

NOTES:

1. THE OWNER OF RECORD FOR TAX MAP 33 LOT 61 IS NORTHEND 139 REALTY TRUST, JOSEPH G. HILL, TRUSTEE, 160 BRIDGE ROAD, SALISBURY, MA 01952. THE DEED REFERENCE TO THE LOT IS BK.39811 PG.433, DATED APRIL 23, 2021 IN THE ESSEX SOUTH REGISTRY OF DEEDS. THE APPLICANT IS EDDIE HILL - 160 BRIDGE ROAD, SALISBURY, MA 01952.

2. THE PURPOSE OF THIS PLAN IS TO DEPICT A PROPOSED THREE (3) LOT DIVISION OF EXISTING TAX MAP LOT 33-61.

3. ZONING FOR LOT 33-61 IS (R-3) RESIDENTIAL HIGH DENSITY DISTRICT. MINIMUM REQUIREMENTS INCLUDE:

R-3 ZONE: HIGH DENSITY
MIN. LOT AREA = 0.25 AC.
MIN. LOT FRONTAGE = 40 FT.
MIN. FRONT SETBACK = 20 FT.
MIN. SIDE SETBACK = 10 FT.
MIN. REAR SETBACK = 10 FT.
MAX. BUILDING HEIGHT = 35 FT.
MAX. LOT COVERAGE = 60%
MIN. PARKING SPACES = 2

THE SITE LIES WITHIN THE FLOOD PLAIN DISTRICT. A BUFFER AREA OF AT 100 FEET SHALL BE PROVIDED FOR PROTECTION FROM NATURAL AND/OR RECREATIONAL RESOURCE AREAS SUCH AS WETLANDS, INTERMITTENT STREAMS, AGRICULTURAL OR RECREATIONAL FIELDS, AND LAND HELD FOR CONSERVATION PURPOSES.

4. THE SITE LIES WITHIN THE FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), ESSEX COUNTY, MASSACHUSETTS, COMMUNITY NO. 25010 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER 25009C0127F, DATED JULY 3, 2012. THE BASE FLOOD ELEVATION FOR THE SITE IS 9 FT.

5. HORIZONTAL ORIENTATION IS MASSACHUSETTS STATE PLANE. VERTICAL DATUM IS NAVD83.

6. THE SURFACE FEATURES AND SITE TOPOGRAPHY SHOWN HEREON ARE THE RESULT OF AN ON THE GROUND FIELD SURVEY BY THIS OFFICE DURING THE MONTH OF JANUARY, 2021, AND HAVE BEEN PROPERLY LOCATED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

7. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN COMPILED IN PART FROM PLANS OF RECORD AND FIELD LOCATION. THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITIES.

8. LOT 33-61 IS SUBJECT TO A SEWER PUMP STATION EASEMENT PER REFERENCE PLAN #3.

REFERENCE PLANS:

1. "PLAN OF LAND IN THE TOWN OF SALISBURY, MASS. - SHOWING PROPERTY OF THE ROMAN CATHOLIC ARCHBISHOP OF BOSTON" SCALE: 1"=40' DATED: JUNE 24, 1954 PREPARED BY D.R. GUERRA.

2. "PLAN OF MARSH LANDS AT SALISBURY BEACH" SCALE: 1"=50' DATED: NOVEMBER, 1905 PREPARED BY: J.Q. EVANS. (RECORDED AT ESSEX REGISTRY OF DEEDS, SO. DIST. AS PLAN BOOK 83 PLAN 59).

3. "EASEMENT PLAN - OF - THE WAY - PUMP STATION", SCALE: 1"=40', DATED: JANUARY 23, 1996 & REVISED MARCH 21, 1996, PREPARED BY: OWEN HASKELL, INC. & RECORDED IN PLAN BOOK 310, PAGE 92 IN THE ESSEX SOUTH REGISTRY OF DEEDS.

4. "PLAN OF ROAD IN THE TOWN OF SALISBURY - ESSEX COUNTY - LAID OUT AS HIGHWAY BY THE MASSACHUSETTS HIGHWAY COMMISSION - SHOWING LAND TAKINGS" SCALE: 1"=40' DATED: JANUARY 26, 1915.

5. "PLAN OF LAND - TAX MAP LOT 33-61 - (139 NORTH END BOULEVARD) - SALISBURY, MASSACHUSETTS - LAND OF EILEEN M. & BRIAN A. KHOURY", SCALE 1"=30', DATED APRIL 14, 2021 BY FIELDSTONE LAND CONSULTANTS, PLLC. & RECORDED AS PLAN #592 IN PLAN BOOK 39793, PAGE 335 IN THE ESSEX SOUTH REGISTRY OF DEEDS.

