

RESERVED FOR REGISTRY USE

**CITY OF HAVERHILL, MA**  
PLANNING BOARD APPROVAL NOT  
REQUIRED UNDER SUBDIVISION  
CONTROL LAW

DATE \_\_\_\_\_

PLANNING BOARD ENDORSEMENT OF THIS  
PLAN IS NOT A CERTIFICATION OF  
COMPLIANCE WITH THE CITY OF HAVERHILL  
ZONING BYLAWS.

PLANNING BOARD ENDORSEMENT OF THIS  
PLAN IS NOT A CERTIFICATION OF  
COMPLIANCE WITH THE CITY OF HAVERHILL  
ZONING BYLAWS.

N/F  
CEDARDALE, INC.  
931 BOSTON RD  
Deed BK 6023, PG 614  
Tax Map 754, Parcel 2-21

N/F  
P. DIBURRO & SONS, INC.  
887 BOSTON RD  
Deed BK 27309, PG 351  
Tax Map 754, Parcel 2-20

N/F  
P. DIBURRO & SONS, INC.  
887 BOSTON RD  
Deed BK 27309, PG 351  
Tax Map 754, Parcel 2-20

N/F  
P. DIBURRO & SONS, INC.  
887 BOSTON RD  
Deed BK 27309, PG 351  
Tax Map 754, Parcel 2-20

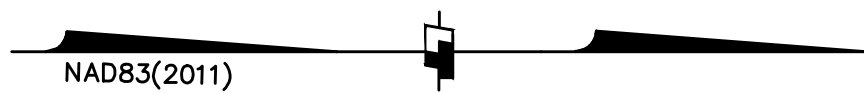
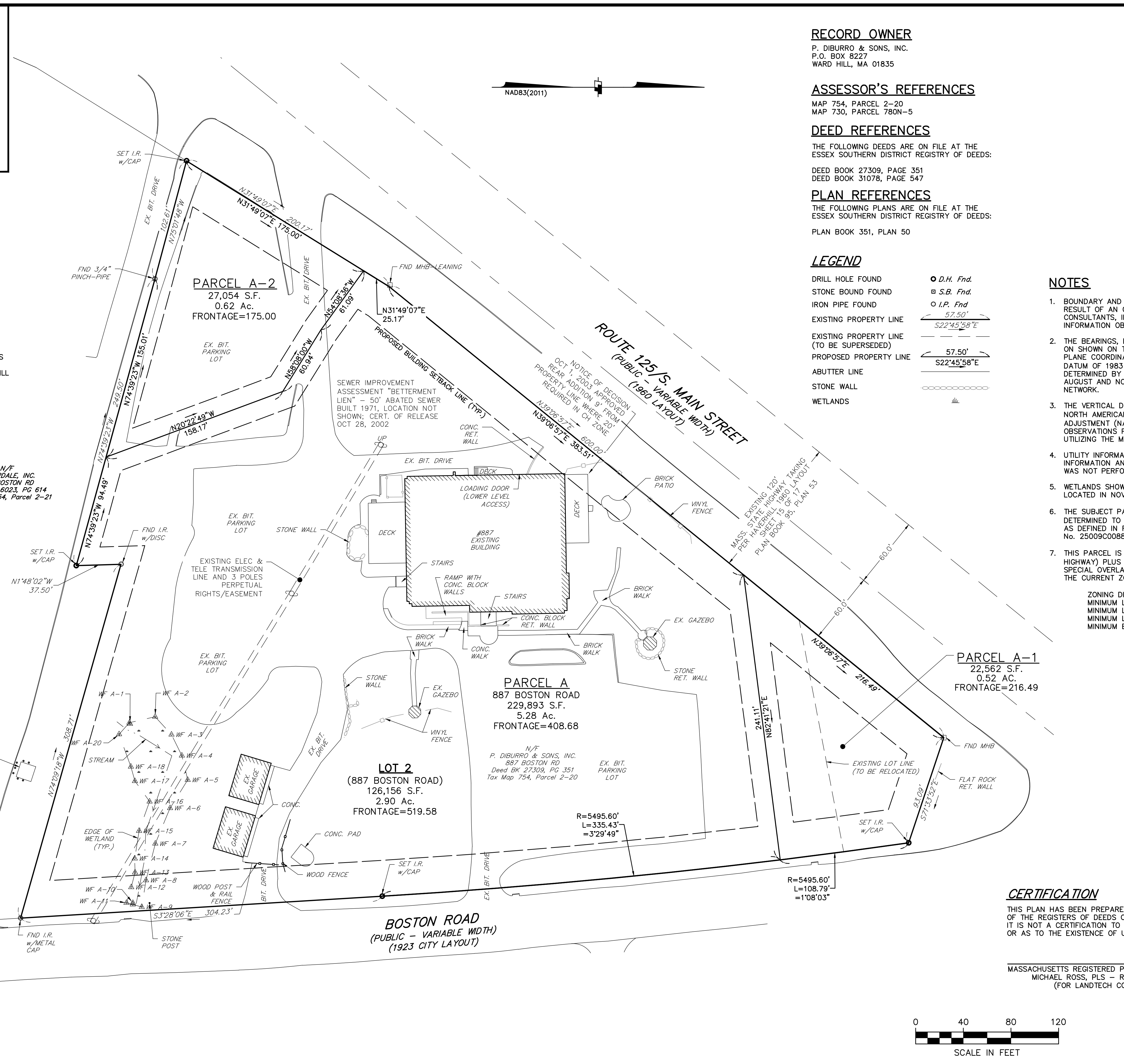
N/F  
P. DIBURRO & SONS, INC.  
887 BOSTON RD  
Deed BK 27309, PG 351  
Tax Map 754, Parcel 2-20

