

SD ESSEX #270 Bk:40720 Pg:15  
02/11/2022 11:52 PLAN Pg 1/1

#270 of 2/11/2022  
40720-15

FOR REGISTRY OF DEEDS USE ONLY

I DECLARE, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

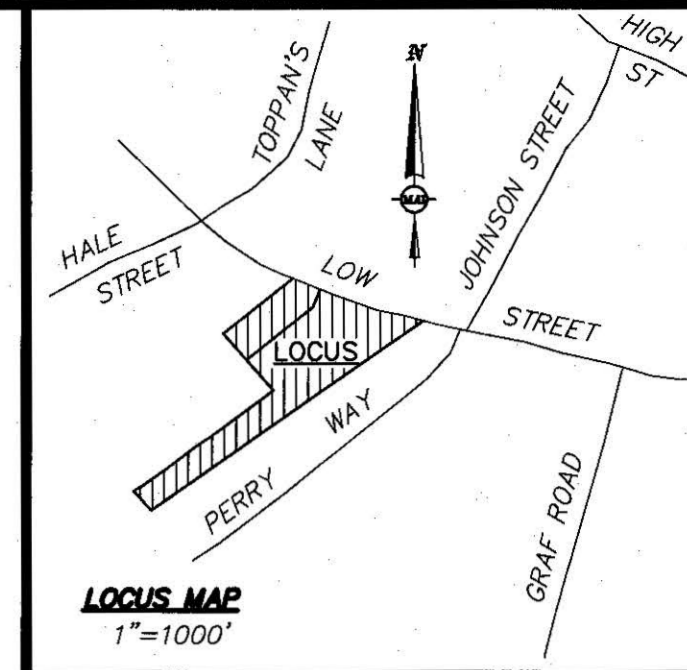
*Kevin E. Dunbar*  
FOR MERIDIAN ASSOCIATES, INC. DATE 06.05.19

**RECORD OWNER:**

COMMONWEALTH OF MASSACHUSETTS  
DEED BOOK 3799, PAGE 270  
DEED BOOK 29652, PAGE 389 (LEASE)

