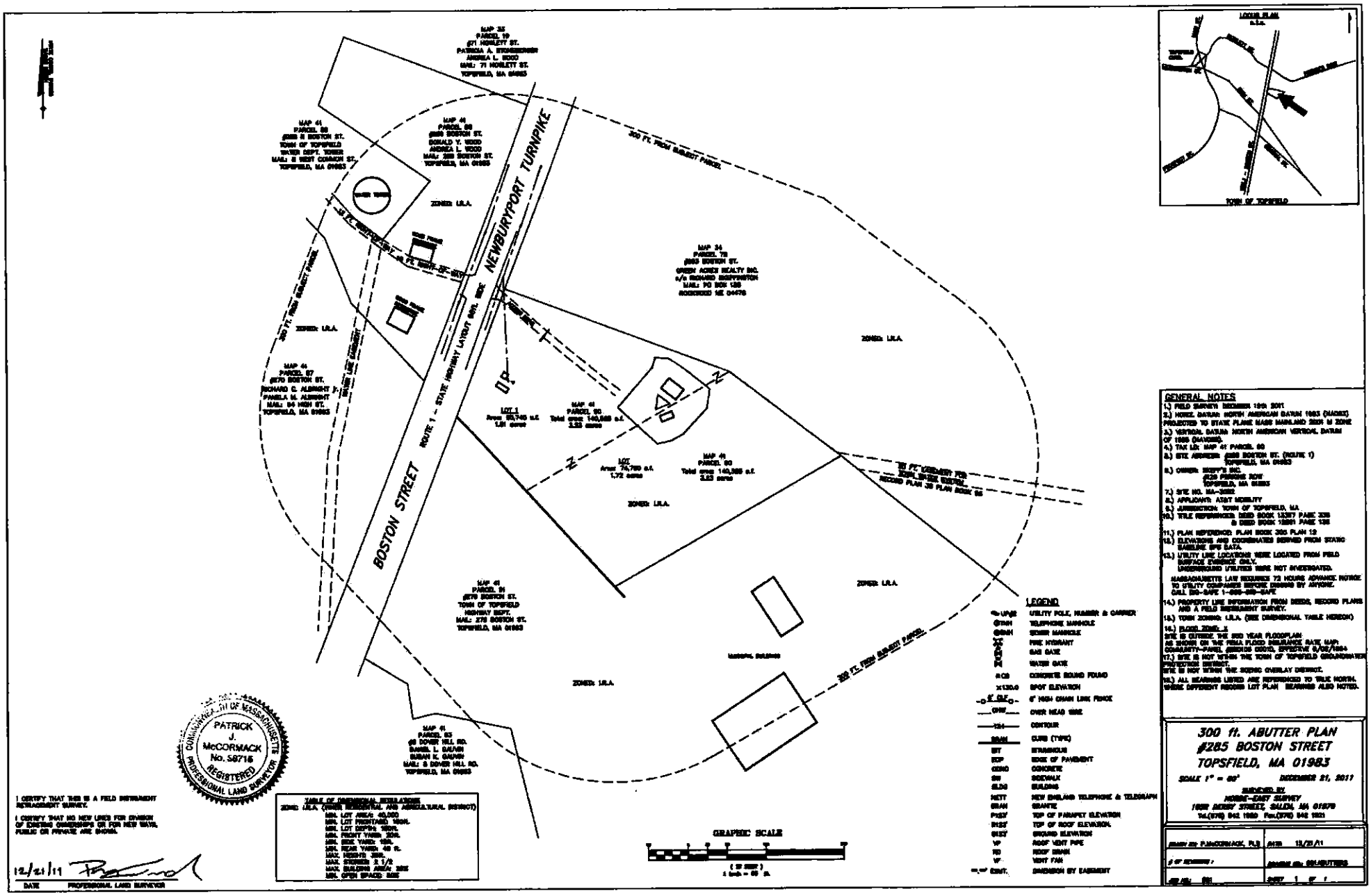

TABLE OF DIMENSIONAL REGULATIONS
ZONE: I.R.A. (INNER RESIDENTIAL AND AGRICULTURAL DISTRICT)
MIN. LOT AREA: 40,000
MIN. LOT FRONTAGE: 150ft.
MIN. LOT DEPTH: 150ft.
MIN. FRONT YARD: 30ft.
MIN. SIDE YARD: 15ft.
MIN. REAR YARD: 40 ft.
MAX. HEIGHT: 35ft.
MAX. STORIES: 2 1/2
MAX. BUILDING AREA: 20%
MIN. OPEN SPACE: 50%

NEWBURYPORT TURNPIKE
ROUTE 1 – STATE HIGHWAY LAYOUT 66ft. WIDE
a.k.a. BOSTON STREET

MAP 34
PARCEL 78
#283 BOSTON ST.
GREEN ACRES REALTY INC.
c/o RICHARD SHEFFINGTON
MAIL: PO BOX 169
ROCKWOOD ME 04478

LOT 1
Area: 66,740 s.f.
1.54 acres

MAP 41
PARCEL 90
Total area: 140,525 s.f.
3.23 acres

LOT
Area: 74,780 s.f.
1.72 acres

MAP 41
PARCEL 90
Total area: 140,525 s.f.
3.23 acres

MAP 41
PARCEL 91
#278 BOSTON ST.
TOWN OF TOPSFIELD
HIGHWAY DEPT.
MAIL: 278 BOSTON ST.
TOPSFIELD, MA 01983

MAP 41
PARCEL 91
#278 BOSTON ST.
TOWN OF TOPSFIELD
HIGHWAY DEPT.
MAIL: 278 BOSTON ST.
TOPSFIELD, MA 01983

25 FT. EASEMENT FOR TOWN WATER SYSTEM
RECORD PLAN 36
PLAN BOOK 50

LOCUS PLAN
n.t.s.