LOT LINE CHART:

L1	S01°29'40"E 9.62'
L2	N09°38'09"W 41.13'
L3	S03°49'38"W 25.00'

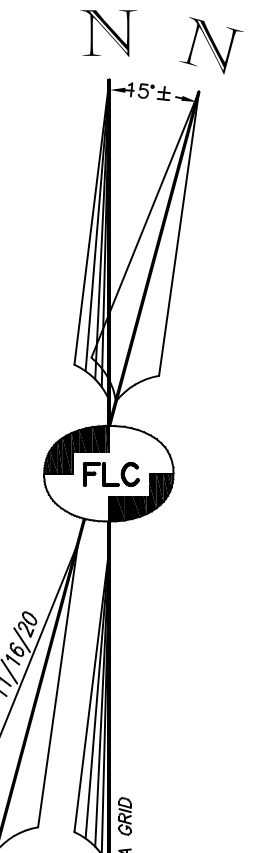
PROPOSED
LOT-1
0.25± ACRES
10,889± SQ.FT.
OPEN SPACE
7,027± SQ. FT.

PROPOSED
LOT-2
0.70± ACRES
30,386± SQ.FT.
OPEN SPACE
26,589± SQ. FT.

PROPOSED OPEN
SPACE EASEMENT
1.0± ACRES TOTAL
43,727 SQ.FT.

FORMER
33-61
1.55± ACRES
67,754± SQ.FT.
(TIE AREA= 66,367 SQ.FT.)

PROPOSED
LOT-3
0.61 ACRES
26,479 SQ.FT.
OPEN SPACE
10,111 SQ. FT.



LEGEND:

RIGHT-OF-WAY LINE	IRON PIN FOUND
BOUNDARY LINE	IRON PIPE FOUND
ABUTTING LOT LINE	SURVEYOR'S NAIL FOUND
BUILDING SETBACK LINE	CHAIN-LINK FENCE
EDGE OF PAVED ROAD	STOCKADE OR SPLIT-RAIL FENCE
EDGE OF GRAVEL ROAD	PROPOSED OPEN SPACE EASEMENT
CURB LINE	PROPOSED DRIVEWAY LOCATION
EDGE OF TREE LINE	
EDGE OF WETLANDS	
WETLANDS BUFFER LINE	
EXISTING EASEMENT LINE	
PROPOSED EASEMENT LINE	
THE COURSE LINE	

33-61 TAX MAP & LOT NUMBER

ZONING CHART:

	REQUIRED	EXISTING LOT 33-61	PROPOSED LOT 1	PROPOSED LOT 2	PROPOSED LOT 3
LOT AREA	0.250 AC.	1.55± AC.	0.25 AC.	0.70 AC.	0.61 AC.
LOT FRONTAGE	40 FT.	437.10 FT.	45.19 FT.	45.19 FT. & 157.32 FT.	179.78 FT.
FRONT SETBACK	20 FT.	-	-	-	-
SIDE SETBACK	10 FT.	-	-	-	-
REAR SETBACK	10 FT.	-	-	-	-
LOT COVERAGE	60% MAX.	-	<60%	<60%	<60%
BLDG. HEIGHT	35 FT.	-	<35 FT.	<35 FT.	<35 FT.

ABUTTERS:

TAX MAP 33 LOT 63
ROMAN CATHOLIC ARCHDIOCESE
STAR OF THE SEA CHURCH
18 BEACH ROAD
SALISBURY, MA 01952
(145 NORTH END BOULEVARD)

TAX MAP 33 LOT 62
NORTH BOULEVARD
SALISBURY REALTY TRUST
BEVERLY R. VAUGHAN TRUSTEE
135 NORTH END BOULEVARD,
SALISBURY, MA 01952
(135 NORTH END BOULEVARD)
BK.6808 PG.424

TAX MAP 33 LOT 101
RONALD & DIANE FALTE
170 ESSEX STREET
LYNNFIELD, MA 01940
(140 NORTH END BOULEVARD)

TAX MAP 33 LOT 103
JOHN J. & ANN M. KALIL
EILEEN M. KHOURY
JEAN A. KALIL
P.O. BOX 5008
SALISBURY, MA 01952-0008

TAX MAP 33 LOT 104
BEACH HOUSE 132, LLC
C/O CHARLES MABARDY
285 SOUTH ROAD
KENSINGTON, NH 03833

TAX MAP 33 LOT 60C
MICHAEL BARRETT
1 SUNSET VIEW LANE, UNIT 5
SALISBURY, MA 01952
(1 SUNSET VIEW LANE)