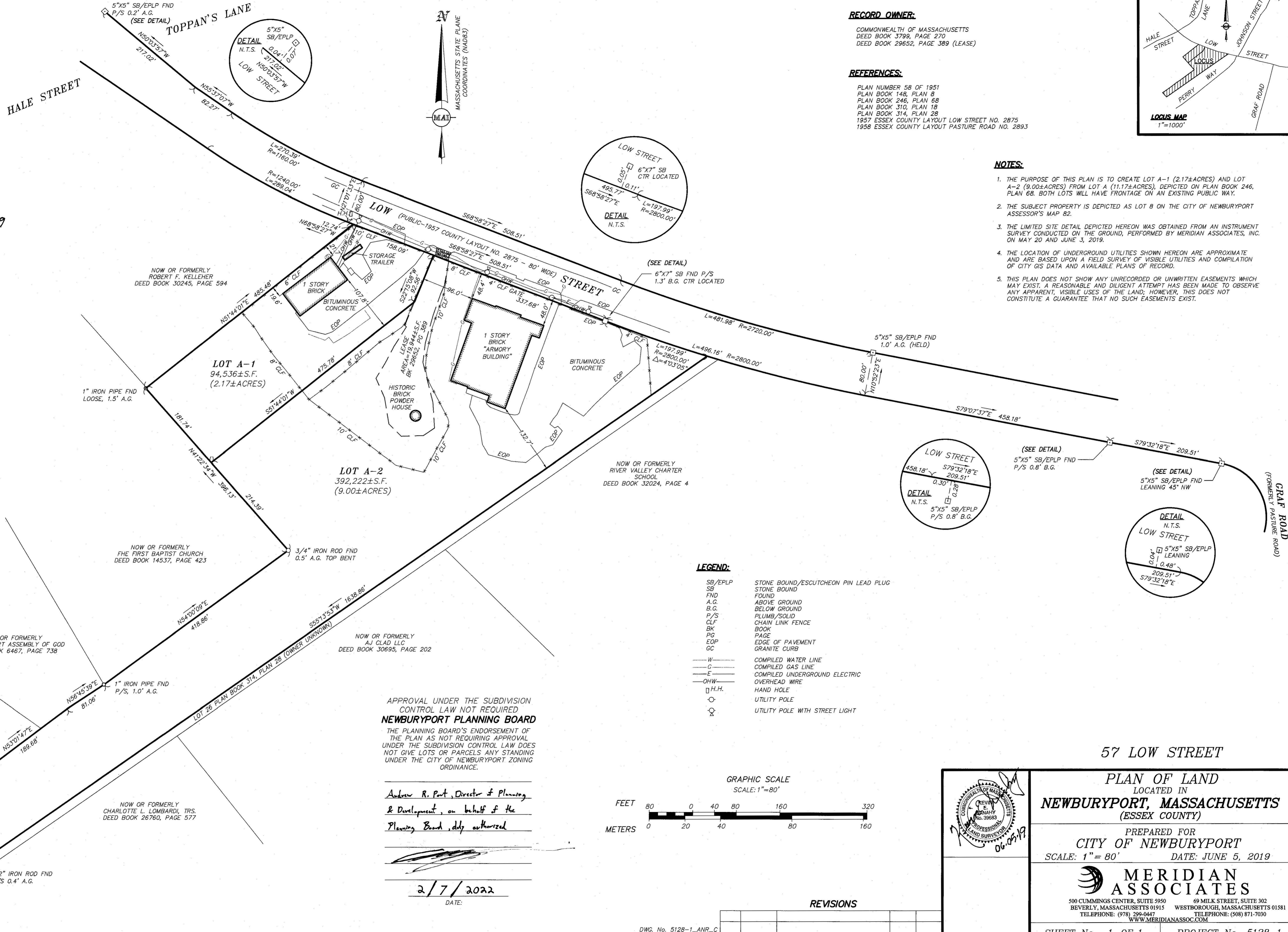
**REFERENCES:**

PLAN NUMBER 58 OF 1951  
PLAN BOOK 148, PLAN 8  
PLAN BOOK 246, PLAN 68  
PLAN BOOK 310, PLAN 18  
PLAN BOOK 314, PLAN 28  
1957 ESSEX COUNTY LAYOUT LOW STREET NO. 2875  
1958 ESSEX COUNTY LAYOUT PASTURE ROAD NO. 2893



**NOTES:**

1. THE PURPOSE OF THIS PLAN IS TO CREATE LOT A-1 (2.17±ACRES) AND LOT A-2 (9.00±ACRES) FROM LOT A (11.17±ACRES), DEPICTED ON PLAN BOOK 246, PLAN 68. BOTH LOTS WILL HAVE FRONTAGE ON AN EXISTING PUBLIC WAY.
2. THE SUBJECT PROPERTY IS DEPICTED AS LOT B ON THE CITY OF NEWBURYPORT ASSESSOR'S MAP 82.
3. THE LIMITED SITE DETAIL DEPICTED HEREON WAS OBTAINED FROM AN INSTRUMENT SURVEY CONDUCTED ON THE GROUND, PERFORMED BY MERIDIAN ASSOCIATES, INC. ON MAY 20 AND JUNE 3, 2019.
4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON A FIELD SURVEY OF VISIBLE UTILITIES AND COMPILATION OF CITY GIS DATA AND AVAILABLE PLANS OF RECORD.
5. 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.



**LEGEND:**

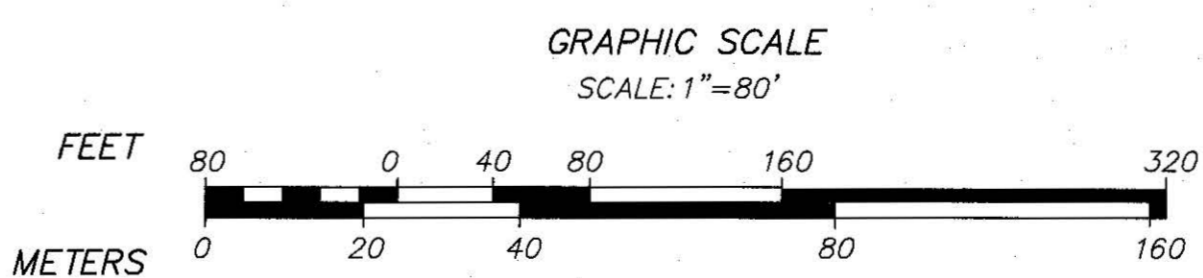
- SB/EPLP STONE BOUND/ESCUTCHEON PIN LEAD PLUG
- SB STONE BOUND
- FND FOUND
- A.G. ABOVE GROUND
- B.G. BELOW GROUND
- P/S PLUMB/SOLID
- CLF CHAIN LINK FENCE
- BK BOOK
- PG PAGE
- EOP EDGE OF PAVEMENT
- GC GRANITE CURB
- W COMPILED WATER LINE
- G COMPILED GAS LINE
- E COMPILED UNDERGROUND ELECTRIC
- OHW OVERHEAD WIRE
- H.H. HAND HOLE
- U UTILITY POLE
- U+ UTILITY POLE WITH STREET LIGHT

**APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED  
NEWBURYPORT PLANNING BOARD**

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

*Andrew R. Pent*, Director of Planning & Development, on behalf of the Planning Board, duly authorized

2/7/2022  
DATE:



**REVISIONS**

NO.	DATE	DESCRIPTION	BY	CHK'D

DWG. No. 5128-1\_ANR\_C  
Bk. #673, Pg. #21

57 LOW STREET  
PLAN OF LAND  
LOCATED IN  
NEWBURYPORT, MASSACHUSETTS  
(ESSEX COUNTY)

PREPARED FOR  
CITY OF NEWBURYPORT  
SCALE: 1" = 80' DATE: JUNE 5, 2019

**MERIDIAN ASSOCIATES**

500 CUMMINGS CENTER, SUITE 5950 69 MILK STREET, SUITE 302  
BEVERLY, MASSACHUSETTS 01915 WESTBOROUGH, MASSACHUSETTS 01581  
TELEPHONE: (978) 299-0447 TELEPHONE: (508) 871-7030  
WWW.MERIDIANASSOC.COM

SHEET No. 1 OF 1 PROJECT No. 5128-1

#270 of 2/11/2020  
40720-15