

**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**

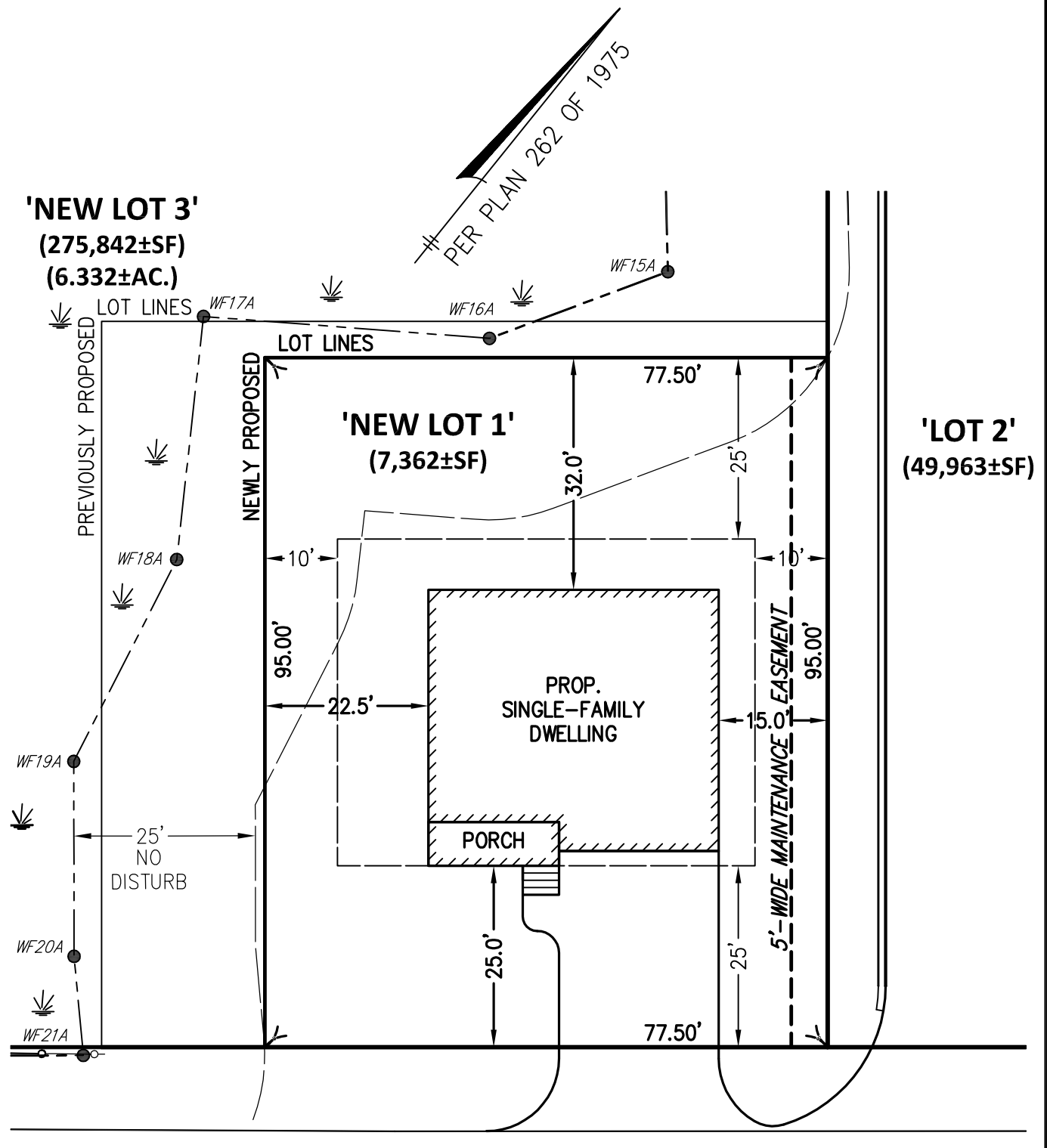
- EXISTING CONDITIONS AND BOUNDARY LOCATION SHOWN HEREON FROM AN INSTRUMENT SURVEY IN DECEMBER OF 2019. TOPOGRAPHY SHOWN HEREON REFERS TO NORTH AMERICAN VERTICAL DATUM OF 1988.
- NO PORTION OF THE PREMISES SHOWN HEREON IS LOCATED WITHIN A FLOOD HAZARD AREA AS SHOWN ON DEPARTMENT H.U.D. FEDERAL INSURANCE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

**ABBREVIATIONS**

AC. ACRES  
SF SQUARE FEET

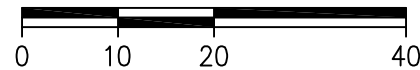
**LEGEND**

---●--- WETLAND LINE WITH FLAG  
- - - - - EASEMENT LINE



**COLBY FARM ROAD**

SCALE: 1"=20'



**ZONING INFORMATION**

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

SINGLE-FAMILY REQUIREMENTS

DESCRIPTION	REQUIRED(R2)	PROPOSED 'NEW LOT 1'
MIN. LOT AREA	10,000 SF	7,362±SF
MIN. FRONTAGE	90'	77.50'
MIN. FRONT YARD	25'	25.0'
MIN. SIDE YARD	10'	15.0'
MIN. REAR YARD	25'	32.0'

**PROPOSED PLOT PLAN**

8, 10, 12, & 18 COLBY FARM LANE  
NEWBURYPORT, MASSACHUSETTS

PLAN PREPARED FOR:  
**THE DALY GROUP**  
229 STEDMAN STREET  
LOWELL, MA 01851

MAY 6, 2020

SCALE: 1" = 20'



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