

LOCUS MAP
SCALE: 1"=1200'

OWNER OF RECORD
GORMAN HOMES, LLC.

DEED REFERENCE
ESSEX COUNTY REGISTRY OF DEEDS
BOOK 36226 PAGE 543

PLAN REFERENCE
ESSEX COUNTY REGISTRY OF DEEDS
PLAN BOOK 461 PLAN 95

ZONING TABLE

O MIDDLE STREET - ASSESSORS MAP R22, LOT 2
ZONING DISTRICT RES. B

REQUIRED	
LOT AREA:	40,000 S.F.
LOT FRONTAGE:	200 FT.
C.B.A. :	75% MIN.
FRONT SETBACK:	40 FT.
SIDE SETBACK:	20 FT.
REAR SETBACK:	20 FT.
LOT COVERAGE:	30% MAX.
BLDG. COVERAGE:	25% MAX.
LOT WIDTH:	180 FT.
BUILDING HEIGHT:	35 FT.

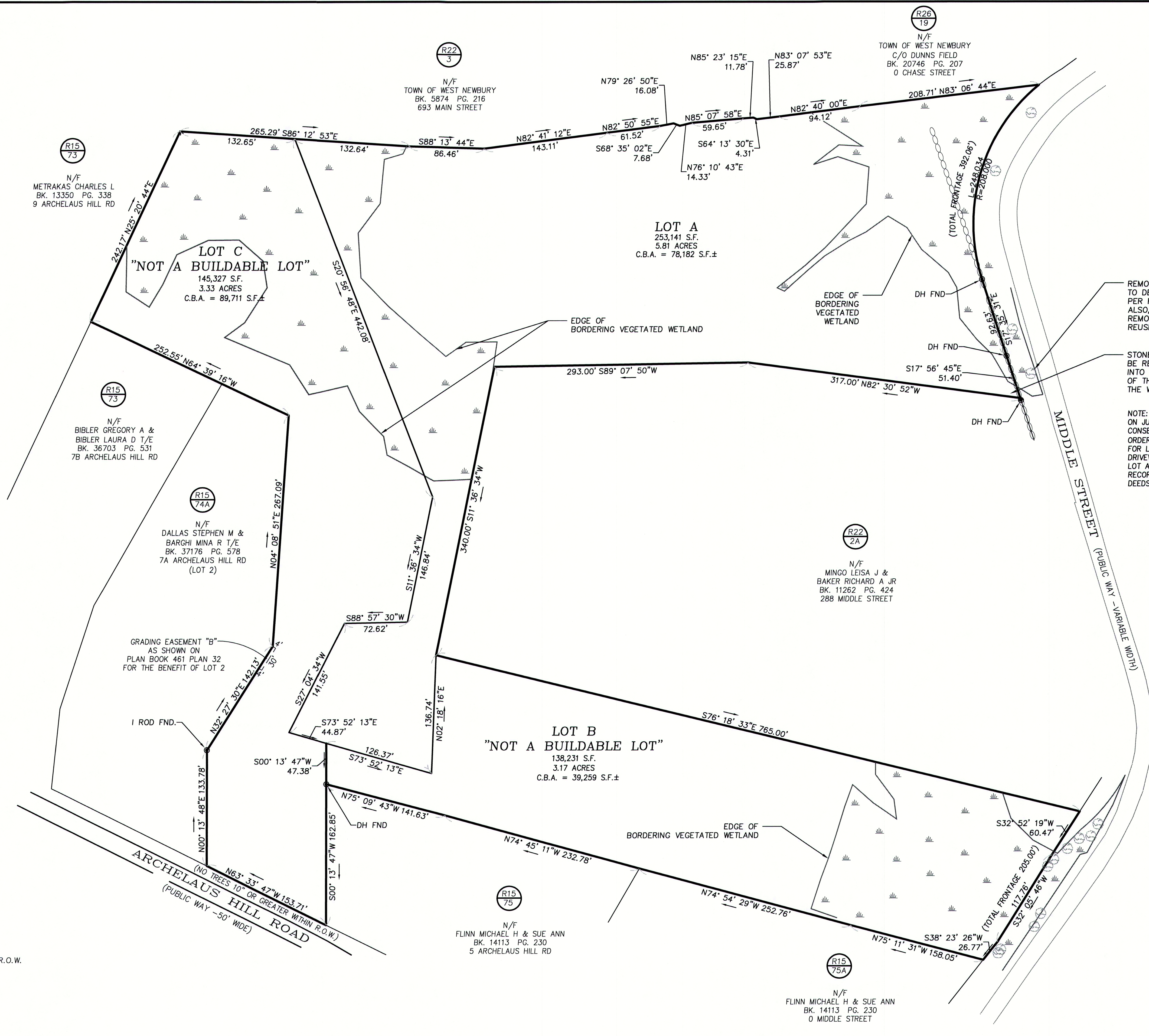
WETLAND DELINEATED BY:
WEST ENVIRONMENTAL, INC.
48 STEVENS HILL ROAD
NOTTINGHAM, NH. 03290
(603) 734-4298

