

# NOTES:

1. THE OWNER OF RECORD FOR TAX MAP 33 LOT 61 IS NORTHERND 139 REALTY TRUST, JOSEPH G. HILL, TRUSTEE, 160 BRIDGE ROAD, SALISBURY, MA 01952. THE DEED REFERENCE TO THE LOT IS BK.3981 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 FIVE (5) 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 25009C0127, DATED JULY 3, 2012. THE BASE FLOOD ELEVATION FOR THE SITE IS 9 FT.

5. HORIZONTAL ORIENTATION IS MASSACHUSETTS STATE PLANE. VERTICAL DATUM IS NAVD88.

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.

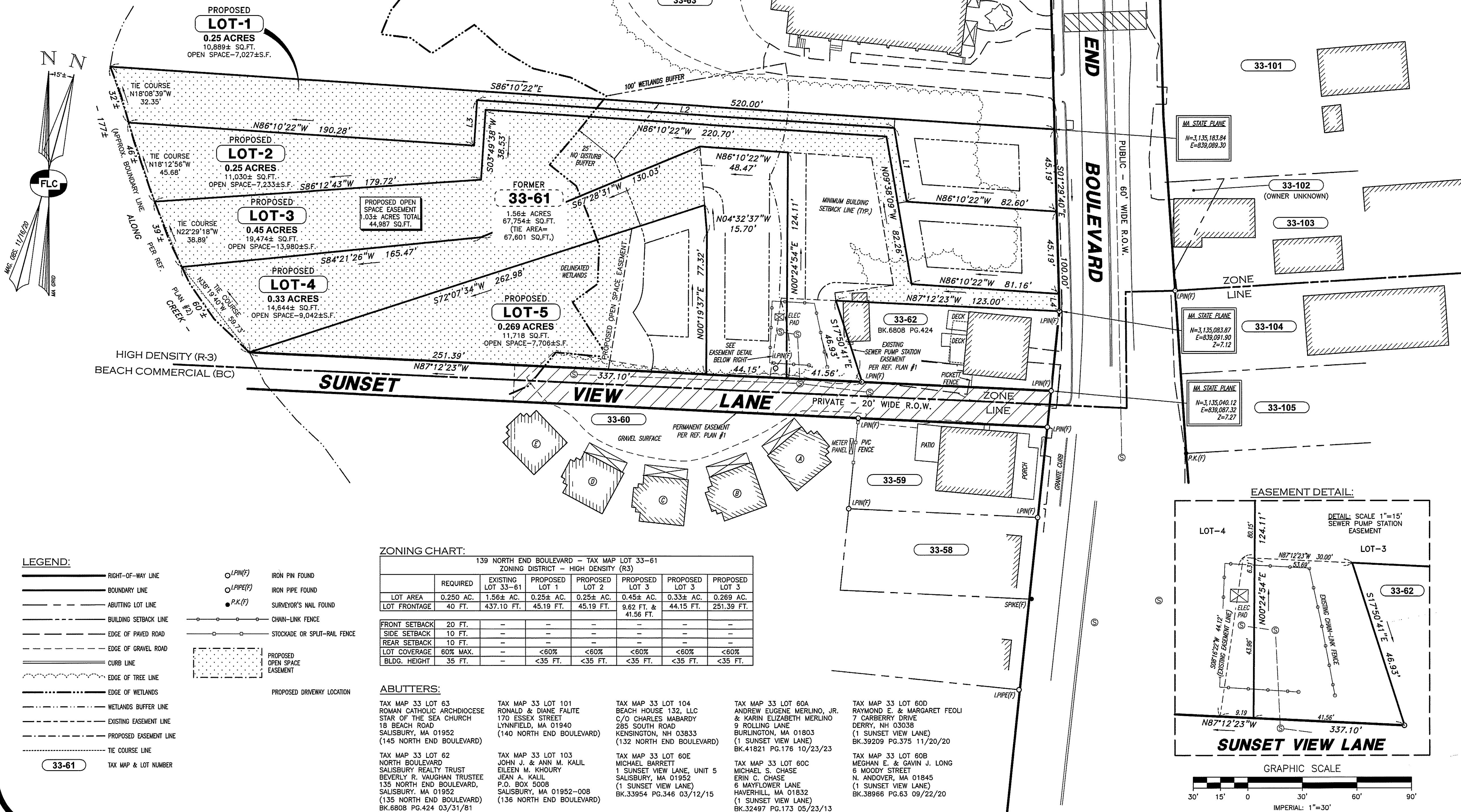
8. LOT 33-61 IS SUBJECT TO A SEWER PUMP STATION EASEMENT PER REFERENCE PLAN #3.