N/F  
P. DIBURRO & SONS, INC.  
887 BOSTON RD  
Deed BK 27309, PG 351  
Tax Map 754, Parcel 2-20

N/F  
P. DIBURRO & SONS, INC.  
887 BOSTON RD  
Deed BK 27309, PG 351  
Tax Map 754, Parcel 2-20

N/F  
P. DIBURRO & SONS, INC.  
887 BOSTON RD  
Deed BK 27309, PG 351  
Tax Map 754, Parcel 2-20

N/F  
P. DIBURRO & SONS, INC.  
887 BOSTON RD  
Deed BK 27309, PG 351  
Tax Map 754, Parcel 2-20



**RECORD OWNER**

P. DIBURRO & SONS, INC.  
P.O. BOX 8227  
WARD HILL, MA 01835

**ASSESSOR'S REFERENCES**

MAP 754, PARCEL 2-20  
MAP 730, PARCEL 780N-5

**DEED REFERENCES**

THE FOLLOWING DEEDS ARE ON FILE AT THE  
ESSEX SOUTHERN DISTRICT REGISTRY OF DEEDS:

DEED BOOK 27309, PAGE 351  
DEED BOOK 31078, PAGE 547

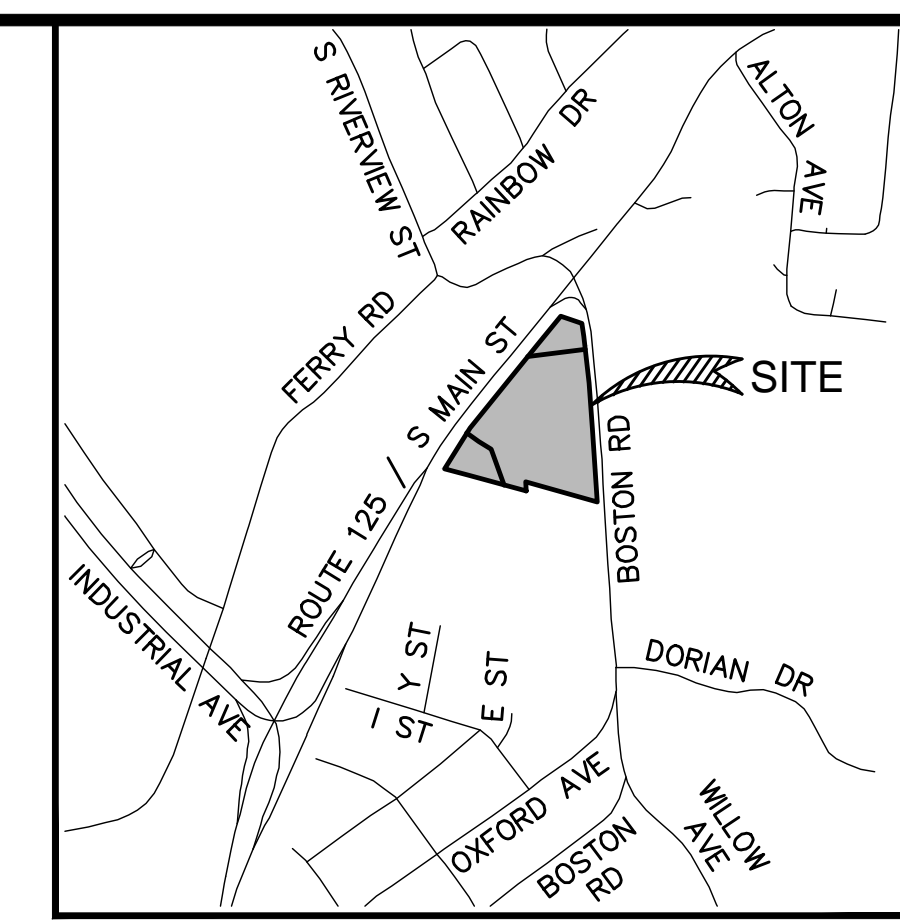
**PLAN REFERENCES**

THE FOLLOWING PLANS ARE ON FILE AT THE  
ESSEX SOUTHERN DISTRICT REGISTRY OF DEEDS:

PLAN BOOK 351, PLAN 50

**LEGEND**

- DRILL HOLE FOUND  D.H. Fnd.
- STONE BOUND FOUND  S.B. Fnd.
- IRON PIPE FOUND  I.P. Fnd.
- EXISTING PROPERTY LINE  57.50'
- EXISTING PROPERTY LINE (TO BE SUPERSEDED)  57.50'
- PROPOSED PROPERTY LINE  57.50'
- ABUTTER LINE  S22°45'58"E
- STONE WALL
- WETLANDS



**LOCUS MAP**  
NOT TO SCALE

**NOTES**

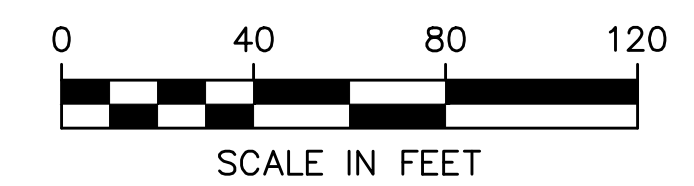
1. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS THE RESULT OF AN ON THE GROUND SURVEY CONDUCTED BY LANDTECH CONSULTANTS, INC. IN AUGUST AND NOVEMBER OF 2021 BASED ON INFORMATION OBTAINED FROM THE PUBLIC RECORDS.
2. THE BEARINGS, DISTANCES AND THE COORDINATES THEY ARE BASED ON SHOWN ON THIS PLAN ARE IN U.S. SURVEY FEET IN THE MA. STATE PLANE COORDINATE SYSTEM REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), CORS ADJUSTMENT (NA2011/GEOID 12A) AS DETERMINED BY REDUNDANT GPS OBSERVATIONS PERFORMED IN AUGUST AND NOVEMBER OF 2021 UTILIZING THE MACORS RTK GPS NETWORK.
3. THE VERTICAL DATUM FOR THIS PROJECT IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88), CORS ADJUSTMENT (NA2011/GEOID 12A) AS DETERMINED BY REDUNDANT GPS OBSERVATIONS PERFORMED IN AUGUST AND NOVEMBER OF 2021 UTILIZING THE MACORS RTK GPS NETWORK.
4. UTILITY INFORMATION SHOWN HEREON IS BASED ON RECORD INFORMATION AND FIELD OBSERVATIONS. A SUBSURFACE INVESTIGATION WAS NOT PERFORMED.
5. WETLANDS SHOWN HEREON WERE DELINEATED BY OTHERS AND FIELD LOCATED IN NOVEMBER OF 2021.
6. THE SUBJECT PARCEL IS LOCATED IN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS DEFINED IN FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 25009C0088F WITH AN EFFECTIVE DATE OF JULY 3, 2012.
7. THIS PARCEL IS LOCATED IN ZONING DISTRICT CH (COMMERCIAL HIGHWAY) PLUS MARIJUANA ESTABLISHMENTS - NO RETAILER (NR) SPECIAL OVERLAY ZONE, AND IS SUBJECT TO THE REQUIREMENTS OF THE CURRENT ZONING BY-LAWS.

ZONING DISTRICT	COMMERCIAL HIGHWAY (CH)
MINIMUM LOT AREA	22,500 S.F.
MINIMUM LOT FRONTAGE	175 FEET
MINIMUM LOT DEPTH	100 FEET
MINIMUM BUILDING SETBACKS:	
FRONT	30 FEET
SIDE	15 FEET
REAR	20 FEET
CORNER	25 FEET

**CERTIFICATION**

THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS. HOWEVER IT IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN, OR AS TO THE EXISTENCE OF UNRECORDED EASEMENTS.

MASSACHUSETTS REGISTERED PROFESSIONAL LAND SURVEYOR DATE  
MICHAEL ROSS, PLS - REGISTRATION No. 46864  
(FOR LANDTECH CONSULTANTS, INC.)



NO.	DATE	REVISION	BY

**DRAFT**

PREPARED FOR:  
HOWARD STEIN HUDSON  
114 TURNPIKE ROAD - SUITE C  
CHELMSFORD, MA 01824

APRIL 12, 2022

**ANR PLAN OF LAND**  
**887 BOSTON ROAD**  
**CITY OF HAVERHILL, MASSACHUSETTS**

SCALE: 1" = 40'

**LandTech**  
CONSULTANTS  
Engineering/Design/Surveying/Permitting  
515 Gorton Road, - Westford, MA, 01886  
Ph: (978) 692-6100 - landtechinc.com

JOB NO. 21-104  
DWG. NO. 11035  
SHEET 1 of 1