

DHSB
FND.
(HELD)

CEDAR COURT

UP 24-1 OHW S 09°06'29" E

UP 24-2

W/GUY

10°53'31" W
40.00'

40.00

CONC. SIDEWALK

OLF

MB

DHSB FND

EXISTING
2 STY.
W.F.D.
#6

CONC.
PAD

BIT.
CONC.
DRIVE

DECK

POOL
AREA

GAR.

SEWER EASEMENT
(BK.17826 PG.30)
(APPROX. LOCATION)

N/F
MARGARET H. BEAN
BK. 4221, PG. 22

BASIS FOR BEARINGS

PLAN BK. 397 PLAN 3

PLAN REFERENCES

PLAN 46 OF 1928
PLAN 39 OF 1958
PLAN BK. 355 PLAN 1
PLAN BK. 375 PLAN 94
PLAN BK. 391 PLAN 84
PLAN BK. 397 PLAN 3

OWNER OF RECORD

SEAN M. & COLLEEN ROAF
CEDAR COURT - AMESBURY, MA
BK. 13678 PG. 464

TOTAL AREA

11,420 S.F.

WOOD STOCKADE FENCE

(44.75') DEED 50.56' CALC.

N 80°53'31" W

N 06°16'50" W

✓ 70.00'
✓ (DEED HELD)

(44.75' DEED) S 85°59'32" W

35.46' CALC (APPROX)

WOOD STOCKADE FENCE

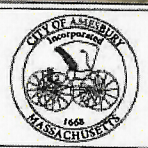
THE LOFTS AT CLARK'S POND
CONDOMINIUM
BK. 25507 PG. 194

6 Cedar Court - City of Amesbury

10/06/2025



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Legend	
Municipal Boundary	Local Road
Parcel	Easement
Building Footprint	Hydrographic Features
Roads	Streams
Interstate	Major Road

1: 240

6 Cedar Court - City of Amesbury

10/06/2025

40-229

40-230

Cedar Court

40-234

82.28 ft

40-233

Total: 82.45 ft

Total: 8.19 ft

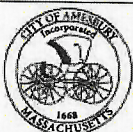
40-236

40-231

40 0 20 40 Feet

1:240

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Municipal Boundary
Local Road

Parcels
Easements

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Legend

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