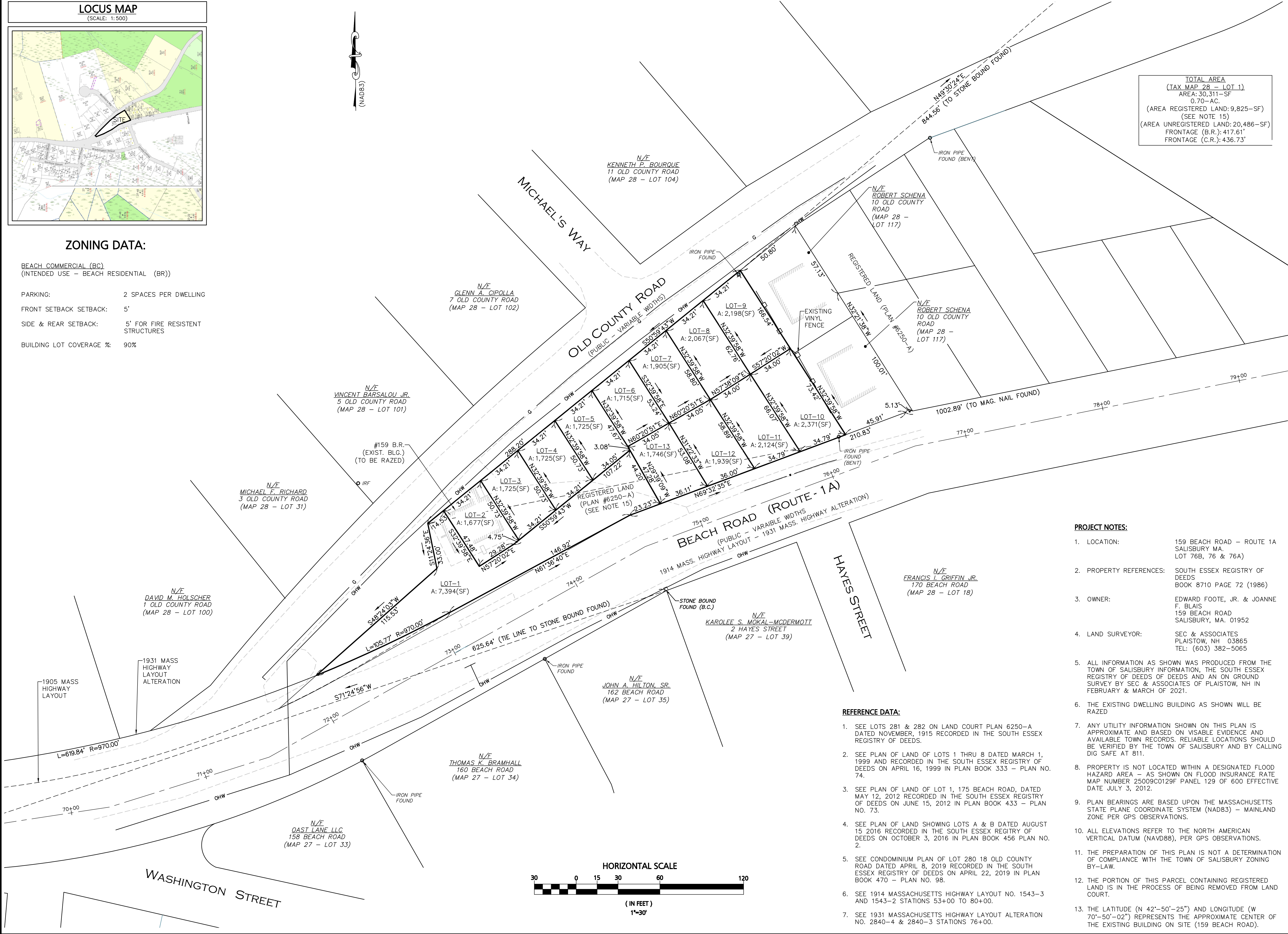


ZONING DATA:

BEACH COMMERCIAL (BC)
(INTENDED USE – BEACH RESIDENTIAL (BR))

PARKING: 2 SPACES PER DWELLING
FRONT SETBACK SETBACK: 5'
SIDE & REAR SETBACK: 5' FOR FIRE RESISTENT STRUCTURES
BUILDING LOT COVERAGE %: 90%



TOTAL AREA
(TAX MAP 28 – LOT 1)
AREA: 30,311-SF
0.70-AC.
(AREA REGISTERED LAND: 9,825-SF)
(SEE NOTE 15)
(AREA UNREGISTERED LAND: 20,486-SF)
FRONTAGE (B.R.): 417.61'
FRONTAGE (C.R.): 436.73'

FOR REGISTRY USE ONLY
THIS PLAN WAS PREPARED IN
ACCORDANCE WITH THE RULES AND
REGULATIONS FOR RECORDING ADOPTED
BY THE REGISTERS OF DEEDS IN 1978
AND AMENDED JANUARY 12, 1988.