# 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	N09°38'09"W 41.13'
L2	N86°10'22"W 229.64'
L3	S03°49'38"W 25.00'
L4	S01°29'40"E 9.62'

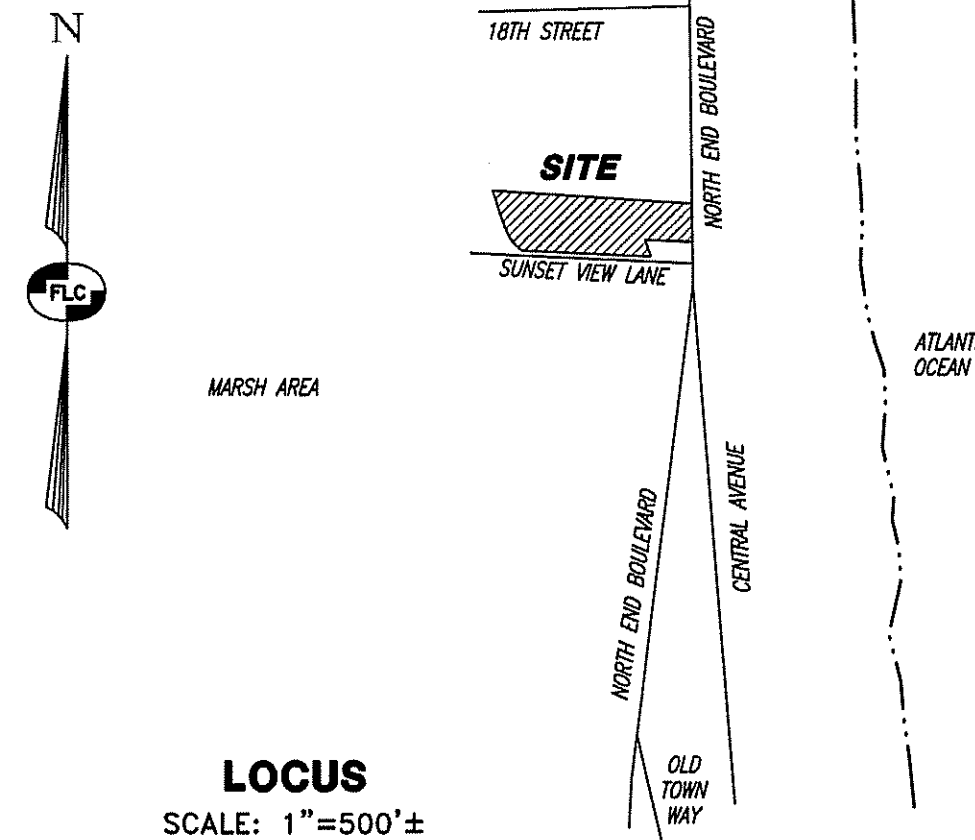
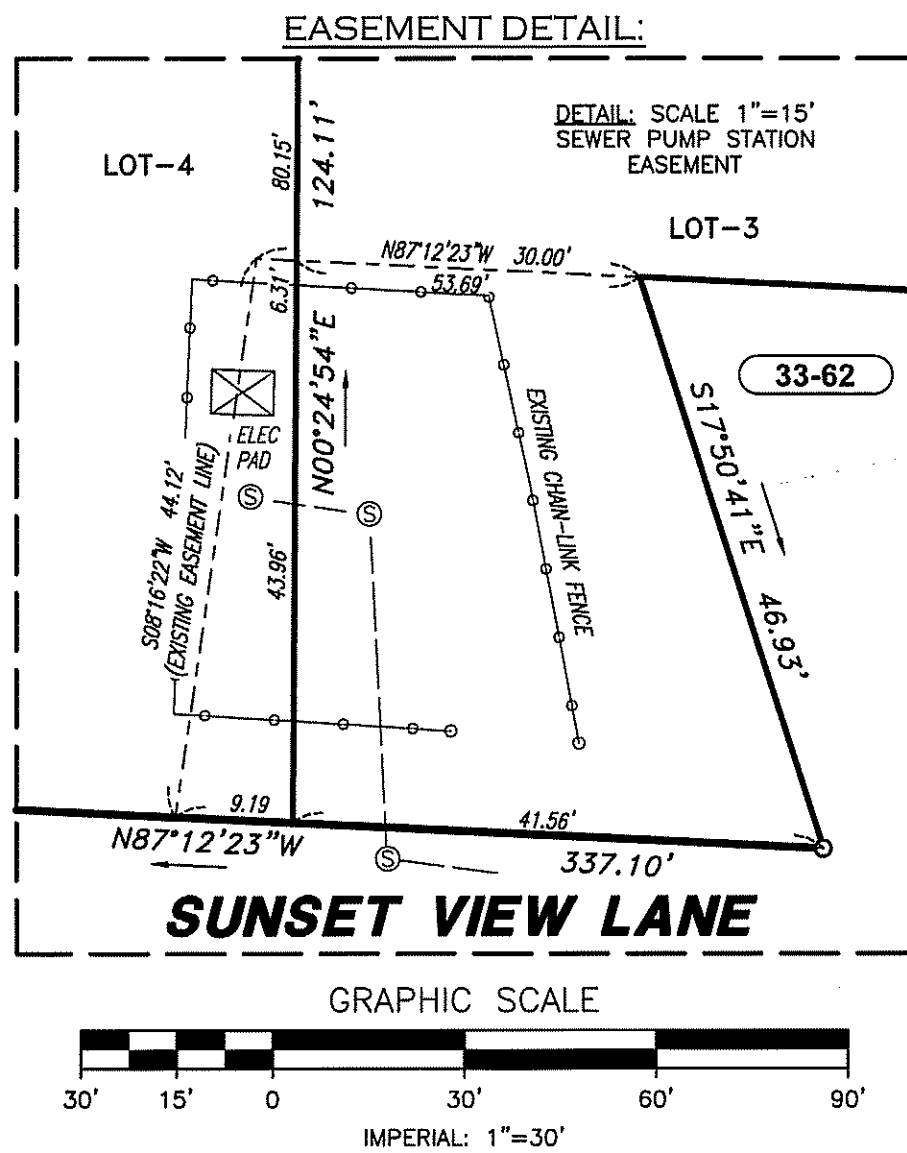


