



NOTES:
THE PERIMETER PROPERTY LINES WERE
COMPILED FROM A DEFINITIVE PLAN OF
PROMENADE PARK, NEWBURYPORT DATED
SEPTEMBER 1978, PREPARED BY PORT
ENGINEERING ASSOCIATES; THIS SUBDIVISION
PLAN BY BSC IS NOT BASED ON AN ON-THE-
GROUND SURVEY.

LOTS 21A AND 21B ARE NON-BUILDABLE
LOTS AND ARE TO BE COMBINED WITH LOT 21.

■ = BOUND TO BE SET

APPROVAL UNDER SUBDIVISION
CONTROL LAW REQUIRED.
NEWBURYPORT PLANNING BOARD

John P. O'Brien
John P. O'Brien
John P. O'Brien
John P. O'Brien

DATE 11/24/85

PLAN BOOK 104 PLAN 30

ESSEX COUNTY OF DEEDS, SO. DIST.
SALEM, MASS.

Received Dec 2 1985

with Certificate of Approval:
John P. O'Brien
Dec. 8, 1985 P. 113

Address: *John P. O'Brien*
Register of Deeds

FERRY ROAD
(PUBLIC WAY - VARIABLE WIDTH)

BRIGGS AVENUE

AZALEA ROAD

FENDERS AVENUE

BROWN AVENUE

LAUREL ROAD

n/f
City of Newburyport
Water Department

n/f
Ribot Realty Trust
5625/226

n/f
C.M.H. Realty Corp.

M.H.B.
(Fnd.)

M.H.B.
(Fnd.)

INTERSTATE ROUTE 95
(1952 MASS. HIGHWAY LAYOUT, 1974 ALTERATION)

THIS PLAN HAS BEEN PREPARED IN CONFORMITY
WITH THE RULES & REGULATIONS OF THE REGISTERS
OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

DATE 7-25-85 *John P. O'Brien*
PROFESSIONAL LAND SURVEYOR

30
204

LOT AREA SUMMARY		
LOT NO.	SQUARE FEET	ACRES
1.	21,083.3 S.F.	0.484 Ac.
2.	24,969.7 S.F.	0.573 Ac.
3.	25,755.6 S.F.	0.591 Ac.
4.	26,556.6 S.F.	0.610 Ac.
5.	28,327.7 S.F.	0.650 Ac.
6.	25,750.0 S.F.	0.591 Ac.
7.	25,750.0 S.F.	0.591 Ac.
8.	25,750.0 S.F.	0.591 Ac.
9.	25,750.0 S.F.	0.591 Ac.
10.	35,866.3 S.F.	0.823 Ac.
11.	46,260.5 S.F.	1.062 Ac.
12.	29,987.5 S.F.	0.688 Ac.
13.	30,985.7 S.F.	0.711 Ac.
14.	29,743.6 S.F.	0.683 Ac.
15.	30,373.3 S.F.	0.697 Ac.
16.	32,238.3 S.F.	0.740 Ac.
17.	35,298.7 S.F.	0.810 Ac.
18.	30,950.1 S.F.	0.711 Ac.
19.	22,499.9 S.F.	0.517 Ac.
20.	22,500.0 S.F.	0.517 Ac.
21.	1,601,495.6 S.F.	36.766 Ac.
21A.	14,044.5 S.F.	0.322 Ac.
21B.	2,048.7 S.F.	0.047 Ac.

CURVE DATA SUMMARY			
CURVE NO.	DELTA	RADIUS	LENGTH
C1	26-55-12	100.00'	46.98'
C2	34-18-45	230.00'	137.74'
C3	30-36-11	195.00'	104.15'
C4	11-09-41	1540.00'	300.00'
C5	16-19-20	560.00'	159.53'
C6	67-55-37	135.00'	160.05'
C7	213-11-50	63.00'	234.42'
C8	101-07-27	30.00'	52.95'
C9	16-19-20	500.00'	142.44'
C10	19-14-18	1600.00'	537.24'
C11	168-12-49	2.00'	5.87'
C12	57-38-26	41.00'	41.25'
C13	88-19-49	8.00'	12.33'
C14	45-48-56	41.00'	32.78'

EVERGREEN ESTATES & COUNTRY CLUB DEFINITIVE SUBDIVISION PLAN

A SUBDIVISION OF LAND IN
NEWBURYPORT, MASSACHUSETTS
(ESSEX COUNTY)

PREPARED FOR:

RIBOT REALTY TRUST
S. FRANCIS VITALE, Tr.
54 CORNING STREET
BEVERLY, MASS.

SCALE: 1"=100'
0 10 25 50 75 100 150 200 300 FEET
JULY 25, 1985
REVISED 9/23/85

PREPARED BY:

BSC ENGINEERING
450 SUMMER STREET
BOSTON, MASS. 02210