

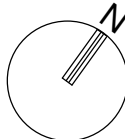
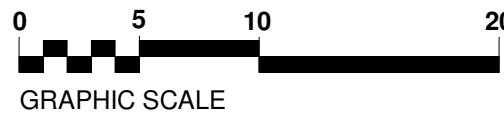
REFER TO DRAWINGS 1 TO 3 FOR SCALE 1/8" = 1'-0" UNIT PLANS

UNIT AREAS
UNIT 1: 20,055 SF
UNIT 2: 10,657 SF (SEE SHEET A2)

UNIT 1- UNIT SQUARE FOOTAGE:

BASEMENT FLOOR = 3,437 SF (USABLE)
GROUND LEVEL = 6,592 SF
FIRST FLOOR = 5,000 SF
SECOND FLOOR = 5,026 SF

UNIT 1 TOTAL SF = 20,055 SF TOTAL



DERBY SQUARE ARCHITECTS
RICHARD GRIFFIN
REGISTERED ARCHITECT
11 DERBY SQUARE UNIT #4
SALEM, MA 01970
(978) 740-9979
RICHARD@DERBYSQ.COM

I CERTIFY THAT THESE PLANS FULLY
AND ACCURATELY DEPICT THE
LAYOUT, LOCATON, UNIT NUMBER,
AND DIMENSIONS OF THE UNITS AS
BUILT

REGISTERED ARCHITECT

MASTER DEED SHEET 1
CONDOMINIUM DRAWINGS

2 Brewery Place, Ipswich, MA
01938

I CERTIFY THAT THESE PLANS HAVE
BEEN PREPARED IN CONFORMITY TO
THE RULES AND REGULATIONS OF
THE REGISTRY OF DEEDS OF THE
COMMONWEALTH OF
MASSACHUSETTS