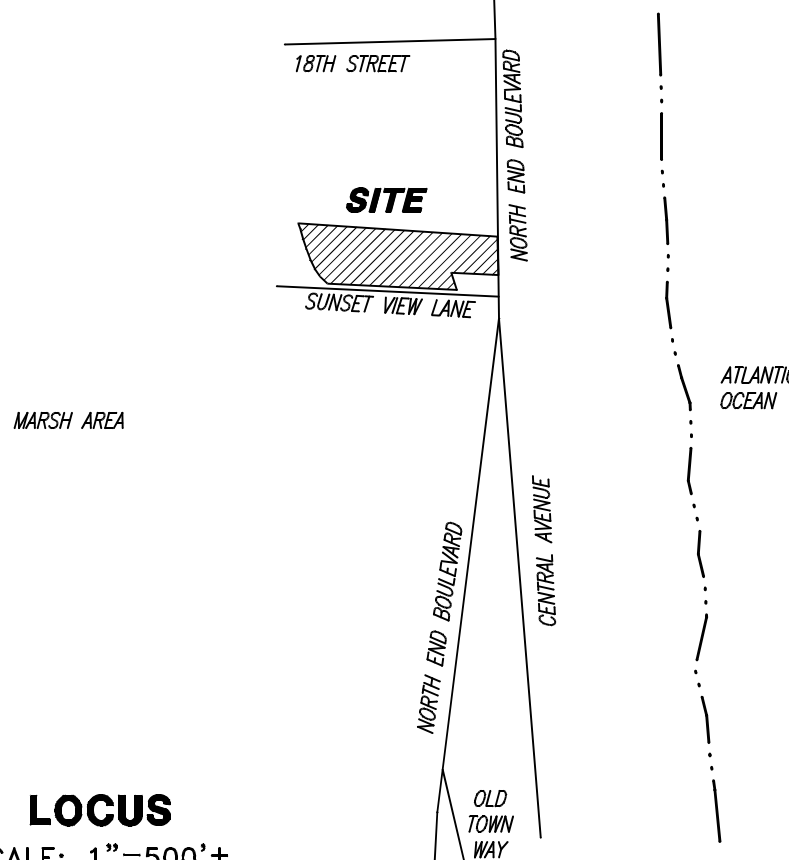
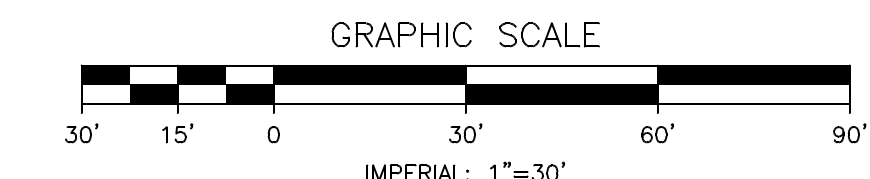
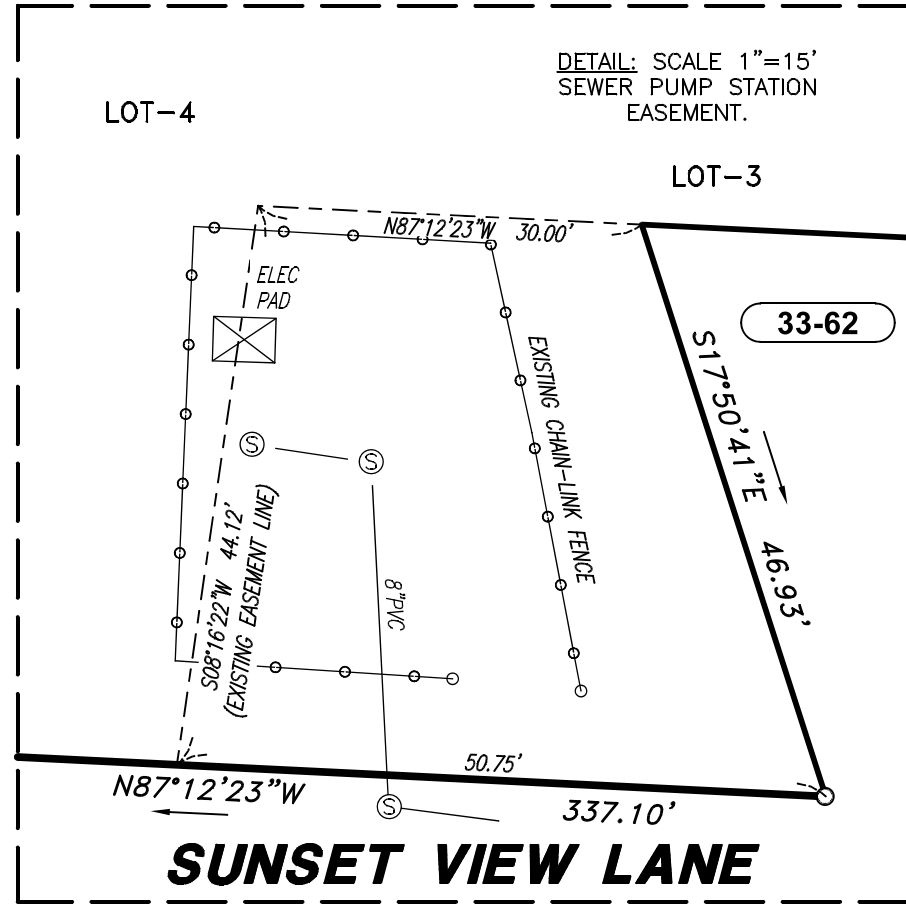
TAX MAP 33 LOT 60A
WILLIAM B. BORNSTEIN TRUSTEE
THE WILLIAM B. BORNSTEIN TRUST
7 CRANBERRY DRIVE
DERRY, NH 03038
(1 SUNSET VIEW LANE)