TOWN OF TOPSFIELD

COMMONWEALTH OF MASSACHUSETTS
PATRICK J. McCORMACK
No. 38716
REGISTERED PROFESSIONAL LAND SURVEYOR

I CERTIFY THAT THIS IS A FIELD INSTRUMENT REPLACEMENT SURVEY.

I CERTIFY THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS, PUBLIC OR PRIVATE ARE SHOWN.

12/21/11
DATE — PROFESSIONAL LAND SURVEYOR

TABLE OF DIMENSIONAL REGULATIONS
ZONE: I.E.A. (INNER ESSENTIAL AND AGRICULTURAL DISTRICT)
MIN. LOT AREA: 40,000
MIN. LOT FRONTAGE: 150ft.
MIN. LOT DEPTH: 150ft.
MIN. FRONT YARD: 30ft.
MIN. SIDE YARD: 15ft.
MIN. REAR YARD: 40 ft.
MAX. HEIGHT: 35ft.
MAX. STORIES: 2 1/2
MAX. BUILDING AREA: 25%
MIN. OPEN SPACE: 50%

GRAPHIC SCALE
(IN FEET)
1 inch = 80 ft.

LEGEND

UP(#)	UTILITY POLE, NUMBER & CARRIER
TMH	TELEPHONE MANHOLE
SMH	SEWER MANHOLE
FH	FIRE HYDRANT
GG	GAS GATE
WG	WATER GATE
CB	CONCRETE BOUND FOUND
X130.0	SPOT ELEVATION
5' CLF	5' HIGH CHAIN LINK FENCE
OHW	OVER HEAD WIRE
124	CONTOUR
CRAN	CURB (TYPE)
BIT	BITUMINOUS
EOP	EDGE OF PAVEMENT
CONC	CONCRETE
SW	SIDEWALK
BLDG	BUILDING
NETT	NEW ENGLAND TELEPHONE & TELEGRAPH
GRAN	GRANITE
P123'	TOP OF PARAPET ELEVATION
R123'	TOP OF ROOF ELEVATION.
G123'	GROUND ELEVATION
VP	ROOF VENT PIPE
RD	ROOF DRAIN
VF	VENT FAN
EXIST.	DIMENSION BY EASEMENT

GENERAL NOTES

1.) FIELD SURVEY: DECEMBER 19th, 2011
2.) HORIZ. DATUM: NORTH AMERICAN DATUM 1983 (NAD83) PROJECTED TO STATE PLANE MASS MAINLAND ZONE M ZONE
3.) VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
4.) TAX LD: MAP 41 PARCEL 90
5.) SITE ADDRESS: #285 BOSTON ST. (ROUTE 1) TOPSFIELD, MA 01983
6.) OWNER: SKEFF'S INC. #128 PERKINS ROW TOPSFIELD, MA 01983
7.) SITE NO. MA-3062
8.) APPLICANT: AT&T MOBILITY
9.) JURISDICTION: TOWN OF TOPSFIELD, MA
10.) TITLE REFERENCES: DEED BOOK 13367 PAGE 338 & DEED BOOK 13891 PAGE 138
11.) PLAN REFERENCE: PLAN BOOK 308 PLAN 12
12.) ELEVATIONS AND COORDINATES DERIVED FROM STATIC BASELINE GPS DATA.
13.) UTILITY LINE LOCATIONS WERE LOCATED FROM FIELD SURFACE EVIDENCE ONLY. UNDERGROUND UTILITIES WERE NOT INVESTIGATED.
MASSACHUSETTS LAW REQUIRES 72 HOURS ADVANCE NOTICE TO UTILITY COMPANIES BEFORE DIGGING BY ANYONE. CALL DIG-SAFE 1-888-DIG-SAFE
14.) PROPERTY LINE INFORMATION FROM DEEDS, RECORD PLANS AND A FIELD INSTRUMENT SURVEY.
15.) TOWN ZONING: I.E.A. (SEE DIMENSIONAL TABLE HEREON)
16.) FLOOD ZONE: X
SITE IS OUTSIDE THE 500 YEAR FLOODPLAIN
AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP: COMMUNITY-PANEL #250160 0006D, EFFECTIVE 6/02/1994
17.) SITE IS NOT WITHIN THE TOWN OF TOPSFIELD GROUNDWATER PROTECTION DISTRICT.
SITE IS NOT WITHIN THE SCENIC OVERLAY DISTRICT.
18.) ALL BEARINGS LISTED ARE REFERENCED TO TRUE NORTH. WHERE DIFFERENT RECORD LOT PLAN BEARINGS ALSO NOTED.

PLOT PLAN
#285 BOSTON STREET
TOPSFIELD, MA 01983

SCALE 1" = 80' — DECEMBER 21, 2011

SURVEYED BY
NORTH-EAST SURVEY
1058 DERBY STREET, SALEM, MA 01970
Tel.(978) 642 9920 Fax.(978) 642 1821

DRAWN BY: P.McCORMACK, PLS	DATE: 12/21/11
# OF REVISIONS:	DRAWING NO: 9812PP
JOB NO.: 998	SHEET 1 OF 1