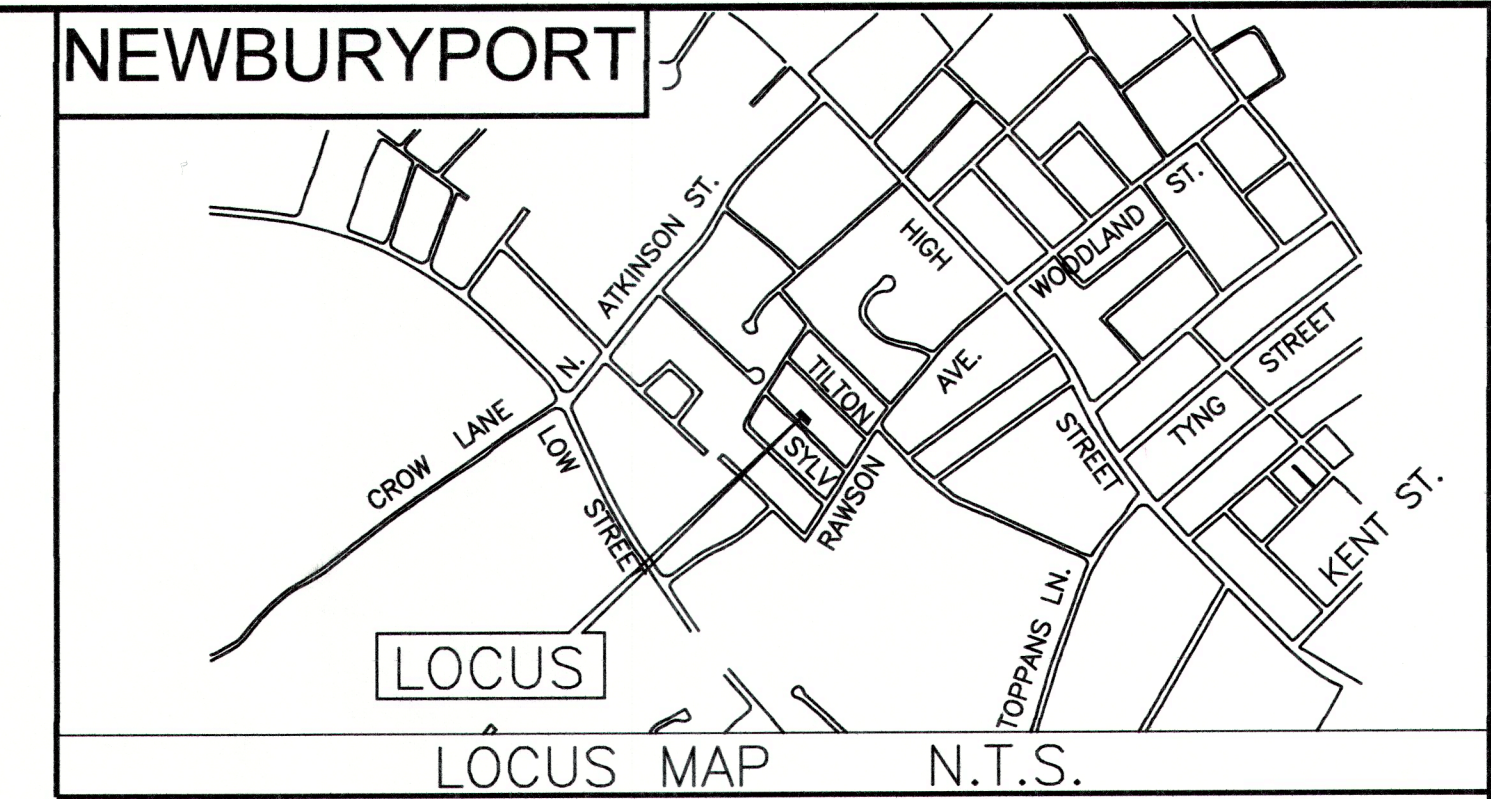


MAP 41
LOT 43
N/F
CHRISTOPHER O'DONNELL
CARRIE LUISTRO
17548/527

MAP 41
LOT 42
N/F
ELIZABETH LAUZIÈRE
36818/200

MAP 41
LOT 41
N/F
BLUAY MISRA
JANAKI MISHRA
31949/254

MAP 41
LOT 40
N/F
KOLBY &
PATRICIA BARBERA
27448/42



NOTES:

1. FIELD SURVEY PERFORMED: MAY 6, 2020.
2. THIS PLAN IS PREPARED FOR OUR CLIENT USE ONLY FOR THE SPECIFIC PURPOSE OF OBTAINING PERMITS AND LOCAL APPROVALS, AND IS NOT TO BE USED OR RELIED UPON AS A CONSTRUCTION DOCUMENT OR ANY OTHER USE BY OTHERS WITHOUT THE WRITTEN CONSENT OF HANCOCK ASSOCIATES.
3. THE ENTIRETY OF THE PROPERTY LIES IN ZONE "X" AS DEPICTED ON FEMA MAP 25009C0109F WITH AN EFFECTIVE DATE OF JULY 3, 2012
4. OWNERSHIP OF ABUTTING LANDS ACCORDING TO CITY OF NEWBURYPORT ASSESSOR'S DEPARTMENT.

OWNER/APPLICANT:

ELEANORA, STEPHEN & JODI PACIULAN
DEED BOOK 35794 PAGE 126
ASSESSOR'S MAP 41 LOT 36

REFERENCES:

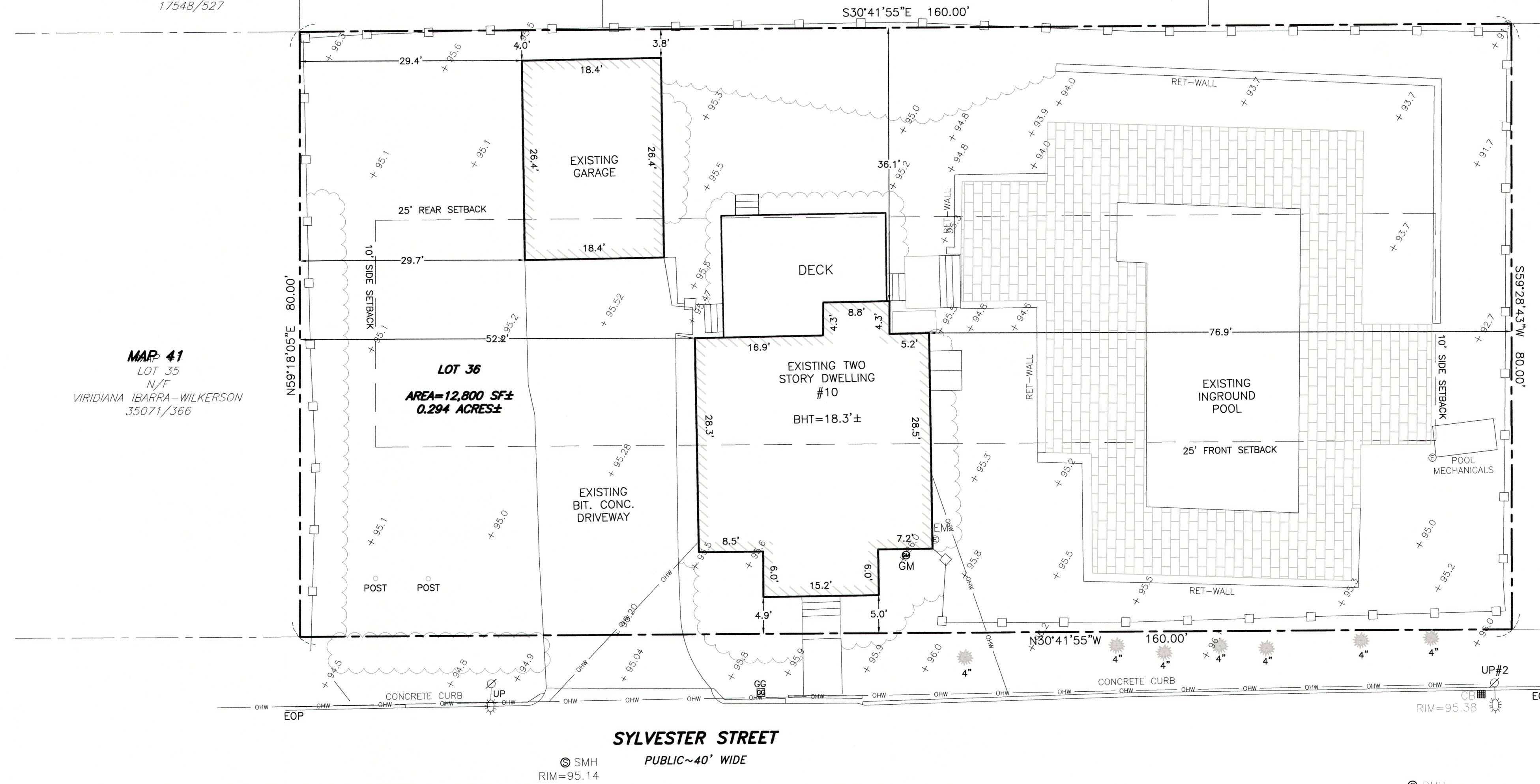
1. ESSEX COUNTY REGISTRY OF DEEDS
BK 35794 PG 126 (DEED)
- PLAN BK 13 PL 38
- PLAN BK 373 PL 36
- PLAN BK 418 PL 94