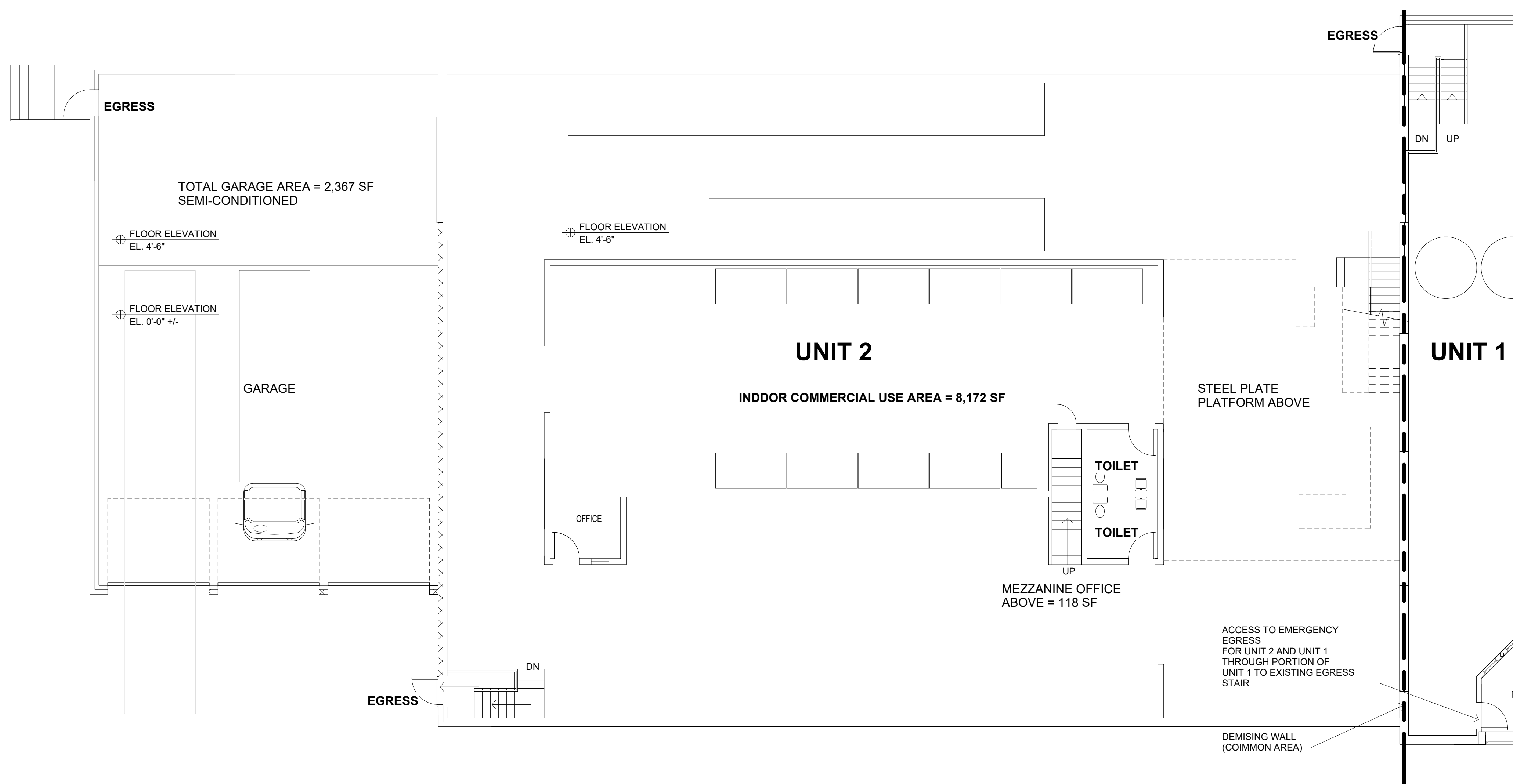
REGISTERED ARCHITECT

DATE
SCALE
DRAWN
CHECKED

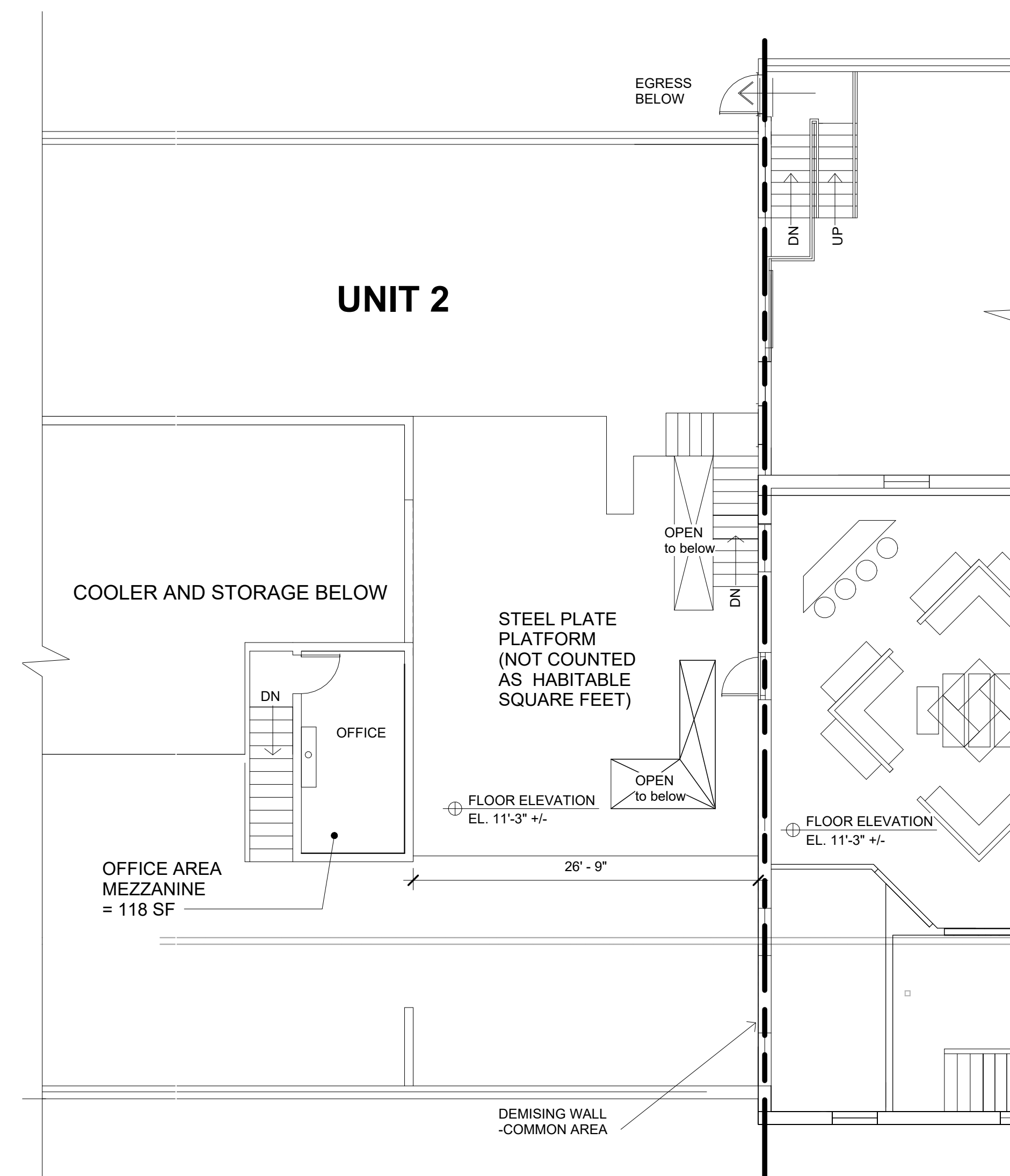
08/12/2024
As indicated
KT
RWG

A1

RESERVED FOR REGISTRY USE

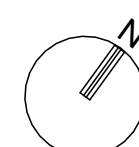
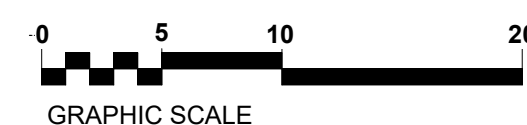


① FIRST FLOOR PLAN - UNIT 2
1/8" = 1'-0"



② SECOND FLOOR PLAN - UNIT 2
1/8" = 1'-0"

UNIT 2 - UNIT SQUARE FOOTAGE:
FIRST FLOOR USE TO BE DETERMINED = 8,172 SF
FIRST FLOOR GARAGE = 2,367 SF
MEZZANINE OFFICE = 118 SF
UNIT 2 TOTAL SF = 10,657 SF



DERBY SQUARE ARCHITECTS RICHARD GRIFFIN REGISTERED ARCHITECT 11 DERBY SQUARE UNIT #4 SALEM, MA 01970 (978) 740-9979 RICHARD@DERBYSQ.COM		MASTER DEED SHEET 2		RESERVED FOR REGISTRY USE	
		CONDOMINIUM DRAWINGS			
		2 Brewery Place, Ipswich, MA 01938			
I CERTIFY THAT THESE PLANS FULLY AND ACCURATELY DEPICT THE LAYOUT, LOCATION, UNIT NUMBER, AND DIMENSIONS OF THE UNITS AS BUILT	REGISTERED ARCHITECT	I CERTIFY THAT THESE PLANS HAVE BEEN PREPARED IN CONFORMITY TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS	DATE SCALE DRAWN CHECKED	08/12/2024 1/8" = 1'-0" Author Checker	A2

