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, 1984, PREPARED BY: CLINTON F. GOODWIN, R.L.S. & RECORDED AS PLAN NUMBER 302 OF 1964 IN THE SOUTH ESSEX COUNTY REGISTRY OF DEEDS.

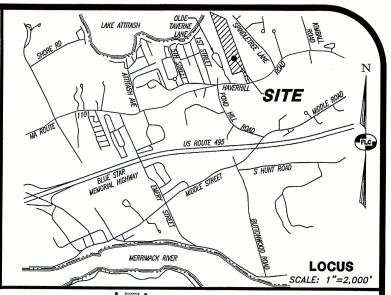
5. "PLAN OF LAND OF – RUTH E. OSBORNE, AMESBURY, MASS.", SCALE: 1"=100', DATED: MARCH, 1930, PREPARED BY: J. P. TITCOMB, C.E. AND RECORDED IN PLAN BOOK 58, PLAN NUMBER 8 IN THE SOUTH ESSEX COUNTY REGISTRY OF DEEDS.

CERTIFICATION:

"I HEREBY CERTIFY THAT THE EXISTING CONDITIONS SHOWN WERE DEVELOPED FROM THE REFERENCE PLANS CITED HEREON TOGETHER WITH A FIELD SURVEY PERFORMED BY FIELDSTONE LAND CONSULTANTS, PLLC DURING THE MONTHS OF DECEMBER, 2022 & FEBRUARY, 2023."

DATE: 12/5/2023

COMMONWEALTH OF MASSACHUSETTS – BRIAN S. KNOWLES – No. 39868 – REGISTERED PROFESSIONAL LAND SURVEYOR



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.

2. THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS OF TAX MAP LOT 83-24, 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.

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

	R-40 ZONE:	REQUIRED	EXIST.83-24
MIN. LOT AREA		40,000 SF	926,000± SF
MIN. LOT FRONTAGE		140 FT	74.93 FT
MIN. FRONT SETBACK		40 FT	(40) FT
MIN. SIDE SETBACK		25 FT	(25) FT
MIN. REAR SETBACK		50 FT	(50) FT
MAX. BUILDING HEIGHT		35 FT	NONE
MAX. STORIES		2.5 ST	NONE
MAX. BUILDING AREA		15%	NA
MIN. OPEN SPACE		50%	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. 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. 2550075, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBERS 25009C0101F, 25009C0102F, 25009C0103F & 25009C0104F ALL DATED JULY 3, 2012. THE FLOODPLAIN ELEVATION IS 97.0 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. 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.

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.44226 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 SINCLERTREE 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 C. &
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 COUCETTE
8 OLDE TAVERNE LANE
AMESBURY, MA 01913
BK.38407 PG.343 4/9/20
(8 OLDE TAVERNE LANE)

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

TAX MAP 83 LOT 10
SAWYER &
SYMPONE 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 LOTS 21E & 21F
MARTBAN INVESTMENTS, LLC
32 QUAIL ROAD
PEABODY, MA 01960
BK.35261 PG.186 9/14/16
(129 HAVERHILL ROAD)

TAX MAP 83 LOT 22
JENNIFER &
SALVATORE NAPOLI
127 HAVERHILL ROAD
AMESBURY, MA 01913
BK.39555 PG.97 2/22/21
(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.271 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
17 HAMPTON ROAD, APT 227
EXETER, NH 03833
BK.39293 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.21583 PG.270 8/19/03
(9 OLDE TAVERNE LANE)

TAX MAP 83 LOT 30N
JULIE T. 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.353 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 83 LOT 130 C
CHRISTOPHER KAHN
LORI J. BELLEVEW
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
(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)

NRCS SOILS LEGEND:

SOURCE: USDA NRCS WEB SOIL SURVEY

SOIL BOUNDARY

51A	SWANSEA MUCK 0 TO 1% SLOPES
253B	HINCKLEY LOAMY SAND 3 TO 8% SLOPES
305B	PAXTON FINE SANDY LOAM 3 TO 8% SLOPES
305C	PAXTON FINE SANDY LOAM 8 TO 15% SLOPES
311B	WOODBRIDGE FINE SANDY LOAM 3 TO 8% SLOPES, VERY STONY
311C	WOODBRIDGE FINE SANDY LOAM 8 TO 15% SLOPES, VERY STONY

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
- APPROXIMATE 100–YEAR FLOOD ZONE
- W APPROXIMATE WATER LINE
- DRAIN LINE
- (UPRIP) 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'

REV.	DATE	DESCRIPTION	C/O	DR	CK

EXISTING CONDITIONS PLAN
TAX MAP LOT 83-24
(131 A HAVERHILL ROAD)
AMESBURY, MASSACHUSETTS

PREPARED FOR AND LAND OF:
RYAN P. BUCKLEY
33 BARCLAY STREET #1 WORCESTER, MA 01604

SCALE: 1" = 100' APRIL 5, 2023

Surveying ✣ Engineering ✣ Land Planning ✣ Permitting ✣ Septic Designs

FIELDSTONE LAND CONSULTANTS, PLLC
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