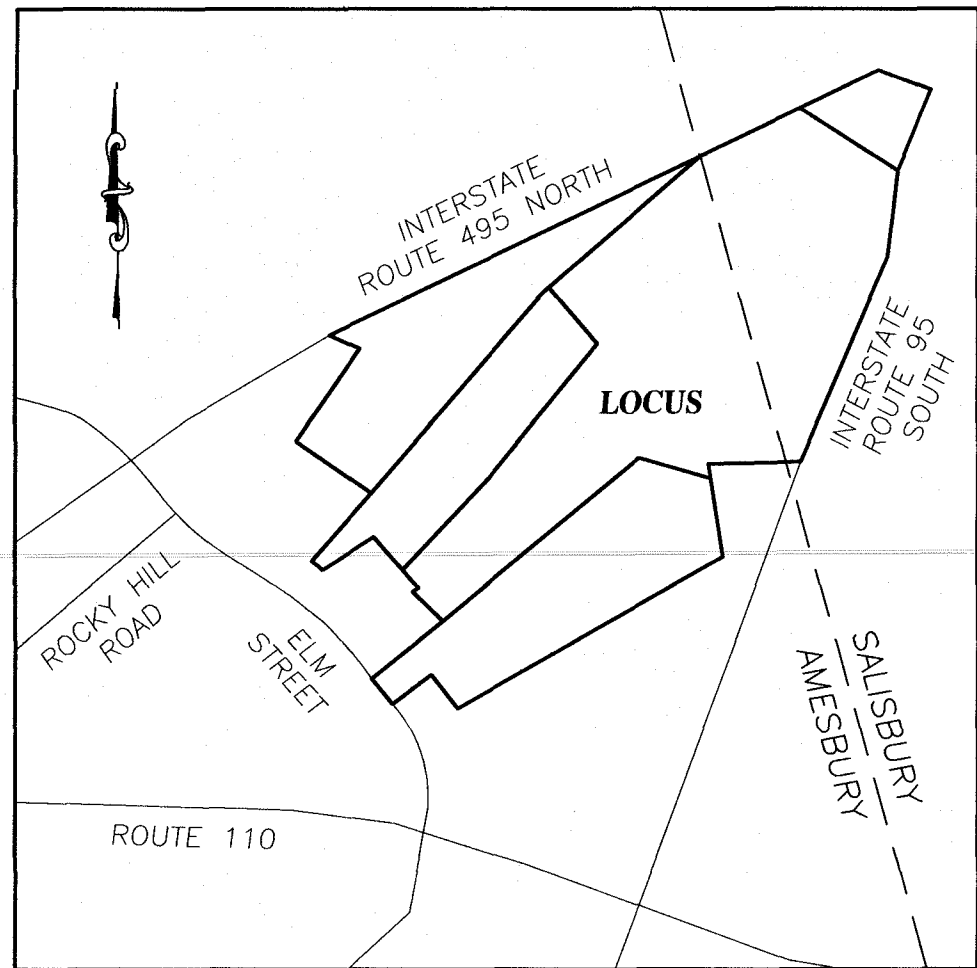
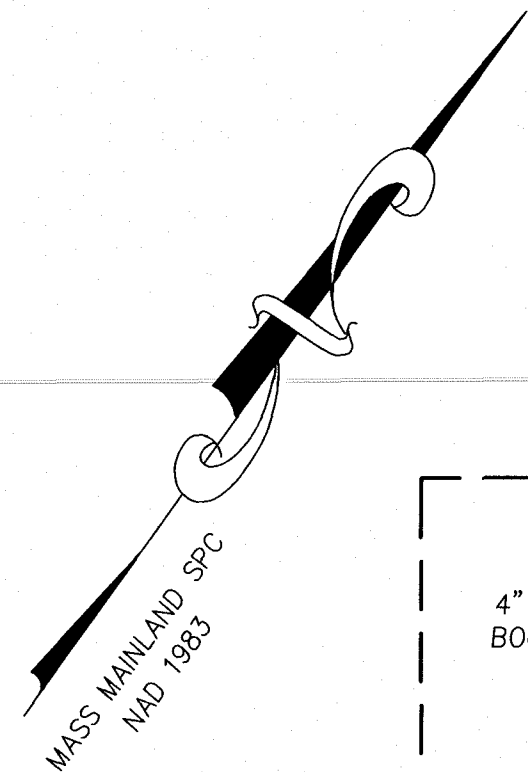




LOCUS MAP
N.T.S.