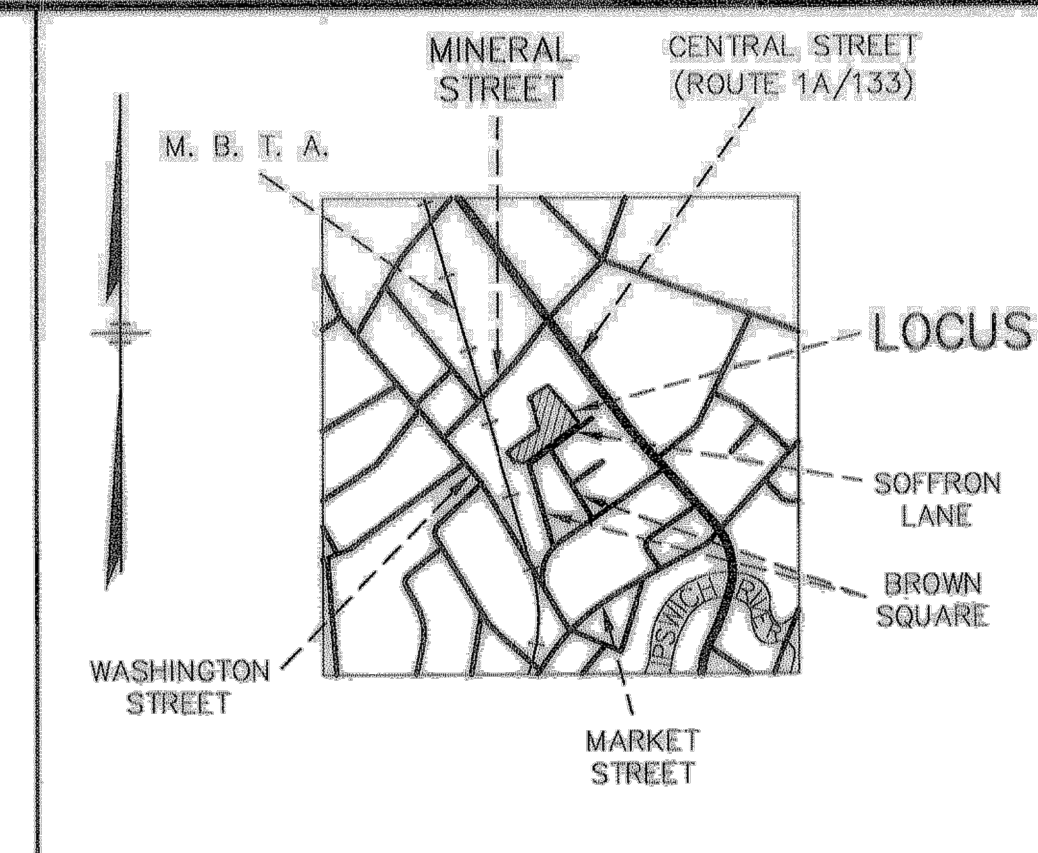
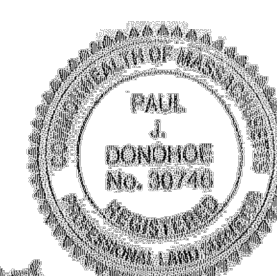
PLAN BOOK 418 PLAN 22
Recorded January 15, 2009
with M.B. & B. Property Group, LLC
Book 20042 PG. 107
FOR REGISTRY USE ONLY

I CERTIFY THAT THIS PLAN
CONFORMS TO THE RULES AND
REGULATIONS OF THE REGISTERS
OF DEEDS.
10/28/08
DATE
Paul J. Donohoe
PAUL J. DONOHOE
No. 90746
REGISTRAR

IPSWICH, MA
PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION
CONTROL LAW NOT REQUIRED

Shawn C. Till
10/30/08
DATE

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 PROTECTIVE ZONING BY-LAW
OF THE TOWN OF IPSWICH.



LOCUS MAP
SCALE: 1" = 1000'

ZONING DISTRICT: GB (GENERAL BUSINESS)

ASSESSORS MAP 41 B LOT 281

REFERENCES:

DEED - BK. 6352 PG. 667

PLANS - PL. BK. 220 PL. 85
PL. BK. 76 PL. 10

ALSO SEE ADDITIONAL PLANS AND DEEDS
TO BE RECORDED HERewith.

