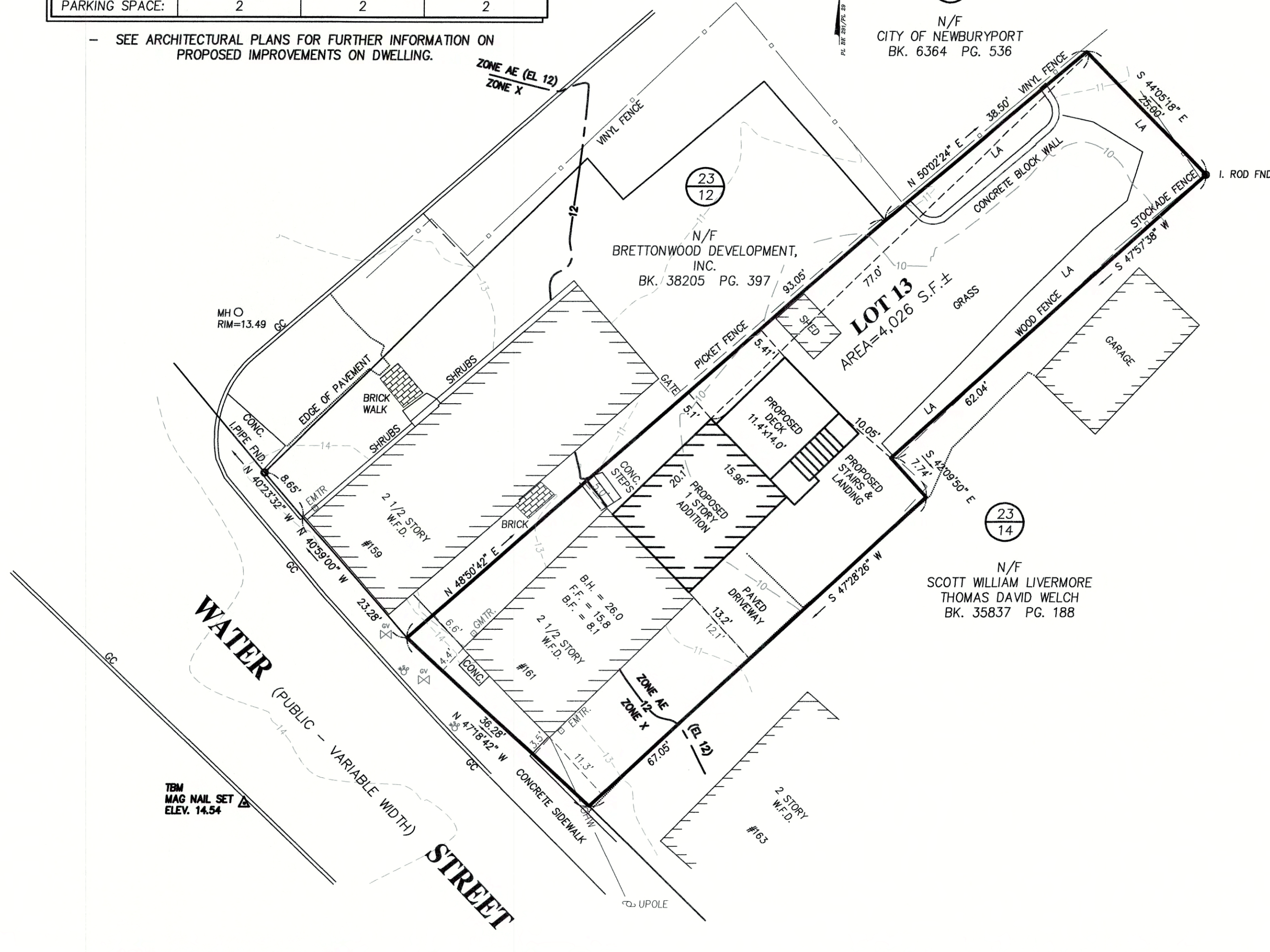


LOCUS MAP
N.T.S.