DETAIL A.
(NOT TO SCALE)

DEED REFERENCES

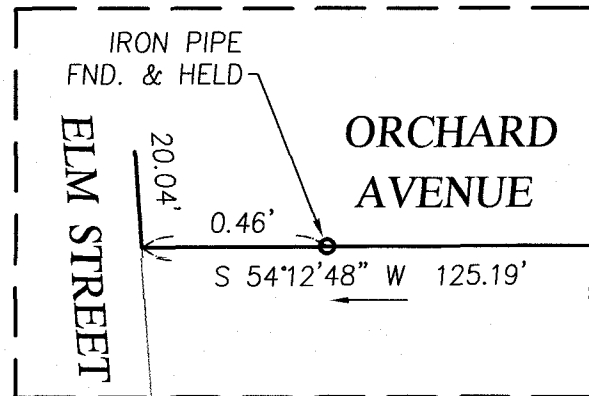
- SEE DEED FROM ERIC MANDERSON MAYNE AND GERALD R. MAYNE TO TRUE HOMESTEAD LIMITED PARTNERSHIP IV DATED 1/27/1999 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS BOOK 15596 PAGE 174.
- SEE DEED FROM VIRGINIA R. MILLIKEN TO TRUE HOMESTEAD LIMITED PARTNERSHIP I DATED 8/6/1999 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS BOOK 15871 PAGE 553.
- SEE DEED FROM STANLEY O. BEAN, JR. TO STANLEY O. BEAN JR. AND ALICE M. BEAN TRUSTEES OF THE 287 1/2 ELM STREET REALTY TRUST DATED 10/5/1994 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS BOOK 12779 PAGE 376.
- SEE DEED FROM TRUE HOMESTEAD LIMITED PARTNERSHIP II TO TRUE HOMESTEAD LIMITED PARTNERSHIP III DATED 11/20/1993 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS BOOK 12307 PAGE 510.
- SEE DEED FROM HERBERT T. SEARS TO TRUE HOMESTEAD LIMITED PARTNERSHIP IV DATED 11/20/1993 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS BOOK 12307 PAGE 508.
- SEE DEED FROM STANLEY O. BEAN, JR. AND ALICE M. BEAN TO STANLEY O. BEAN, JR. AS TRUSTEE OF THE STANLEY O. BEAN, JR. REVOCABLE TRUST DATED 3/25/2005 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS BOOK 24120 PAGE 288.
- SEE DEED FROM MARTHA TRUE TO GERTRUDE NANCY SEARS AND ELIZABETH WARDWELL DATED 11/1/1956 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS BOOK 4325 PAGE 48.
- SEE DEED FROM SUSAN KEPNER AND PETER RANDALL TO TRUE HOMESTEAD LIMITED PARTNERSHIP III DATED 3/10/2015 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS BOOK 34400 PAGE 366.
- SEE DISCONTINUANCE OF STATE HIGHWAY FOR PORTIONS OF ELM STREET BY THE MASSACHUSETTS HIGHWAY COMMISSION ON BEHALF OF THE COMMONWEALTH OF MASSACHUSETTS DATED 2/19/2025 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS BOOK 42586 PAGE 559.
- SEE EASEMENT DEED FROM TRUE HOMESTEAD LIMITED PARTNERSHIP II AND TRUE HOMESTEAD LIMITED PARTNERSHIP III TO TRUE HOMESTEAD LIMITED PARTNERSHIP I, TRUE HOMESTEAD LIMITED PARTNERSHIP II AND TRUE HOMESTEAD LIMITED PARTNERSHIP III DATED 10/29/2013 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS BOOK 32928 PAGE 222.
- SEE DEED FROM TRUE HOMESTEAD LIMITED PARTNERSHIP I, TRUE HOMESTEAD LIMITED PARTNERSHIP II AND TRUE HOMESTEAD LIMITED PARTNERSHIP III TO BEANPOD PARTNERS, LLC DATED 10/29/2013 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS BOOK 32928 PAGE 225.

