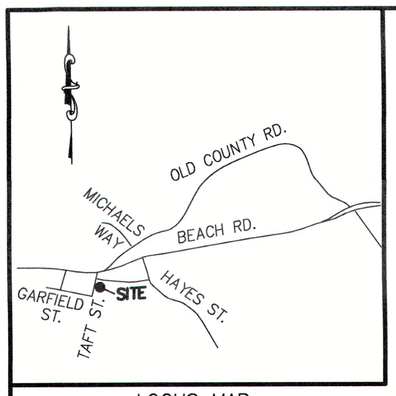

LOCUS MAP
N.T.S.

LEGEND

⊡ DHSB DRILL HOLE STONE BOUND
FND. FOUND
24/136 ASSESSORS MAP# ASSESSORS PARCEL#

ZONING DISTRICT– C – COMMERCIAL

LOT AREA 1/2 AC.
FRONTAGE 100 FT.
SETBACKS
FRONT 50 FT.
SIDE 20, 30 FT.
REAR 20 FT.

24/16 N/F DICK STANLEY DEBRA STANLEY CERT. 73291

24/171 N/F MARK R. HREHA DOUGLAS KYLE TURNQUIST CERT. 76767

TO WASHINGTON STREET

240.00'

24/1 N/F TAFT ONE REALTY TRUST CERT. 78771

EXIST. MOBILE HOME

TAFT STREET
(40' WIDE – PUBLIC)

PROPOSED DRAINAGE EASEMENT

EXISTING DWELLING #3

DH SB FND.

24/2

27/32 N/F ANDREW BOMBARIER SASHA A. BOUCHARD MICHELE BOMBARDIER CERT. 94785

27/31 N/F PETER SHARKEY ANNE MARIE SHARKEY BK. 14495 PG. 429

27/112 N/F LAWRENCE M. MEDEIROS MARY T. MEDEIROS CERT. 86341

N 17°39'00" E 139.05'

N 38°17'00" E 112.99'

S 57°40'00" E 175.92'

S 28°53'00" W 6.70'

S 31°34'18" W 102.81'

GARFIELD STREET
(40' WIDE – PUBLIC)

DECK EXIST. DWELLING

EXIST. DWELLING

24/136 N/F TED A. KNIGHT SUZANNE KNIGHT CERT. 74813

N 72°21'00" W 11.25'

PROPOSED PARCEL X

TO BE CONVEYED TO BOCHENKO FAMILY IRREVOCABLE TRUST FROM BISHOP

20,272 S.F. = 0.47 ACRES

(NOT A BUILDABLE LOT)

189.42'

PROPOSED LOT LINE

N 58°32'31" W

27/41 **REMAINING LAND OF BISHOP**

2.24 ACRES±

BK. 23394 PG. 159

27/44 N/F CCC TRUST BK. 30516 PG. 568

C–COMMERCIAL
R–2 – RESIDENTIAL

PLANNING BOARD APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

SALISBURY PLANNING BOARD

_____

_____

_____

_____

_____

_____

_____

DATE

"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."

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

FOR REGISTRY USE

BASIS OF BEARINGS

LAND COURT CASE 6250

OWNER OF RECORD

BOCHENKO FAMILY IRREVOCABLE TRUST
ADRIANE F. MARCHAND, TRUSTEE
BOOK 35029 PAGE 583
DOCUMENT 572856

PLAN REFERENCES

LAND COURT PLANS 6250A, 6250D, 6250F, 6250H.

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 INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN OF SALISBURY ASSESSORS RECORDS.

PLAN PURPOSE:

THE PURPOSE OF THIS PLAN IS TO CONVEY PARCEL X FROM LAND OF BISHOP TO BOCHENKO FAMILY IRREVOCABLE TRUST. PARCEL X IS NOT A BUILDABLE LOT BY ITSELF BUT WILL BE UNDER THE SAME OWNERSHIP AS PARCEL 24–2.

I CERTIFY:

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

COMMONWEALTH OF MASSACHUSETTS
JEFFREY S. HOFMANN #36381
PROFESSIONAL LAND SURVEYOR

8/8/22

PROFESSIONAL LAND SURVEYOR DATE

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30'

PREPARED FOR

BOCHENKO FAMILY IRREVOCABLE TRUST
3 TAFT STREET
SALISBURY, MA 01952

APPROVAL NOT REQUIRED
IN
SALISBURY, MA

SHOWING
PROPOSED PARCEL CONVEYANCE
AT
3 TAFT STREET

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"=30'	CALC. BY: J.S.H.	PROJECT: M213969
DATE: AUGUST 8, 2022	CHKD. BY: J.S.H.	SHEET: 1 OF 1

E:\sdskproj-2021\M213969\dwg\F-PARCEL CONVEYANCE (8-8-22).dwg 8/8/2022 1:40:46 PM EDT