I HEREBY CERTIFY THAT:

THIS PLAN IS BASED ON AN ON-THE-GROUND SURVEY AND PRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

I FURTHER CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIP AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR THE NEW WAYS ARE SHOWN AND IS NOT A CERTIFICATION TO THE TITLE OF OWNERSHIP OF THE PROPERTY SHOWN.

[Signature]
EDWARD DIXON
No. 34304
REGISTERED PROFESSIONAL LAND SURVEYOR
6.3.21



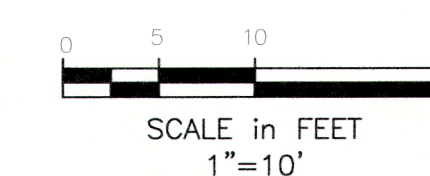
SYLVESTER STREET
PUBLIC~40' WIDE

ZONING:

RESIDENTIAL 2 (R2)

REQUIRED:
LOT AREA=10,000 sf
FRONTAGE=90'
MIN. FRONT SETBACK=25'
MIN. SIDE SETBACK=10'
MIN. REAR SETBACK=25'
BUILDING HEIGHT=35' MAX
LOT COVERAGE=25% (BLDGS ONLY)
OPEN SPACE=40%

EXISTING:
12,800 SF ±
160'
4.9'
(L)52.2' / (R)76.9'
36.1'
18.3' ±
11.7%
81.0%



DRAWING NO.: 23502 EX COND.dwg REV: 0

EXISTING CONDITIONS PLAN
10 SYLVESTER STREET
IN
NEWBURYPORT, MASSACHUSETTS
ESSEX COUNTY

PREPARED FOR:
ELEANORA, STEPHEN & JODI PACIULAN

PREPARED BY:
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Civil Engineers
Land Surveyors
Wetland Scientists
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RESEARCH: EDX
FIELD: CHA/AAM
CALCULATION: EDX
DRAFTING: AAM
CHECK: EDX
PROJ. MANAGER: EDX
DATE: JUNE 3, 2021
JOB NO. 23502A
CRD FILE 23502EC.CRD
SHEET NO. 1 OF 2