PLAN REFERENCES

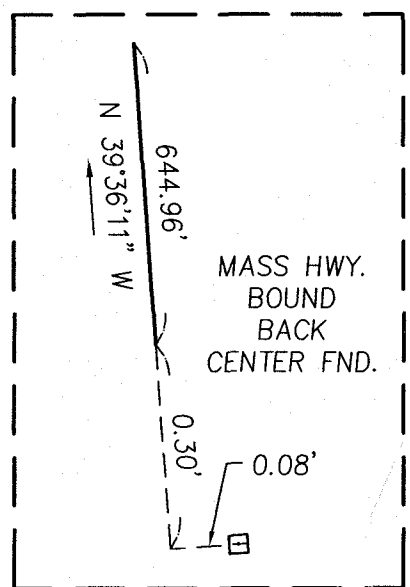
- EASEMENT PLAN OF LAND PREPARED FOR TRUE HOMESTEAD LIMITED PARTNERSHIP, DRAWN BY CAMMETT ENGINEERING, DATED 10/30/2013 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS PLAN BOOK 440 PLAN 26.
- PLAN OF LAND PREPARED FOR TRUE HOMESTEAD LIMITED PARTNERSHIP, DRAWN BY CAMMETT ENGINEERING, DATED 3/25/2013 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS PLAN BOOK 440 PLAN 27.
- PLAN OF LAND IN AMESBURY, MA AND SALISBURY, MA PREPARED FOR TRUE HOMESTEAD LIMITED PARTNERSHIP, DRAWN BY W.C. CAMMETT ENGINEERING, INC. DATED 02/24/1993 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS PLAN BOOK 283 PLAN 58.
- PLAN TITLED "ORCHARD PARK, AMESBURY, MASS" PREPARED FOR WM. J. COUGHLIN, DRAWN BY JOHN T. DESMOND, CIVIL ENGINEER AND SURVEYOR, DATED JULY, 1900 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS PLAN BOOK 1617 PLAN 600.
- PLAN OF LAND AT #259 ELM STREET IN AMESBURY, MASSACHUSETTS PREPARED FOR SCOTT L. ARSENAULT, DRAWN BY ATLANTIC ENGINEERING & SURVEY CONSULTANTS INC., DATED 6/28/1996 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS PLAN BOOK 309 PLAN 93.
- PLAN OF ROAD IN THE TOWN OF AMESBURY, ESSEX COUNTY, LAID OUT AS A STATE HIGHWAY BY THE MASSACHUSETTS HIGHWAY COMMISSION, DATED 10/30/1906. L.O. No.1090
- PLAN OF ROAD IN THE TOWN OF AMESBURY, ESSEX COUNTY, LAID OUT AS A STATE HIGHWAY BY THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION, HIGHWAY DIVISION, DATED 4/10/2019. L.O. No.8622
- MASSACHUSETTS DEPARTMENT OF TRANSPORTATION PLAN OF ROAD IN THE CITY OF AMESBURY, ESSEX COUNTY ALTERED AND DISCONTINUED AS A STATE HIGHWAY BY THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION, HIGHWAY DIVISION, DATED 2023. L.O. No.8661. *SEE ALSO REF. DEED 9.*

ASSESSOR REFERENCES

CITY OF AMESBURY ASSESSOR
MAP 68 LOTS 12,13,15 & 20
MAP 80 LOTS 3 & 4



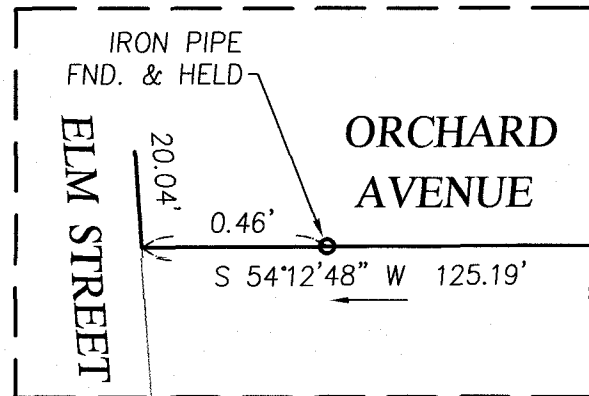
DETAIL B.
(NOT TO SCALE)



