NOTES:

1. THE OWNER OF RECORD FOR TAX MAP 83 LOT 24 IS RYAN P. BUCKLEY – 33 BARCLAY STREET #1, WORCESTER, MA 01604. THE DEED REFERENCE FOR THE PARCEL IS VOL.40941 PG.486 DATED MAY 11, 2022 IN THE ESSEX SOUTH DISTRICT REGISTRY OF DEEDS.
THE OWNER OF RECORD FOR TAX MAP 83 LOTS 21E & 21F IS MARTBAN INVESTMENTS, LLC – 32 QUAIL ROAD, PEABODY, MA 01960. THE DEED REFERENCE FOR THE PARCEL IS VOL.35261 PG.166 DATED AUGUST 27, 2016.

2. THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS OF TAX MAP LOTS 83–21E, 21F & 24, AS SHOWN.

3. THE TOTAL AREA OF TAX MAP PARCEL 83–24 IS 21.26± ACRES, OR 926,000± SQ.FT. PER REFERENCE PLAN #1. THE TOTAL AREA OF TAX MAP PARCEL 83–21E IS 14.85± ACRES OR 646,900± SQ.FT. PER REFERENCE PLAN #2. THE TOTAL AREA OF TAX MAP PARCEL 83–21F IS 0.43± ACRES OR 18,740± SQ.FT. PER REFERENCE PLAN #2.

4. ZONING FOR THE PARCEL IS THE RESIDENCE–40 DISTRICT (R–40).

R–40 ZONE:	REQUIRED	EXIST.83–24	EXIST.83–21E
MIN. LOT AREA	40,000 SF	926,000± SF	646,900± SF
MIN. LOT FRONTAGE	140 FT	74.93 FT	204.88 FT
MIN. FRONT SETBACK	40 FT	(40) FT	(40) FT
MIN. SIDE SETBACK	25 FT	(25) FT	(25) FT
MIN. REAR SETBACK	50 FT	(50) FT	(50) FT
MAX. BUILDING HEIGHT	35 FT	NONE	NONE
MAX. STORIES	2.5 ST	NONE	NONE
MAX. BUILDING AREA	15%	NA	NA
MIN. OPEN SPACE	50%	100%	100%

A PORTION OF THE SITE LIES WITHIN THE WETLANDS AND FLOODPLAIN PROTECTION OVERLAY DISTRICT. THE MASSACHUSETTS WETLANDS PROTECTION ACT REQUIRES A 100–FT. BUFFER FROM JURISDICTIONAL WETLANDS. AND A 200–FT. SETBACK EXISTS FROM LAKE ATTITASH.

5. BOUNDARY INFORMATION DEPICTED HEREON WAS DEVELOPED ENTIRELY FROM THE REFERENCE PLANS CITED HEREON AND IS NOT THE RESULT OF A PRECISE FIELD SURVEY BY THIS OFFICE. SURFACE FEATURES DEPICTED HEREON WERE DEVELOPED FROM THE REFERENCE PLANS NOTED HEREON TOGETHER WITH A FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTHS OF DECEMBER, 2022 & FEBRUARY, 2023. HORIZONTAL ORIENTATION AND VERTICAL DATUM ARE NAD83 & NAVD 88 PER A GPS CORS SOLUTION.

6. A PORTION OF THE SUBJECT PREMISES IS LOCATED WITHIN THE WATER RESOURCE PROTECTION DISTRICT "ZONE A" (LAND WITHIN 200 FEET OF LAKE ATTITASH AND ASSOCIATED WETLAND RESOURCE AREAS). THE REMAINDER OF THE SITE IS LOCATED WITHIN THE WATER RESOURCE PROTECTION DISTRICT ZONE C PER THE MAP ENTITLED "WATER RESOURCE PROTECTION DISTRICT – BOUNDARY PLAN", SCALE: 1"=1500', DATED: APRIL 11, 2017, PREPARED BY: THE TOWN OF AMESBURY, MASSACHUSETTS PUBLIC WORKS DEPARTMENT & INCLUDED IN THE TOWN OF AMESBURY ZONING ORDINANCE.

7. NO OBSERVABLE UTILITIES WERE FOUND BY THIS OFFICE FOR THE SUBJECT LOT WHILE CONDUCTING OUR FIELD SURVEY. GAS, SEWER AND MUNICIPAL WATER ARE AVAILABLE ALONG HAVERHILL ROAD.

