R HOWARD STREET "JOY LANE"
2. PROPERTY REFERENCES: SOUTH MIDDLESEX REGISTRY OF DEEDS BOOK 77463 PAGE 106
3. PREPARED FOR: HOWARD STREET CBC, LLC 76 STATE STREET NEWBURYPORT, MA 01950
4. LAND SURVEYOR: CIVIL DESIGN CONSULTANTS, INC. 344 NORTH MAIN STREET ANDOVER, MA 01810
5. ALL INFORMATION AS SHOWN WAS PRODUCED FROM PRIOR RECORD PLANS AND AN ON GROUND SURVEY BY CIVIL DESIGN CONSULTANTS, INC. BETWEEN AUGUST AND NOVEMBER OF 2023.
6. GRANITE BOUNDS 6"X6" , 4' LONG WITH DRILL HOLE HAVE BEEN SET IN ACCORDANCE WITH SECTION "350–30. MONUMENTS" OF THE SUBDIVISION RULES AND REGULATIONS OF THE TOWN OF READING.
7. PROPERTY IS LOCATED WITHIN A ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 25017C0313E PANEL 313 OF 656 EFFECTIVE DATE JUNE 4, 2010.
8. PLAN BEARINGS ARE BASED UPON THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (NAD83) – MAINLAND ZONE PER GPS OBSERVATIONS.

REFERENCE PLANS:

1. SEE DEFINITIVE SUBDIVISION PLANS SHEET C–3 DATED DECEMBER 21, 2018 RECORDED IN THE SOUTH MIDDLESEX REGISTRY OF DEEDS ON JUNE 12, 2020 AS PLAN NUMBER 387 OF 2020 – 12 SHEETS .
2. SEE EASEMENT PLAN SHOWING A DRIVEWAY, ACCESS & MAINTENANCE EASEMENT – 10' WIDE – ON LOT 1 FOR THE USE BY THE OWNERS AT #149 HOWARD STREET DATED DECEMBER 20, 2021 RECORDED IN THE SOUTH MIDDLESEX REGISTRY OF DEEDS ON JANUARY 18, 2022 AS PLAN NUMBER 36 OF 2022.

HORIZONTAL SCALE

30 0 15 30 60 120

(IN FEET)
1"=30'

DATE	DESCRIPTION
REVISIONS	

PREPARED FOR:

HOWARD STREET CBC, LLC
76 STATE STREET
NEWBURYPORT, MA 01950

PROJECT:

135, 139 & 149R, HOWARD STREET
READING, MA 01867

DATE ISSUED:	MAY 31, 2024
PROJECT #:	21-10285
PREPARED BY:	WARREN A. WAGNER

DRAFT – ISSUED FOR REVIEW MAY 31, 2024

PROFESSIONAL ENGINEER FOR CIVIL DESIGN CONSULTANTS, INC.

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DRAWING TITLE:

AS-BUILT

DRAWING #:

AB-1