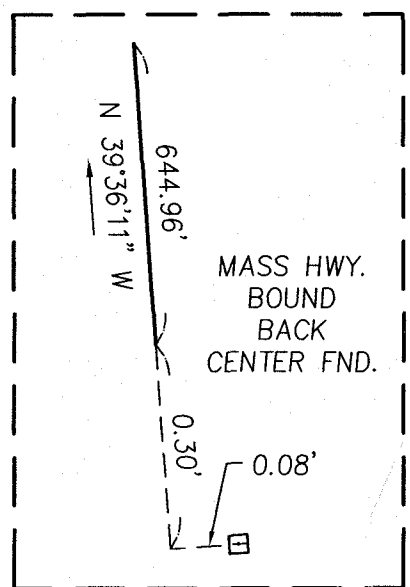
DETAIL C.
(NOT TO SCALE)

ELM STREET
PUBLIC ~ MASS DOT ALTERATION & DISCONTINUANCE 8661
(M.L.Y. W.H.D. 1090 & 1135)

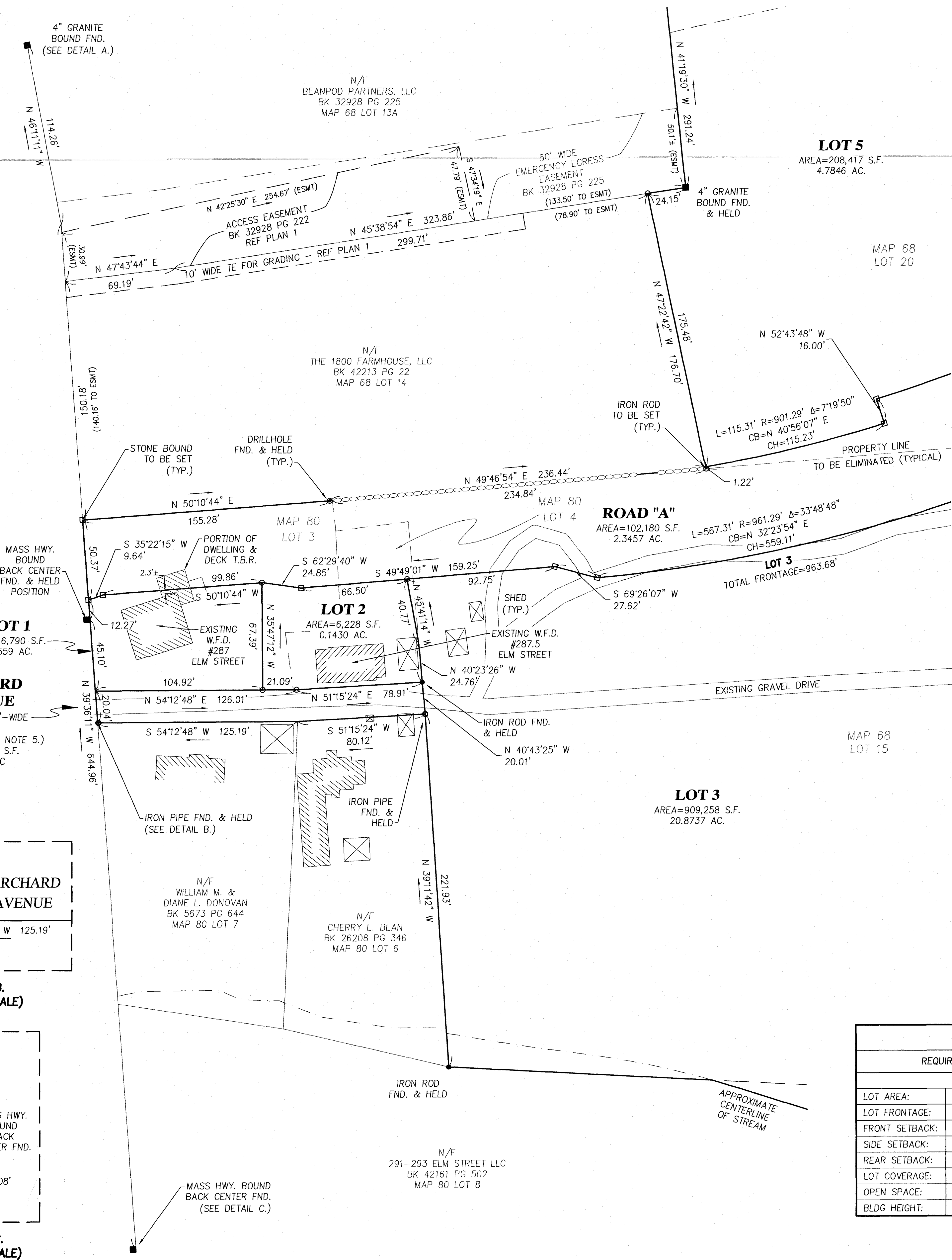
ORCHARD AVENUE
PRIVATE ~ 20'-WIDE
(PARCEL A / SEE NOTE 5.)
AREA=4,102 S.F.
0.0942 AC