# ZONING CHART:

	REQUIRED	EXISTING	PROPOSED LOT 1	PROPOSED LOT 2	PROPOSED LOT 3	PROPOSED LOT 4	PROPOSED LOT 5
LOT AREA	0.250 AC.	1.56± AC.	0.25± AC.	0.25± AC.	0.45± AC.	0.33± AC.	0.269 AC.
LOT FRONTAGE	40 FT.	437.10 FT.	45.19 FT.	45.19 FT.	9.62 FT. & 41.56 FT.	44.15 FT.	251.39 FT.
FRONT SETBACK	20 FT.	-	-	-	-	-	-
SIDE SETBACK	10 FT.	-	-	-	-	-	-
REAR SETBACK	10 FT.	-	-	-	-	-	-
LOT COVERAGE	60% MAX.	-	<60%	<60%	<60%	<60%	<60%
BLDG. HEIGHT	35 FT.	-	<35 FT.	<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 101  
RONALD & DIANE FALTE  
170 ESSEX STREET  
LYNNFIELD, MA 01940  
(140 NORTH END BOULEVARD)
- TAX MAP 33 LOT 104  
BEACH HOUSE 132, LLC  
C/O CHARLES MABARDY  
285 SOUTH ROAD  
KENSINGTON, NH 03833  
(132 NORTH END BOULEVARD)
- TAX MAP 33 LOT 60A  
ANDREW EUGENE MERLINO, JR.  
& KARIN ELIZABETH MERLINO  
9 ROLLING LANE  
BURLINGTON, MA 01803  
(1 SUNSET VIEW LANE)  
BK.41821 PG.176 10/23/23
- TAX MAP 33 LOT 60B  
MEGHAN E. & GAVIN J. LONG  
6 WOODY STREET  
N. ANDOVER, MA 01845  
(1 SUNSET VIEW LANE)  
BK.39966 PG.63 09/22/20
- 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 03/31/81
- TAX MAP 33 LOT 103  
JOHN J. & ANN M. KALIL  
EILEEN W. KHOURY  
JEAN A. KALIL  
P.O. BOX 5008  
SALISBURY, MA 01952-008  
(136 NORTH END BOULEVARD)
- TAX MAP 33 LOT 60C  
MICHAEL S. CHASE  
ERIN C. CHASE  
6 MAYFLOWER LANE  
HAVERHILL, MA 01832  
(1 SUNSET VIEW LANE)  
BK.32497 PG.173 05/23/13



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.



*Brian S. Knowles* 1/10/2024  
PROFESSIONAL LAND SURVEYOR DATE

REV.	DATE	DESCRIPTION	C/O	DR	CK
E	01/09/24	REV. ANR TO INCLUDE REMAINDER LAND	---	TJB	MDP
D	05/23/23	ADD NOTE #9	---	JGL	MDP
C	05/03/23	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:  
**NORTHERND 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**  
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