ZONING TABLE

161 WATER STREET - ASSESSORS MAP 23 LOT 13 ZONING DISTRICT - WMD - DCOD			
	REQUIRED	EXISTING	PROPOSED
LOT AREA:	10,000 S.F.	4,026 S.F.	4,026 S.F.
LOT FRONTAGE:	90 FT	36.28 FT	36.28 FT
FRONT SETBACK:	25 FT	3.5 FT	3.5 FT
SIDE A SETBACK:	10 FT	5.0 FT	5.0 FT
SIDE B SETBACK:	10 FT	11.3 FT	10.05 FT
REAR SETBACK:	25 FT	86.6 FT	77.0 FT
LOT COVERAGE:	25%	14.4%	22.2%
OPEN SPACE:	40%	68.3%	60.5%
BLDG HEIGHT:	25 FT	26 FT.	26 FT
PARKING SPACE:	2	2	2

SEE ARCHITECTURAL PLANS FOR FURTHER INFORMATION ON
PROPOSED IMPROVEMENTS ON DWELLING.



BASIS OF BEARINGS

PLAN 291 PLAN 29

OWNER OF RECORD

DAVID L. ANTCZAK
PATRICE ANTCZAK
BK. 38609 PG. 62

PLAN REFERENCES

PLAN 291 PLAN 29

FLOOD NOTE

PORTION OF PROPERTY LIES IN ZONE AE
(EL. 12) AS SHOWN ON COMMUNITY PANEL
#25009C0136G, EFFECTIVE DATE JULY 16, 2014

DATUM BASE

N.A.V.D. 1988

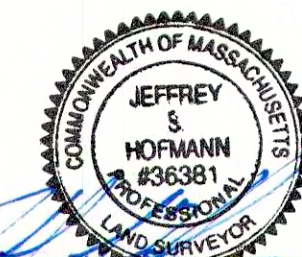
NOTES:

THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

RECORD UTILITY INFORMATION HAS NOT BEEN OBTAINED FOR LOCUS. VISIBLE SURFACE STRUCTURES HAVE BEEN LOCATED AND ARE SHOWN HEREON HOWEVER, SUBSURFACE UTILITY LINES ARE NOT SHOWN.

THE CERTIFICATIONS SHOWN HEREON ARE NOT INTENDED AS CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT CITY OF NEWBURYPORT ASSESSORS RECORDS.

I CERTIFY:
THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND ON JANUARY 21, 2021, AND THAT THE STRUCTURES AND PHYSICAL FEATURES ARE LOCATED AS SHOWN TO THE BEST OF MY ABILITY AND BELIEF.

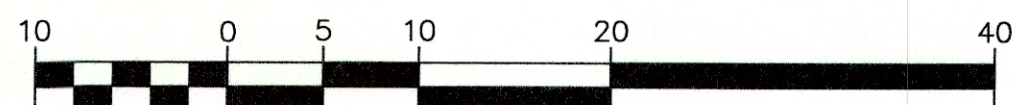


PROFESSIONAL LAND SURVEYOR
DATE 5/12/21

LEGEND

- I. ROD IRON ROD
- I. PIPE IRON PIPE
- FND. FOUND
- N/F NOW OR FORMERLY
- LA LANDSCAPED AREA
- CONC. CONCRETE
- B.H. BUILDING HEIGHT
- F.F. FIRST FLOOR
- B.F. BASEMENT FLOOR
- MAG. MAGNETIC
- GC GRANITE CURB
- UPOLE UTILITY POLE
- OHW OVERHEAD WIRE
- EMTR ELECTRIC METER
- GMTR GAS METER
- ⊗ GAS VALVE
- ⊕ WATER SHUT OFF
- ⊖ WATER VALVE
- /○ ASSESSORS MAP#
- /○ PARCEL#

GRAPHIC SCALE

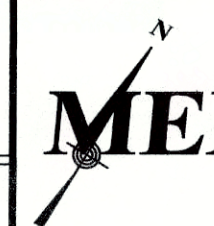


(IN FEET)
1 inch = 10'

PREPARED FOR
DAVID L. ANTCZAK
PATRICE ANTCZAK
#161 WATER STREET
NEWBURYPORT, MA 01950

PLAN OF LAND
IN
NEWBURYPORT, MA

SHOWING
PROPOSED CONDITIONS
AT
#161 WATER STREET
MAP 23 - LOT 13



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"=10'	CALC. BY: S.F.R.	PROJECT: M213883
DATE: MAY 12, 2021	CHKD. BY: J.S.H.	SHEET: 1 OF 1