8. A PORTION OF LOT 83–24 IS SUBJECT TO THE FLOOD HAZARD AREA "ZONE AE" AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), SOUTH ESSEX COUNTY, CITY OF AMESBURY, MASSACHUSETTS, COMMUNITY NO. 250075, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBERS 25009C0101F, 25009C0102F, 25009C0103F & 25009C0104F ALL DATED JULY 3, 2012. THE FLOODPLAIN ELEVATION IS 97.3 PER THE REFERENCED MAPS.

9. TAX MAP LOT 83–24 HAS THE RIGHT TO PASS AND REPASS OVER A WAY LEADING TO LAKE ATTITASH – SEE BOOK 2830, PAGE 403 DATED NOVEMBER 23, 1929, REFERENCE PLAN #5, AND PLAN BOOK 54, PLAN NUMBER 47 IN THE SOUTH ESSEX REGISTRY OF DEEDS.

10. REFERENCE PLAN #1 NOTES TAX MAP LOT 83–24 IS NOT A BUILDABLE LOT DUE TO PERMITS AND APPROVALS REQUIRED.

11. REFERENCE PLAN #2 NOTES THAT PARCEL F (LOT 83–21F) IS TO BE CONSIDERED AS A NON–BUILDABLE LOT.

12. CONTOURS DEPICTED HEREON WERE DEVELOPED FROM 2021 POINT CLOUD DATA FOR CENTRAL EASTERN MASSACHUSETTS, SOURCED FROM THE NOAA OFFICE FOR COASTAL MANAGEMENT DIGITAL ACCESS VIEWER.

REFERENCE PLANS:

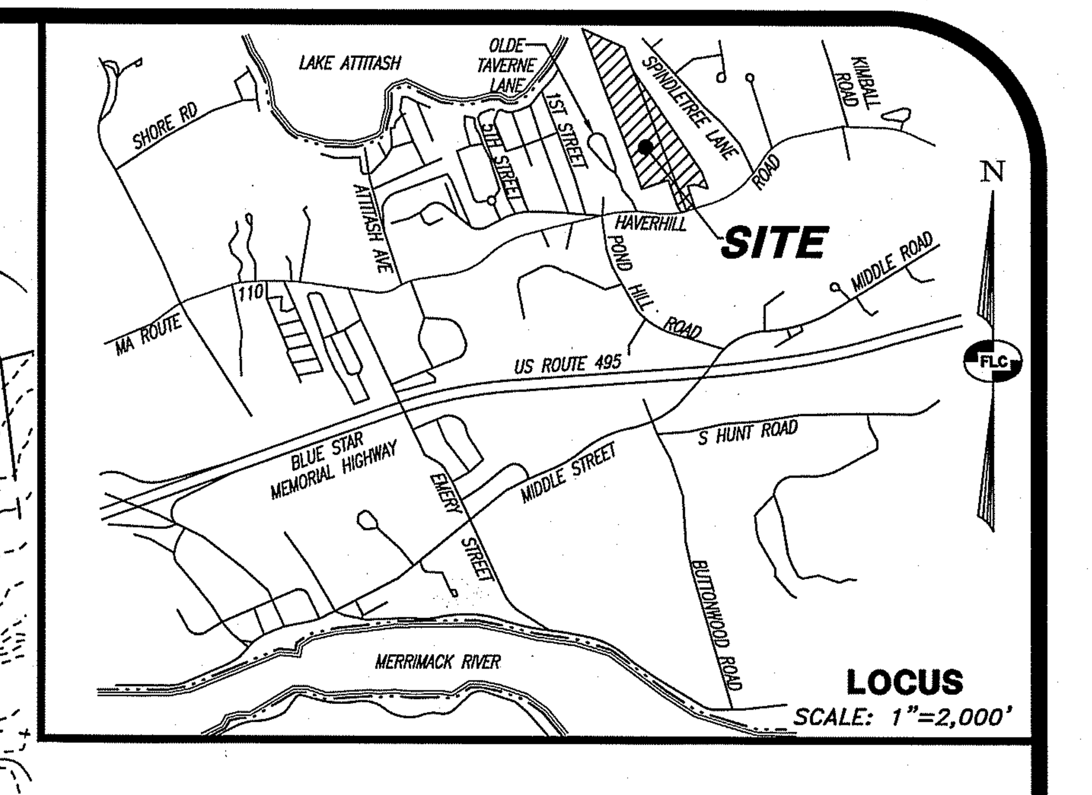
1. "PLAN OF LAND – HAVERHILL ROAD, – AMESBURY, MA 01913", SCALE: 1"=100', DATED: MAY 22, 2002, REVISED THROUGH: MAY 30, 2002, PREPARED BY: CAMMETT ENGINEERING AND RECORDED IN PLAN BOOK 363, PLAN NUMBER 49 IN THE SOUTH ESSEX COUNTY REGISTRY OF DEEDS.


