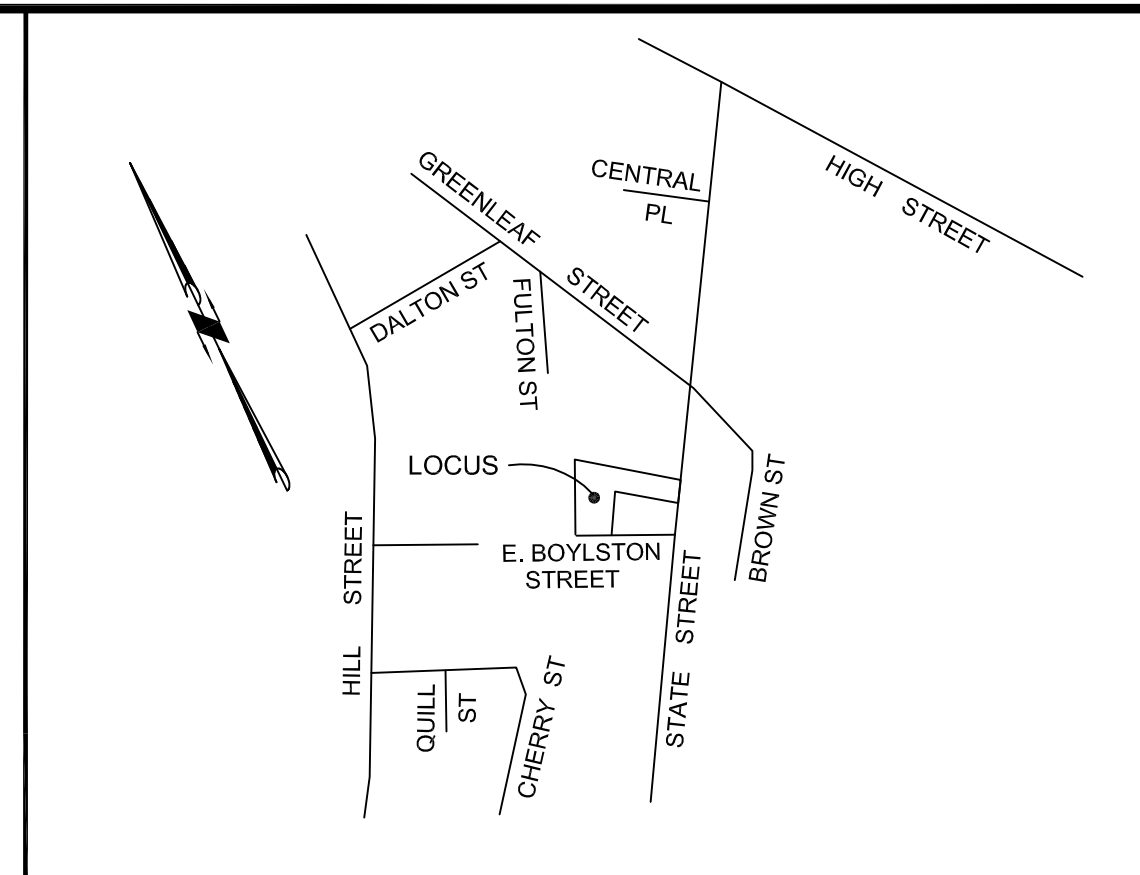
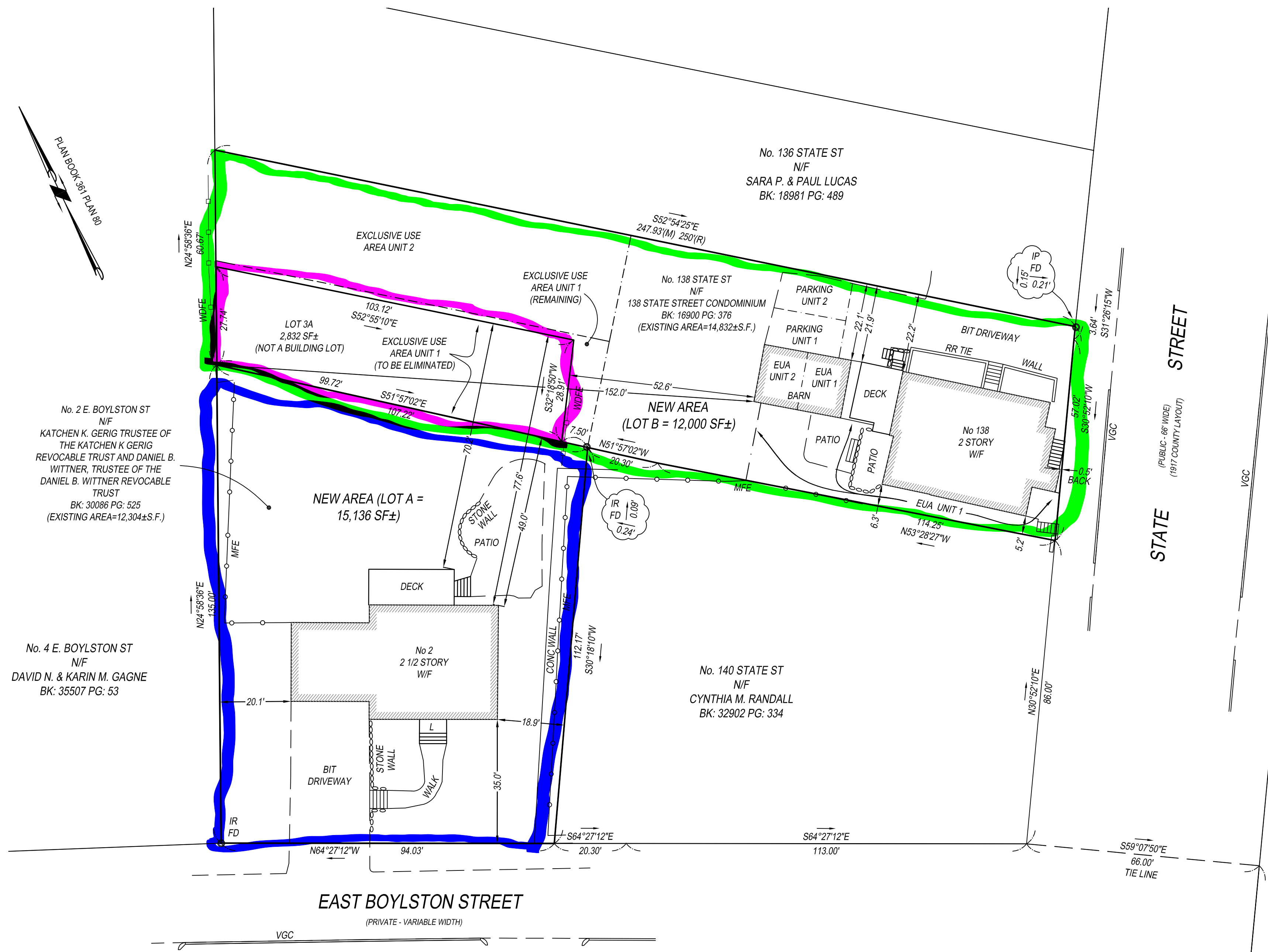
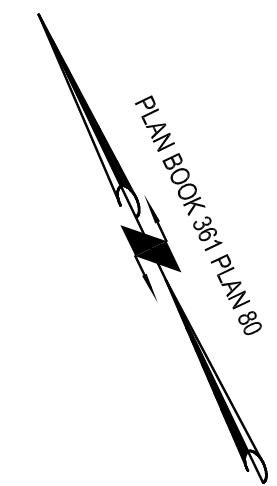