MASSACHUSETTS BAY TRANSPORTATION AUTHORITY

TEDFORD & MARTIN, INC.
LOT 2 ON PLAN BY
DONOHOE AND PARKHURST, INC.
DATED 10/27/08
BK. 4045 PG. 536

7-9 MINERAL STREET CONDOMINIUM
DSM PROPERTY MANAGEMENT, INC.
BK. 24925 PG. 182
PL. BK. 76 PL. 10

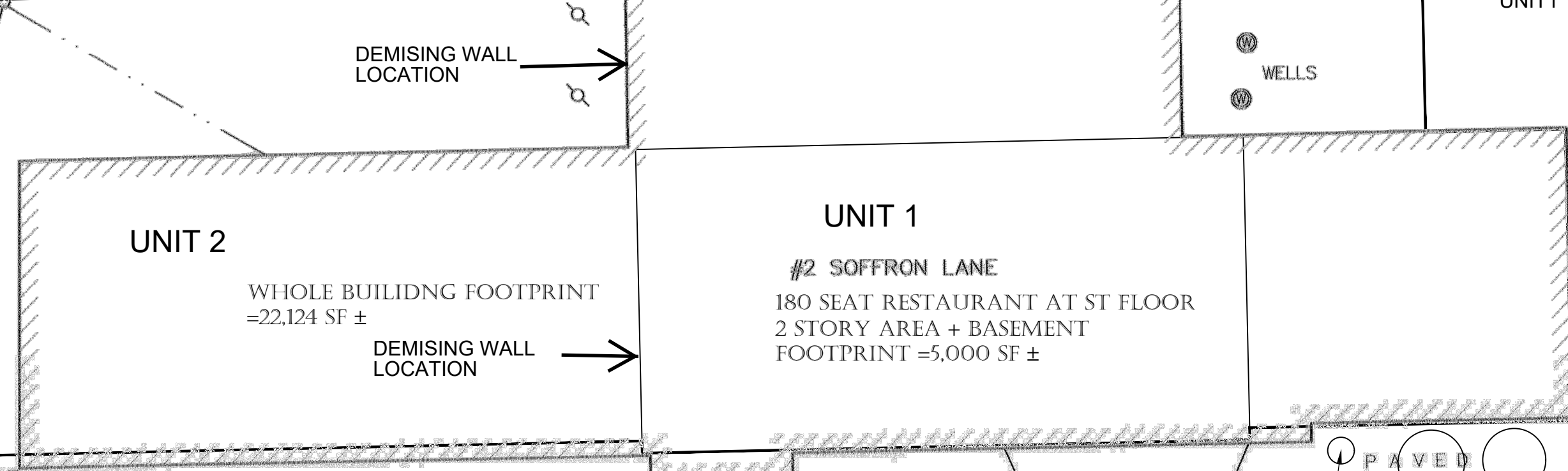
KAREN A. LEMIEUX,
RICHARD R. LEMIEUX
&
TRACY L. O'BRIEN
BK. 20141 PG. 385

NYLAJO, LLC
PARCEL A2 ON PLAN BY
DONOHOE AND PARKHURST, INC.
DATED 10/9/08
BK. 23422 PG. 595

NYLAJO, LLC
PARCEL A1
ON PLAN BY
DONOHOE AND
PARKHURST, INC.
DATED 10/9/08
BK. 23422
PG. 595

E. LORAYNE,
JOHN J. & JAMES G.
TSOUTSOURAS, TRUSTEES
78 1/2 CENTRAL STREET TRUST
BK. 7462 PG. 498

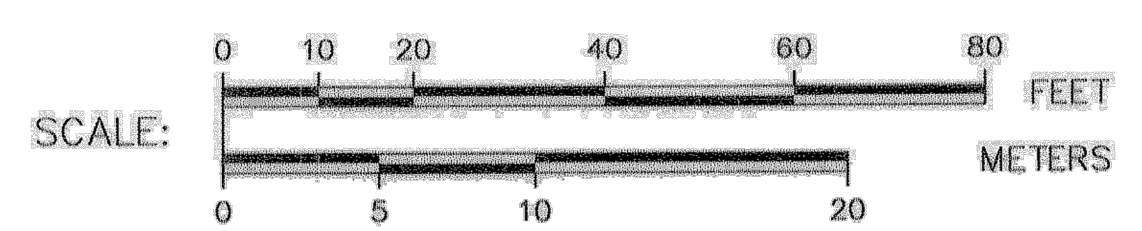
LOT 3A
1.428 ACRES
62,219 S.F.



LEGEND & SYMBOLS

- EDGE OF PAVEMENT
- GUARD RAIL
- OVERHEAD WIRES
- UTILITY POLE
- UTILITY POLE WITH CABLE ANCHOR
- HYDRANT
- S.B. STONE BOUND
- D.H. DRILL HOLE
- I.R. IRON ROD
- FD. FOUND

BUILDING PERIMETER = 768'
ACCESSIBLE PERIMETER = 600'



ADDRESS: #2 SOFFRON LANE

LOT 3A CONSISTS OF:

PARCEL A ON PLAN BY DONOHOE AND
PARKHURST, INC. DATED 10/9/08

PARCEL C & LOT 3 ON PLAN BY
DONOHOE AND PARKHURST, INC.
DATED 10/27/08

PLAN OF LAND
IN
IPSWICH, MA
PREPARED FOR
THE BREWERY PROPERTIES GROUP, LLC
SCALE: 1" = 20' OCT. 28, 2008
DONOHOE AND PARKHURST, INC.
363 BOSTON ST. TOPSFIELD, MA
(978) 887-6161
PROJ. 2318