2. "PLAN OF LAND – MACERA – FORM "A" – LOT 70 – 125 HAVERHILL ROAD – AMESBURY, MA 01913 – ESSEX COUNTY", SCALE: 1"=100', DATED: OCTOBER 2, 2003, PREPARED BY: CAMMETT ENGINEERING AND RECORDED IN PLAN BOOK 373, PLAN NUMBER 4 IN THE SOUTH ESSEX COUNTY REGISTRY OF DEEDS.

3. "DEFINITIVE SUBDIVISION – DEFINITIVE PLAN – CLUSTER SUBDIVISION – OLDE TAVERNE LANE AMESBURY, MA.", SCALE: 1"=40', DATED: APRIL 3, 2000, REVISED THROUGH: JULY 18, 2000, PREPARED BY: W.C. CAMMETT ENGINEERING, INC. AND RECORDED IN PLAN BOOK 348, PLAN NUMBER 92 (SHEETS 5 & 6) IN THE SOUTH ESSEX COUNTY REGISTRY OF DEEDS.

4. "PLAN OF LAND – IN – AMESBURY MASS. – TO ACCOMPANY A DEED – FROM – SAMUEL W. CELL – TO – JOHN J. HARCMOVITCH – & – JOHN E. MAGAZZU – TRUST & TRUSTEE", SCALE: 1"=100', DATED: JUNE, 1964, PREPARED BY: CLINTON F. GOODWIN, R.L.S. & RECORDED AS PLAN NUMBER 302 OF 1964 IN THE SOUTH ESSEX COUNTY REGISTRY OF DEEDS.

5. "PLAN OF LAND OF – RUTH E. OSBORNE, AMESBURY, MASS.", SCALE: 1"=100', DATED: MARCH, 1930, PREPARED BY: J. P. TITCOMB, C.E. AND RECORDED IN PLAN BOOK 58, PLAN NUMBER 8 IN THE SOUTH ESSEX COUNTY REGISTRY OF DEEDS.





LEGEND:

- RIGHT–OF–WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVED ROAD
- STONE WALL
- 200 — 10' CONTOUR INTERVAL
- 202 — 2' CONTOUR INTERVAL
- DELINEATED WETLANDS
- WETLAND BUFFER
- OH — OVERHEAD UTILITY LINE
- W — APPROXIMATE WATER LINE
- DRAIN LINE
- I.PIPE(F) IRON PIPE FOUND
- D.H.(F) DRILL HOLE FOUND
- UTILITY POLE & GUY
- CATCH BASIN
- SEWER MAN–HOLE
- 83-24 TAX MAP & LOT NUMBER

GRAPHIC SCALE

100' 50' 0 100' 200' 300'

IMPERIAL: 1"=100'

CERTIFICATION:

WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE US ARMY CORPS OF ENGINEERS 1987 WETLANDS DELINEATION MANUAL Y–87–1 AND REGIONAL SUPPLEMENT FOR NORTHEAST AND NORTHCENTRAL REGION AND FIELD INDICATORS FOR HYDRIC SOILS IN NEW ENGLAND; MASSACHUSETTS HANDBOOK FOR DELINEATION OF BORDERING VEGETATED WETLANDS 2022; MASSACHUSETTS WETLAND PROTECTION ACT 310 CMR 10.000; AND CITY OF AMESBURY LOCAL DELINEATION GUIDELINES, BY CHRISTOPHER A. GUIDA, C.S.S., C.W.S. IN JANUARY AND SEPTEMBER OF 2025.