DETAIL B.
(NOT TO SCALE)



DETAIL C.
(NOT TO SCALE)



CITY OF AMESBURY OFFICE OF THE CITY CLERK

THIS IS TO CERTIFY THAT ON
I RECEIVED FROM THE AMESBURY PLANNING
BOARD CERTIFICATION OF ITS APPROVAL OF
THIS PLAN AND THAT DURING THE (20)
TWENTY DAYS NEXT FOLLOWING, I HAVE
RECEIVED NO NOTICE OF ANY APPEAL FROM
SAID DECISION.

CITY CLERK DATE:

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

MICHAEL J. SERGI
3/23/2026
DATE

NOTES

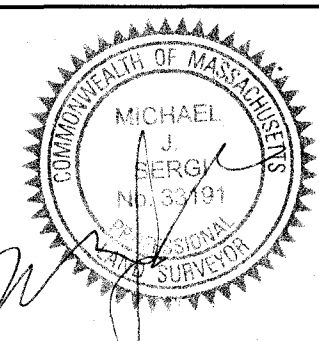
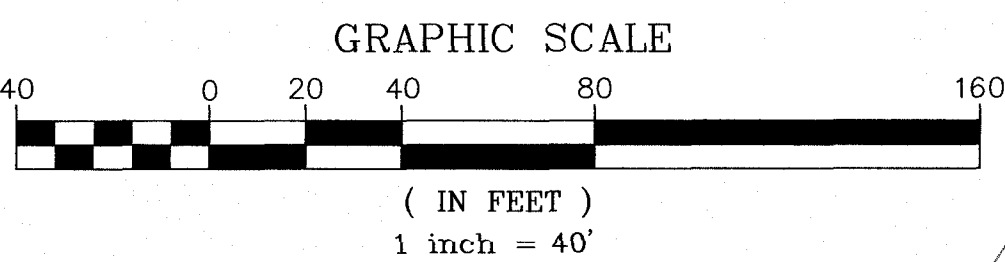
- ORIENTATION IS TO MASS MAINLAND SPC NAD 1983 BASED ON MULTIPLE GNSS RTK OBSERVATIONS.
- STATUS OF RIGHT OF WAYS SHOWN AS PUBLIC OR PRIVATE ARE BASED ON REFERENCED DEEDS AND PLANS. NO WARRANTY IS EXPRESSED OR IMPLIED.
- THIS SURVEY IS NOT A CERTIFICATION TO OWNERSHIP OR TITLE OF LANDS SHOWN. OWNERSHIP AND ENCUMBRANCES ARE MATTERS OF TITLE EXAMINATION NOT OF A BOUNDARY SURVEY. THE INTENT OF THIS PLAN IS TO ESTABLISH THE BOUNDARY LINES OF DEEDS REFERENCED HEREON. OWNERSHIP OF ADJOINING PROPERTIES IS ACCORDING TO ASSESSOR'S RECORDS. THIS PLAN MAY, OR MAY NOT INDICATE ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.
- PROPOSED LOTS 1 & 2 TO BE SUBJECT TO A HISTORIC PRESERVATION SPECIAL PERMIT.
- AREA SHOWN AS "PARCEL A" OF EXISTING 20'-WIDE PRIVATE WAY KNOWN AS "ORCHARD AVENUE" TO BE RESERVED AS AN ACCESS EASEMENT FOR OWNER OF PROPOSED LOT 3.

ZONING TABLE

ZONING DISTRICT: OP WITH CFCOD & PDOD OVERLAYS						
REQUIRED		PROPOSED				
		LOT 1	LOT 2	LOT 3	LOT 4	LOT 5
LOT AREA:	87,120 S.F.	6,790 S.F.*	6,228 S.F.*	909,258 S.F.	1,622,221 S.F.	208,417 S.F.
LOT FRONTAGE:	150 FT.	*	*	963.68 FT.	787.70 FT.	819.41 FT.
FRONT SETBACK:	30 FT.	*	*	N/A	N/A	N/A
SIDE SETBACK:	25 FT.	*	*	N/A	N/A	N/A
REAR SETBACK:	40 FT.	*	*	N/A	N/A	N/A
LOT COVERAGE:	40%	*	*	N/A	N/A	N/A
OPEN SPACE:	30%	*	*	N/A	N/A	N/A
BLDG HEIGHT:	52 FT.	*	*	N/A	N/A	N/A

* SEE NOTE 4.

