

ASSESSORS
 MAP 98, LOT 26 (8 COLBY FARM LANE)
 MAP 98, LOT 27 (10 COLBY FARM LANE)
 MAP 98, LOT 5 (12 COLBY FARM LANE)
 MAP 98, LOT 4 (18 COLBY FARM LANE)

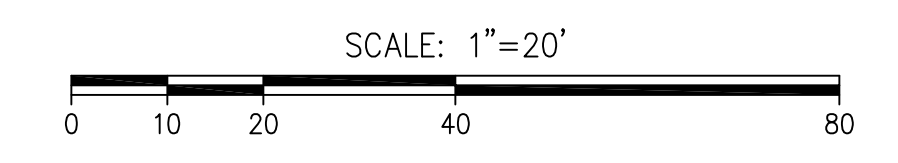
PROPERTY OWNER
 ELLSWORTH M. EATON, JR., TRUSTEE
 EATON CROW REALTY TRUST
 ELLSWORTH M. EATON, JR., TRUSTEE
 CROW'S NEST REALTY TRUST

DEED REFERENCES
 SOUTHERN ESSEX REGISTRY OF DEEDS
 1. BOOK 26178, PAGE 1.
 2. BOOK 26178, PAGE 3.
 3. BOOK 15799, PAGE 31.

PLAN REFERENCES
 SOUTHERN ESSEX REGISTRY OF DEEDS
 1. PLAN BOOK 473, PLAN 21.
 2. PLAN BOOK 335, PLAN 92.
 3. PLAN BOOK 138, PLAN 72.
 4. PLAN 262 OF 1975.
 5. PLAN 462 OF 1961.

NOTES
 1. EXISTING CONDITIONS AND BOUNDARY LOCATION SHOWN HEREON FROM AN INSTRUMENT SURVEY IN DECEMBER OF 2019. TOPOGRAPHY SHOWN HEREON REFERS TO NORTH AMERICAN VERTICAL DATUM OF 1988.
 2. NO PORTION OF THE PREMISES SHOWN HEREON IS LOCATED WITHIN A FLOOD HAZARD AREA AS SHOWN ON DEPARTMENT H.U.D. FEDERAL INSURANCE ADMINISTRATION MAPS, PER COMMUNITY PANEL 25009C0109F, EFFECTIVE DATE JULY 3, 2012.
 3. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST. CALL DIG-SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION.

ZONING INFORMATION
 UNDERLYING DISTRICT: R1, RESIDENTIAL
 OVERLAY DISTRICT: COLBY FARM LANE RESIDENTIAL OVERLAY DISTRICT (CFL-ROD) FOR CFL-ROD, USE R2 ZONING REQUIREMENTS



ABBREVIATIONS
 BDG. BUILDING
 BIT. BITUMINOUS
 CALC. CALCULATED
 CONC. CONCRETE
 REC. RECORD
 SF SQUARE FEET
 TYP TYPICAL

LEGEND
 STONEMAN WALL
 SEWER MANHOLE
 DRAIN MANHOLE
 STONE MONUMENT
 UTILITY POLE
 WETLAND LINE WITH FLAG
 40 WATT LED
 40 WATT LED "RECESSED"
 40 WATT LED (MOTION SENSOR)

LAYOUT EXHIBIT PLAN		
8, 10, 12, & 18 COLBY FARM LANE NEWBURYPORT, MASSACHUSETTS		
PLAN PREPARED FOR: THE DALY GROUP 229 STEDMAN STREET LOWELL, MASSACHUSETTS 01851	PLAN PREPARED BY: LANDPLEX CIVIL ENGINEERING - SURVEYING 10 GEORGE STREET, UNIT 208 LOWELL, MASSACHUSETTS 01852 978-201-9390 - LANDPLEX.COM	
SHEET: 5 OF 10	SCALE: 1"=20'	MAY 20, 2020
NO.	REVISION DESCRIPTION	DATE