DATE: 1/5/26

STATE OF NEW HAMPSHIRE
CHRISTOPHER A. GUIDA
No. 053
CERTIFIED WETLAND SCIENTIST

1/5/26

ABUTTER INFORMATION:

TAX MAP 71 LOT 17
AMESBURY ATTITASH LAKE SHORES IMPROVEMENT
C/O KYLE J. LANGLOIS, TREASURER
6 CROSS STREET
AMESBURY, MA 01913
BK.4226 PG.359 11/21/55
(LAKE SHORE DRIVE)

TAX MAP 71 LOT 18A
COLLEEN & STEVEN BRUSO
2 LAKE SHORE DRIVE
AMESBURY, MA 01913
BK.37804 PG.115 8/30/19
(2 LAKE SHORE DRIVE)

TAX MAP 71 LOT 88
STEPHEN F. & MARY E. CELONA
21 OLDE TAVERNE LANE
AMESBURY, MA 01913
BK.21484 PG.165 8/8/03
(21 OLDE TAVERNE LANE)

TAX MAP 71 LOT 89
CITY OF AMESBURY
62 FRIEND STREET
AMESBURY, MA 01913
BK.18248/ PG.322 1/29/02
(19 OLDE TAVERNE LANE)

TAX MAP 71 LOT 91
NOYES–HAMEL TRUST
BARBARA R. HAMEL &
MARK V. NOYES, TRUSTEES
2 LAKE ATTITASH ROAD A
AMESBURY, MA 01913
BK.39200 PG.306 11/16/2020
(2 LAKE ATTITASH ROAD A)

TAX MAP 72 LOT 1
STANLEY R. JR. & TRACI L. HIBBINS
36 SINDLETREE ROAD
AMESBURY, MA 01913
BK.12205 PG.156 10/28/93
(36 SPINDLETREE ROAD)

TAX MAP 72 LOT 6
WILLIAM M. THOORPE JR.
14 SPINDLETREE ROAD
AMESBURY, MA 01913
BK.36803 PG.45 6/20/18
(14 SPINDLETREE ROAD)

TAX MAP 72 LOT 7
DEAN A. & JANET M. WHETHERBEE
16 SPINDLETREE ROAD
AMESBURY, MA 01913
BK.17596 PG.495 8/30/01
(16 SPINDLETREE ROAD)

TAX MAP 72 LOT 8
KEITH D. &
MICHELLE E. FORGET
18 SPINDLETREE ROAD
AMESBURY, MA 01913
BK.34603 PG.564 12/18/15
(18 SPINDLETREE ROAD)

TAX MAP 72 LOT 9
CONTE FAMILY REV. TRUST
LAURA &
STEVE CONTE, TRUSTEES
20 SPINDLETREE ROAD
AMESBURY, MA 01913
BK.32142 PG.223 1/24/13
(20 SPINDLETREE ROAD)

TAX MAP 72 LOT 10
JOSEPH P. DINAN
22 SPINDLETREE ROAD
AMESBURY, MA 01913
BK.17895 PG.82 11/15/01
(22 SPINDLETREE ROAD)

TAX MAP 72 LOT 11
DANIEL E. & KARIN A. PARKER
24 SPINDLETREE ROAD
AMESBURY, MA 01913
BK.14397/ PG.239 10/29/97
(24 SPINDLETREE ROAD)

TAX MAP 72 LOT 12
KIMBERLY K. &
KEITH A. DESROSIERS
26 SPINDLETREE ROAD
AMESBURY, MA 01913
BK.29883 PG.186 10/20/10
(26 SPINDLETREE ROAD)

TAX MAP 72 LOT 90
DOUGLAS L. &
JENNIFER A. FREEMAN
17 OLDE TAVERNE LANE
AMESBURY, MA 01913
BK.30011 PG.496 11/29/10
(17 OLDE TAVERNE LANE)

TAX MAP 83 LOT 30A
CRAIG GENUALDO
DANIELLE LEVY–GENUALDO
6 OLDE TAVERNE LANE
AMESBURY, MA 01913
BK.34179 PG.582 6/30/15
(6 OLDE TAVERNE LANE)

TAX MAP 83 LOT 30B
BENJAMIN J. & MARIYAM DOUCETTE
8 OLDE TAVERN LANE
AMESBURY. MA. 01913
BK.38407 PG.343 4/9/20
(8 OLDE TAVERNE LANE)

MAP 83 LOT 9
PAMELA M. &
JOHN DEBITETTO
134 HAVERHILL ROAD
AMESBURY, MA 01913
BK.38253 PG.260 2/11/20
(136 HAVERHILL ROAD)