TAX MAP 33 LOT 60C
MICHAEL S. CHASE
ERIN C. CHASE
6 MAYFLOWER LANE
HAVERHILL, MA 01832
(1 SUNSET VIEW LANE)

TAX MAP 33 LOT 60D
RAYMOND E. & MARGARET FEOLI
170 ESSEX STREET
DERRY, NH 03038
(1 SUNSET VIEW LANE)

TAX MAP 33 LOT 60B
MEGHANE & GAVIN J. LONG
6 MOODY STREET
N. ANDOVER, MA 01845
(1 SUNSET VIEW LANE)

EASEMENT DETAIL:



LOCUS

SCALE: 1"=500'±

SALISBURY PLANNING BOARD APPROVAL
UNDER SUBDIVISION CONTROL LAW
NOT REQUIRED

DATE:

ENDORSEMENT OF THIS PLAN SHALL NOT BE AN INDICATION, EXPRESSED OR IMPLIED, THAT THE PARCELS OR STRUCTURES SHOWN ON THIS PLAN CONFORM TO APPLICABLE ZONING, CONSERVATION COMMISSION OR BOARD OF HEALTH REQUIREMENTS.

ENDORSEMENT OF THIS PLAN SHALL NOT BE DEEMED TO BE A VERIFICATION OF THE LOCATION OF THE STRUCTURES SHOWN OR THEIR SETBACKS.

I HEREBY CERTIFY THAT THIS PLAN IS AN ACTUAL SURVEY MADE ON THE GROUND IN JANUARY OF 2021 AND THAT THE STRUCTURES AND PHYSICAL FEATURES SHOWN WERE LOCATED ACCURATELY AND TO THE BEST OF MY ABILITY AND BELIEF.

AND, THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS

THIS CERTIFICATION IS NOT INTENDED AS CERTIFICATION TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO THE CURRENT TOWN OF SALISBURY ASSESSOR'S RECORDS.

PROFESSIONAL LAND SURVEYOR

DATE

REV.	DATE	DESCRIPTION	C/O	DR	CK
C	05/3/23	REVISED LOT CONFIGURATION	---	JGL	MDP
B	08/25/22	REVISE NUMBER OF LOTS AND CONFIGURATION	---	TJB	MDP
A	09/16/21	ADD PROPOSED OPEN SPACE EASEMENT	---	TJB	MDP

PLAN OF LAND
TAX MAP LOT 33-61
(139 NORTH END BOULEVARD)
SALISBURY, MASSACHUSETTS

PREPARED FOR AND LAND OF:
NORTHEND 139 REALTY TRUST
JOSEPH G. HILL, TRUSTEE, 160 BRIDGE ROAD, SALISBURY, MA 01952

SCALE: 1"=30'

JULY 28, 2021

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

FIELDSTONE
LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055
Phone: (603)-413-5456 Fax: (603)-413-5456
www.FieldstoneLandConsultants.com