RESERVED FOR REGISTRY USE

NOTES:

- 1.) THIS PLAN WAS PREPARED FROM AN INSTRUMENT SURVEY PERFORMED IN NOVEMBER OF 2019.
- 2.) SEE CONDOMINIUM PLAN RECORDED IN PLAN BOOK 349 PLAN 163 FOR EXCLUSIVE USE AREAS.
- 3.) LOT 3A, NOT A BUILDING LOT IS TO BE CONVEYED TO KATCHEN K. GERIG AND DANIEL B. WITTNER OF 2 E. BOYLSTON STREET, NEWBURYPORT, MA TO CREATE ONE LOT "A" CONTAINING ABOUT 15,136 SQUARE FEET.
- 4.) LOT B IS TO BE THE REMAINING LAND OF THE 138 STATE STREET CONDOMINIUM CONTAINING ABOUT 12,000 SQUARE FEET.



LOCUS MAP
SCALE: 1"=500'

RECORD OWNERS:

KATCHEN K. GERIG, TRUSTEE OF THE KATCHEN K. GERIG REVOCABLE TRUST & DANIEL B. WITTNER, TRUSTEE OF THE DANIEL B. WITTNER REVOCABLE TRUST
2 E. BOYLSTON STREET
NEWBURYPORT, MA 01950
DEED BOOK 30086 PAGE 525

138 STATE STREET CONDOMINIUM
138 STATE STREET
NEWBURYPORT, MA 01950
DEED BOOK 16900 PAGE 376

REFERENCES:

- PLAN BOOK 361 PLAN 80
- PLAN BOOK 349 PLAN 163
- PLAN BOOK 333 PLAN 20
- PLAN BOOK 331 PLAN 70
- STATE STREET 1917 COUNTY LAYOUT

LEGEND:

BIT	BITUMINOUS
BH	BULKHEAD
EAU	EXCLUSIVE USE AREA
FD	FOUND
IP	IRON PIPE
IR	IRON ROD
L	LANDING
M	MEASURED
MFE	METAL FENCE
NM	NOT MEASURED
P	PORCH
R	RECORD
SBBC	STONE BOUND BACK CENTER
RR	RAIL ROAD
VGC	VERTICAL GRANITE CURB
WDFE	WOOD FENCE

ZONING:

R3 (SINGLE FAMILY) NO. 2 EAST BOYLSTON STREET		
REQUIRED	EXISTING	PROPOSED
LOT AREA: 8,000 SF	LOT AREA: 12,304 SF	LOT AREA: 15,136 SF
FRONTAGE: 90'	FRONTAGE: 94.03'	FRONTAGE: 94.03'
FRONT OFFSET: 20'	FRONT OFFSET: 35'	FRONT OFFSET: 35'
SIDE OFFSET: 10'	SIDE OFFSET: 18.9'	SIDE OFFSET: 18.9'
REAR OFFSET: 20'	REAR OFFSET: 49.0'	REAR OFFSET: 77.6'
HEIGHT: 35'	HEIGHT: NM	HEIGHT: NM
LOT COVERAGE: 30%	LOT COVERAGE: 13.5%	LOT COVERAGE: 11.0%
OPEN SPACE: 35%	OPEN SPACE: 79.2%	OPEN SPACE: 83.1%

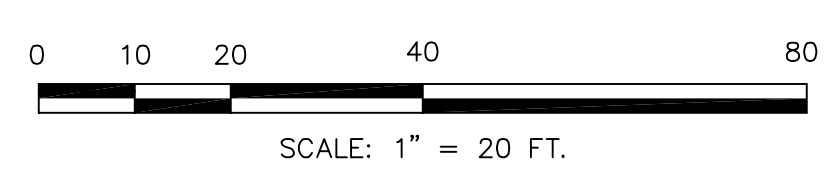
R3 (TWO FAMILY) NO. 138 STATE STREET		
REQUIRED	EXISTING	PROPOSED
LOT AREA: 12,000 SF	LOT AREA: 14,832 SF	LOT AREA: 12,000 SF
FRONTAGE: 100'	FRONTAGE: 60.66'	FRONTAGE: 60.66'
FRONT OFFSET: 20'	FRONT OFFSET: 0.5'	FRONT OFFSET: 0.5'
SIDE OFFSET: 10'	SIDE OFFSET: 5.2'	SIDE OFFSET: 5.2'
REAR OFFSET: 20'	REAR OFFSET: 15.2'	REAR OFFSET: 52.6'
HEIGHT: 35'	HEIGHT: NM	HEIGHT: NM
LOT COVERAGE: 30%	LOT COVERAGE: 12.5%	LOT COVERAGE: 15.4%
OPEN SPACE: 35%	OPEN SPACE: 77.5%	OPEN SPACE: 72.2%

APPROVAL NOT REQUIRED UNDER THE SUBDIVISION CONTROL LAW
NEWBURYPORT PLANNING BOARD

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

CHARLES J. BRENNAN, P.L.S. DATE
FOR: SUMMIT SURVEYING, INC.

THE PLANNING BOARDS ENDORSEMENT OF THIS PLAN AS NOT REQUIRING APPROVAL UNDER THE SUBDIVISION CONTROL LAW DOES NOT GIVE LOTS OR PARCELS ANY STANDING UNDER CITY OF NEWBURYPORT ZONING ORDINANCE.



PLAN OF LAND
IN
NEWBURYPORT, MA
AT 2 E. BOYLSTON STREET & 138 STATE STREET
PREPARED FOR
DANIEL B. WITTNER & KATCHEN K. GERIG
BY
SUMMIT SURVEYING INC.
4 S. POND STREET, NEWBURYPORT, MA 01950

TEL. 978-692-7109 WWW.SUMMITSURVEYINGINC.COM
NOVEMBER 11, 2019 19-0159