TAX MAP 83 LOT 10
SAWYER &
SYMPONIE WEBB
134 HAVERHILL ROAD
AMESBURY, MA 01913
BK.40088 PG.593 7/16/21
(134 HAVERHILL ROAD)

TAX MAP 83 LOT 11
PAUL F. &
PATRICIA BOLDUC
132 HAVERHILL ROAD
AMESBURY, MA 01913
BK.5479 PG.89 9/27/67
(132 HAVERHILL ROAD)

TAX MAP 83 LOT 12
JOHN R. &
KATHRYN J. SCHOLTZ
124 HAVERHILL ROAD
AMESBURY, MA 01913
BK.6197 PG.749 11/19/75
(124 HAVERHILL ROAD)

TAX MAP 83 LOT 22
RICHARD DILLON EATON &
ALIN ESTOWANI
127 HAVERHILL ROAD
AMESBURY, MA 01913
BK.42276 PG.2607 8/16/24
(127 HAVERHILL ROAD)

TAX MAP 83 LOT 25
STEVEN R. EVANS
131 HAVERHILL ROAD
AMESBURY, MA 01913
BK.12992 PG.375 4/21/95
(131 HAVERHILL ROAD)

TAX MAP 83 LOT 26
COLBY HEYWOOD
133 HAVERHILL ROAD
AMESBURY, MA 01913
BK.41221 PG.571 9/30/22
(133 HAVERHILL ROAD)

TAX MAP 83 LOT 28
EDMUND C. JR. & SUSAN B. MORRISETTE
135 HAVERHILL ROAD
AMESBURY, MA 01913
BK.10221 PG.435 11/7/89
(135 HAVERHILL ROAD)

TAX MAP 83 LOT 29
BARBARA A. MARSHALL
DONNA L. COFFMAN
95 NEW BOSTON ROAD
KINGSTONW, NH. 03848
BK.29293 PG.72 2/23/10
(139 HAVERHILL ROAD)

TAX MAP 83 LOT 30
CHRISTOPHER S. &
EMMA M. ADAMS
143 HAVERHILL ROAD
AMESBURY, MA 01913
BK.37303 PG.1 1/30/19
(143 HAVERHILL ROAD)

TAX MAP 83 LOT 30J
DAVID S. &
LESLIE A. ISHIHARA
15 OLDE TAVERNE LANE
AMESBURY, MA 01913
BK.26981 PG.496 6/29/07
(15 OLDE TAVERNE LANE)

TAX MAP 83 LOT 30K
TODD E. & JESSICA L. MOODY
13 OLDE TAVERNE LANE
AMESBURY, MA 01913
BK.36612 PG.297 3/29/18
(13 OLDE TAVERNE LANE)

TAX MAP 83 LOT 30L
KEITH A. &
POLLY W. MOULTON
11 OLDE TAVERNE LANE
AMESBURY, MA 01913
BK.25880 PG.256 7/13/06
(11 OLDE TAVERNE LANE)

TAX MAP 83 LOT 30M
WADE P. CROCE &
MARY LOGIUDICE–CROCE
9 OLDE TAVERNE LANE
AMESBURY, MA 01913
BK.21563 PG.270 8/19/03
(9 OLDE TAVERNE LANE)

TAX MAP 83 LOT 30N
JULIE J. BOYER REV. TRUST
JULIE J. BOYER, TRUSTEE
7 OLDE TAVERNE LANE
AMESBURY, MA 01913
BK.41058 PG.414 7/11/22
(7 OLDE TAVERNE LANE)

TAX MAP 83 LOT 30O
PETER W. &
SUSAN E. NACHTYGAL
5 OLDE TAVERNE LANE
AMESBURY, MA 01913
BK.28731 PG.330 6/26/09
(5 OLDE TAVERNE LANE)

TAX MAP 83 LOT 30P
THE NOYES FAMILY
REVOCABLE TRUST OF 2021
LEIGH A. &
DANIELLE M. NOYES, TRUSTEES
3 OLDE TAVERNE LANE
AMESBURY, MA 01913
BK.40587 PG.0 12/17/21
(3 OLDE TAVERNE ROAD)

TAX MAP 83 LOT 20
ANDREW W. &
CAITLIN L. GOODWIN
123 HAVERHILL ROAD
AMESBURY, MA 01913
BK.38064 PG.507 11/26/19
(123 HAVERHILL ROAD)