Warren A. Wagner
SURVEYOR DATE 04/13/2021

APPROVAL UNDER THE SUBDIVISION
CONTROL LAW NOT REQUIRED

DATE OF ENDORSEMENT

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

DATE DESCRIPTION
REVISIONS

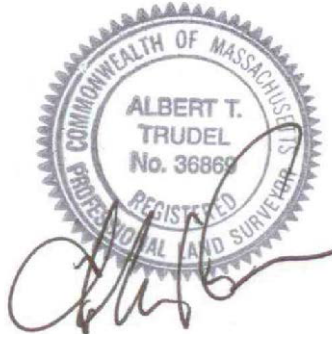
PREPARED FOR (APPLICANT):
**LARKIN REAL ESTATE
GROUP, INC.**
383 MAIN STREET
MEDFIELD, MA. 02052

PROJECT:
159 BEACH ROAD
TAX MAP 28 - LOT 1
SALISBURY, MA. 01952

DATE ISSUED: APRIL 13, 2021

PROJECT #: 21-10254

PREPARED BY: WARREN A. WAGNER



PROFESSIONAL LAND SURVEYOR FOR CIVIL
DESIGN CONSULTANTS, INC.

CIVIL DESIGN
Consultants, Inc.
SURVEY • DESIGN • PERMITTING • CONSTRUCTION ADMINISTRATION

344 North Main Street
Andover, MA 01810 Tel: (978) 416-0920
Fac: (978) 416-7965

DRAWING TITLE:

PLAN OF LAND
(APPROVAL NOT REQUIRED)

DRAWING #:

ANR-1

PROJECT NOTES:

- LOCATION: 159 BEACH ROAD – ROUTE 1A
SALISBURY MA.
LOT 76B, 76 & 76A)
- PROPERTY REFERENCES: SOUTH ESSEX REGISTRY OF
DEEDS
BOOK 8710 PAGE 72 (1986)
- OWNER: EDWARD FOOTE, JR. & JOANNE
F. BLAIS
159 BEACH ROAD
SALISBURY, MA. 01952
- LAND SURVEYOR: SEC & ASSOCIATES
PLAISTOW, NH 03865
TEL: (603) 382-5065
- ALL INFORMATION AS SHOWN WAS PRODUCED FROM THE
TOWN OF SALISBURY INFORMATION, THE SOUTH ESSEX
REGISTRY OF DEEDS OF DEEDS AND AN ON GROUND
SURVEY BY SEC & ASSOCIATES OF PLAISTOW, NH IN
FEBRUARY & MARCH OF 2021.
- THE EXISTING DWELLING BUILDING AS SHOWN WILL BE
RAZED
- ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS
APPROXIMATE AND BASED ON VISIBLE EVIDENCE AND
AVAILABLE TOWN RECORDS. RELIABLE LOCATIONS SHOULD
BE VERIFIED BY THE TOWN OF SALISBURY AND BY CALLING
DIG SAFE AT 811.
- PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD
HAZARD AREA – AS SHOWN ON FLOOD INSURANCE RATE
MAP NUMBER 25009C0129F PANEL 129 OF 600 EFFECTIVE
DATE JULY 3, 2012.
- PLAN BEARINGS ARE BASED UPON THE MASSACHUSETTS
STATE PLANE COORDINATE SYSTEM (NAD83) – MAINLAND
ZONE PER GPS OBSERVATIONS.
- ALL ELEVATIONS REFER TO THE NORTH AMERICAN
VERTICAL DATUM (NAVD88), PER GPS OBSERVATIONS.
- THE PREPARATION OF THIS PLAN IS NOT A DETERMINATION
OF COMPLIANCE WITH THE TOWN OF SALISBURY ZONING
BY-LAW.
- THE PORTION OF THIS PARCEL CONTAINING REGISTERED
LAND IS IN THE PROCESS OF BEING REMOVED FROM LAND
COURT.
- THE LATITUDE (N 42°-50'-25") AND LONGITUDE (W
70°-50'-02") REPRESENTS THE APPROXIMATE CENTER OF
THE EXISTING BUILDING ON SITE (159 BEACH ROAD).

REFERENCE DATA:

- SEE LOTS 281 & 282 ON LAND COURT PLAN 6250-A
DATED NOVEMBER, 1915 RECORDED IN THE SOUTH ESSEX
REGISTRY OF DEEDS.
- SEE PLAN OF LAND OF LOTS 1 THRU 8 DATED MARCH 1,
1999 AND RECORDED IN THE SOUTH ESSEX REGISTRY OF
DEEDS ON APRIL 16, 1999 IN PLAN BOOK 333 – PLAN NO.
74.
- SEE PLAN OF LAND OF LOT 1, 175 BEACH ROAD, DATED
MAY 12, 2012 RECORDED IN THE SOUTH ESSEX REGISTRY
OF DEEDS ON JUNE 15, 2012 IN PLAN BOOK 433 – PLAN
NO. 73.
- SEE PLAN OF LAND SHOWING LOTS A & B DATED AUGUST
15 2016 RECORDED IN THE SOUTH ESSEX REGISTRY OF
DEEDS ON OCTOBER 3, 2016 IN PLAN BOOK 456 PLAN NO.
2.
- SEE CONDOMINIUM PLAN OF LOT 280 18 OLD COUNTY
ROAD DATED APRIL 8, 2019 RECORDED IN THE SOUTH
ESSEX REGISTRY OF DEEDS ON APRIL 22, 2019 IN PLAN
BOOK 470 – PLAN NO. 98.
- SEE 1914 MASSACHUSETTS HIGHWAY LAYOUT NO. 1543-3
AND 1543-2 STATIONS 53+00 TO 80+00.
- SEE 1931 MASSACHUSETTS HIGHWAY LAYOUT ALTERATION
NO. 2840-4 & 2840-3 STATIONS 76+00.