AMESBURY PLANNING BOARD
APPROVED UNDER THE
SUBDIVISION CONTROL LAW



PREPARED FOR
DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

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"=40'
DATE: MAR. 23, 2026
CALC. BY: A.W.M.
CHKD. BY: M.J.S.
PROJECT: M244407

ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
SHOWING
DEFINITIVE SUBDIVISION
AT
ELM STREET

LOTING
PLAN

SHEET 1 OF 2

THIS IS TO CERTIFY THAT ON _____
I RECEIVED FROM THE AMESBURY PLANNING
BOARD CERTIFICATION OF ITS APPROVAL OF
THIS PLAN AND THAT DURING THE (20)
TWENTY DAYS NEXT FOLLOWING, I HAVE
RECEIVED NO NOTICE OF ANY APPEAL FROM
SAID DECISION.

Michael J. Sergi 3/23/2026
MICHAEL J. SERGI DATE

N 63°44'37" E
1205.45'

CITY CLERK

N/F
D LIMITED PARTNERSHIP II
34400 PG 366
P 10 LOT 13

MASS HWY.
BOUND
WITH DRILLHOLE
FND. & HELD
FOR ALIGNMEN
(SEE DETAIL G)

N/F
GERTRUDE NANCY SEARS
& ELIZABETH WARDWELL
BK 4325 PG 48
MAP 10 LOT 12

DETAIL D.
(NOT TO SCALE)

DETAIL E.
(NOT TO SCALE)

DETAIL F.
(NOT TO SCALE)

DETAIL G.
(NOT TO SCALE)

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N 52°43'48" W	16.00'
L2	N 15°29'31" E	101.31'
L3	N 78°49'58" W	107.86'
L4	N 11°10'02" E	50.00'
L5	S 78°49'58" E	102.37'
L6	N 11°47'56" E	86.32'
L7	N 72°21'47" E	69.15'
L8	S 11°47'56" W	82.28'
L9	S 15°29'31" W	101.07'
L10	S 60°28'07" W	27.62'

CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	
C1	901.29'	115.31'	115.23'	N 40°56'07" E	71°9'50"	
C2	885.29'	136.50'	134.48'	N 26°22'51" E	21°46'41"	
C3	679.60'	80.83'	80.79'	N 12°27'14" E	6°04'54"	
C4	55.00'	11.59'	11.57'	S 28°20'41" E	12°04'15"	
C5	55.00'	26.31'	26.06'	S 45°49'03" W	27°24'22"	
C6	428.00'	189.08'	187.54'	S 00°51'25" E	25°18'42"	
C7	497.00'	224.53'	226.63'	N 01°08'37" W	25°53'06"	
C8	55.00'	7.64'	7.62'	N 38°38'26" W	7°57'49"	
C9	55.00'	54.09'	79.63'	N 12°31'08" E	12°04'15"	
C10	55.00'	75.60'	85.84'	N 12°35'09" E	6°30'46"	
C11	961.29'	56.97'	55.91'	N 32°23'54" E	33°48'48"	

ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA

SHOWING
DEFINITIVE SUBDIVISION
AT
ELM STREET

SHEET 2 OF 2

SCALE: 1"=100'	CALC. BY: A.W.M.	PROJECT: M244407
DATE: MAR. 23, 2026	CHKD. BY: M.J.S.	

DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

GRAPHIC SCALE

(IN FEET)
1 inch = 100'

A circular professional seal for Michael J. Sergi, a Professional Land Surveyor in the Commonwealth of Massachusetts. The seal features a serrated outer edge. The text "COMMONWEALTH OF MASSACHUSETTS" is written along the top inner curve, and "PROFESSIONAL LAND SURVEYOR" is written along the bottom inner curve. In the center, the name "MICHAEL J. SERGI" is printed above the license number "No. 33181". A handwritten signature is visible across the seal.

AMESBURY PLANNING BOARD
APPROVED UNDER THE
SUBDIVISION CONTROL LAW

DATE: _____