TAX MAP 82 LOT 130 C
CHRISTOPHER KAHN
LORI J. BELLEVIEW
10 OLDE TAVERNE LANE
AMESBURY, MA 01913
BK.26969 PG.50 6/28/07
(10 OLDE TAVERNE LANE)

TAX MAP 82 LOTS 130 & 130A
TAX MAP 83 LOT 30C
OLDE TAVERNE LANE
HOMEOWNERS TRUST
C/O DANIELLE LEVY
6 OLDE TAVERNE LANE
AMESBURY, MA 01913
BK.16798 PG.393 1/9/01
(0, 1 & 4 OLDE TAVERNE LANE)

TAX MAP 83 LOT 27
JOSHUA C. FERREIRA
RENEE M. SPINALE
137 HAVERHILL ROAD
AMESBURY, MA 01913
BK.35905 PG.472 5/31/17
(137 HAVERHILL ROAD)

TAX MAP 83 LOT 14
WARREN A. BRIGGS III &
CYNTHIA J. BRIGGS
119 HAVERHILL ROAD
AMESBURY, MA 01913
BK.8823 PG.337 3/2/87
(119 HAVERHILL ROAD)

TAX MAP 72 LOT 5
BRIAN C. & MICHELLE M. BONIA
12 SPINDLETREE ROAD
AMESBURY, MA 01913
BK.27591 PG.376 3/7/08
(12 SPINDLETREE ROAD)

TAX MAP 72 LOT 4
PETER J. & REBECCA FREY
10 SPINDLETREE ROAD
AMESBURY, MA 01913
BK.35456 PG.73 1/18/16
(10 SPINDLETREE ROAD)

TAX MAP 72 LOT 3
DAVID M. & LEA O'BRIEN
8 SPINDLETREE ROAD
AMESBURY, MA 01913
BK.15098 PG.485 9/17/98
(8 SPINDLETREE ROAD)

TAX MAP 83 LOT 2
DANIEL MILAGRE SANTIAGO &
SUSANNE M. SULLIVAN SANTIAGO
6 SPINDLETREE ROAD
AMESBURY, MA 01913
BK.40851 PG.419 4/8/22
(6 SPINDLETREE ROAD)

TAX MAP 83 LOT 1
PETER J. VIENT
4 SPINDLETREE ROAD
AMESBURY, MA 01913
BK.36222 PG.207 10/2/17
(4 SPINDLETREE ROAD)

TAX MAP 83 LOT 14
WARREN A. BRIGGS III &
CYNTHIA J. BRIGGS
119 HAVERHILL ROAD
AMESBURY, MA 01913
BK.8823 PG.337 3/2/87
(119 HAVERHILL ROAD)

TAX MAP 83 LOT 15
BRIAN & DAWN C. PALERMO
JAY & JODY PALERMO
121 HAVERHILL ROAD
AMESBURY, MA 01913
BK.34670 PG.583 1/22/16
(121 HAVERHILL ROAD)

TAX MAP 83 LOT 21
JOSE A. & CARMEN PERLERA
125 HAVERHILL ROAD
AMESBURY, MA 01913
BK.36446 PG.308 1/2/18
(125 HAVERHILL ROAD)

REV.	DATE	DESCRIPTION	C/O	DR	CK
B	1/5/26	UPDATED WETLANDS PER THIRD PARTY REVIEW		DAC	CAG
A	12/22/25	UPDATED WETLANDS PER THIRD PARTY REVIEW		DAC	CAG

ANRAD EXHIBIT PLAN

TAX MAP LOTS 83-24, 83-21E & 83-21F
(131 A HAVERHILL ROAD LOT 83-24)
(129 HAVERHILL ROAD LOT 83-21E)
(129 R HAVERHILL ROAD LOT 83-21F)
AMESBURY, MASSACHUSETTS

PREPARED FOR AND LAND OF:

RYAN P. BUCKLEY

(MAP 83-24)
33 BARCLAY STREET #1 WORCESTER, MA 01604

AND

MARTBAN INVESTMENTS, LLC

(MAP 83-21E & 83-21F)
32 QUAIL ROAD PEABODY, MA 01960

SCALE: 1" = 100' OCTOBER 27, 2025

Surveying ⌖ Engineering ⌖ Land Planning ⌖ Permitting ⌖ Septic Designs

FIELDSTONE
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