(DELINEATED ON: MARCH 30, 2020)

LEGEND

- 10" CALIPER OR LARGER TREES WITHIN R.O.W.
- D.H. DRILL HOLE
- I ROD IRON ROD
- FND. FOUND
- N/F NOW OR FORMERLY

R15 74A ASSESSORS MAP# PARCEL#



REMOVE ONE 8" HICKORY TREE DUE TO DETERIORATION & HIGH HAZARD PER REQUEST OF TREE WARDEN. ALSO, 25 FEET OF STONE WALL TO BE REMOVED FOR DRIVEWAY ACCESS AND REUSED IN WALL.

STONES FROM SECTION OF WALL TO BE REMOVED SHALL BE INCORPORATED INTO THE STONE WALL TO THE LEFT OF THE DRIVEWAY ACCESS OUTSIDE THE WETLAND.

NOTE:
ON JUNE 30, 2021, THE WEST NEWBURY CONSERVATION COMMISSION ISSUED AN ORDER OF CONDITIONS (D.E.P. FILE #78-725) FOR LOT A APPROVING CONSTRUCTION OF A DRIVEWAY CROSSING PROVIDING ACCESS TO LOT A. SAID ORDER OF CONDITIONS DULY RECORDED IN ESSEX SOUTH REGISTRY OF DEEDS AT BOOK 40127, PAGE 47.

THE PLANNING BOARD'S ENDORSEMENT OF THE PLAN AS NOT REQUIRING APPROVAL UNDER THE SUBDIVISION CONTROL LAW DOES NOT GIVE LOTS OR PARCELS ANY STANDING UNDER THE ZONING BY-LAW OF THE TOWN OF WEST NEWBURY.

NOTES:
THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

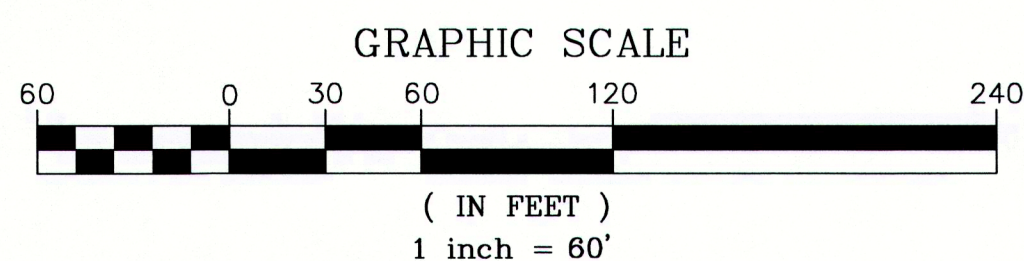
THE CERTIFICATIONS SHOWN HEREON ARE NOT INTENDED AS CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN OF WEST NEWBURY ASSESSORS RECORDS.

THE PARCELS SHOWN ARE NOT LOCATED IN A FLOOD HAZARD AREA AS DEPICTED ON FEMA PANELS #25009C0112F & #25009C0116F, EFFECTIVE DATE 07-03-2012.

I CERTIFY:
THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND BETWEEN AUGUST 12, 2019 AND SEPTEMBER 3, 2021.

THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.

JEFFREY S. HOFMANN
PROFESSIONAL LAND SURVEYOR
12/3/21 DATE



PREPARED FOR
GORMAN HOMES, LLC
P.O. BOX 130
NEWBURYPORT, MA 01950

MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

SCALE: 1"=60' CALC. BY: S.R.C. PROJECT: M193511
DATE: DEC. 9, 2021 CHKD. BY: J.S.H.

PLAN OF LAND
IN
WEST NEWBURY, MA
SHOWING APPROVAL NOT REQUIRED
AT
O MIDDLE STREET
(MAP R22, LOT 2)

ANR

SHEET: 1 OF 1