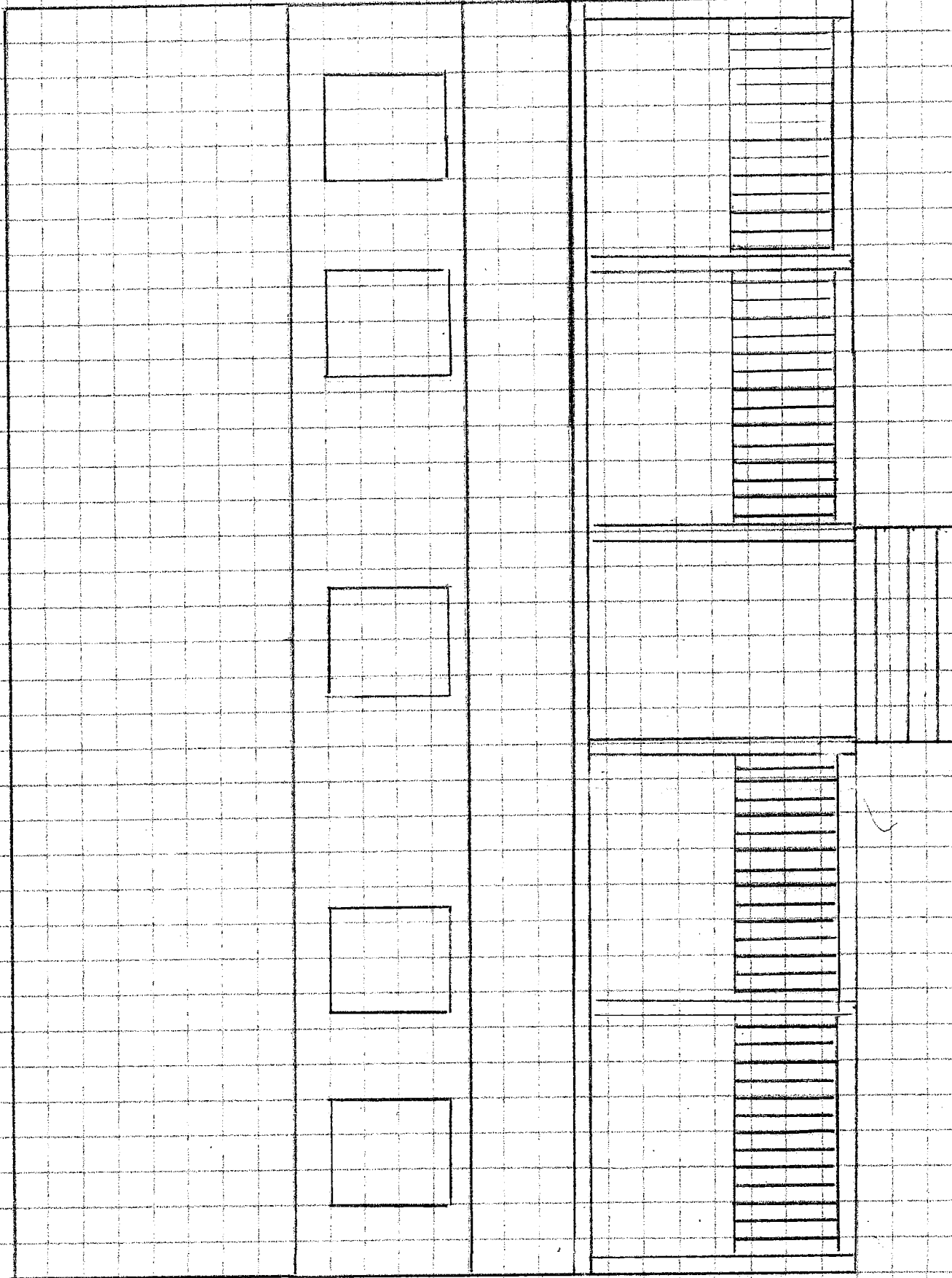
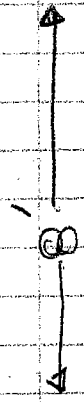
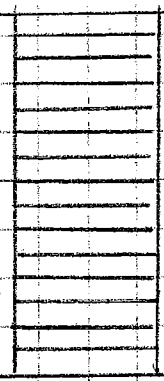
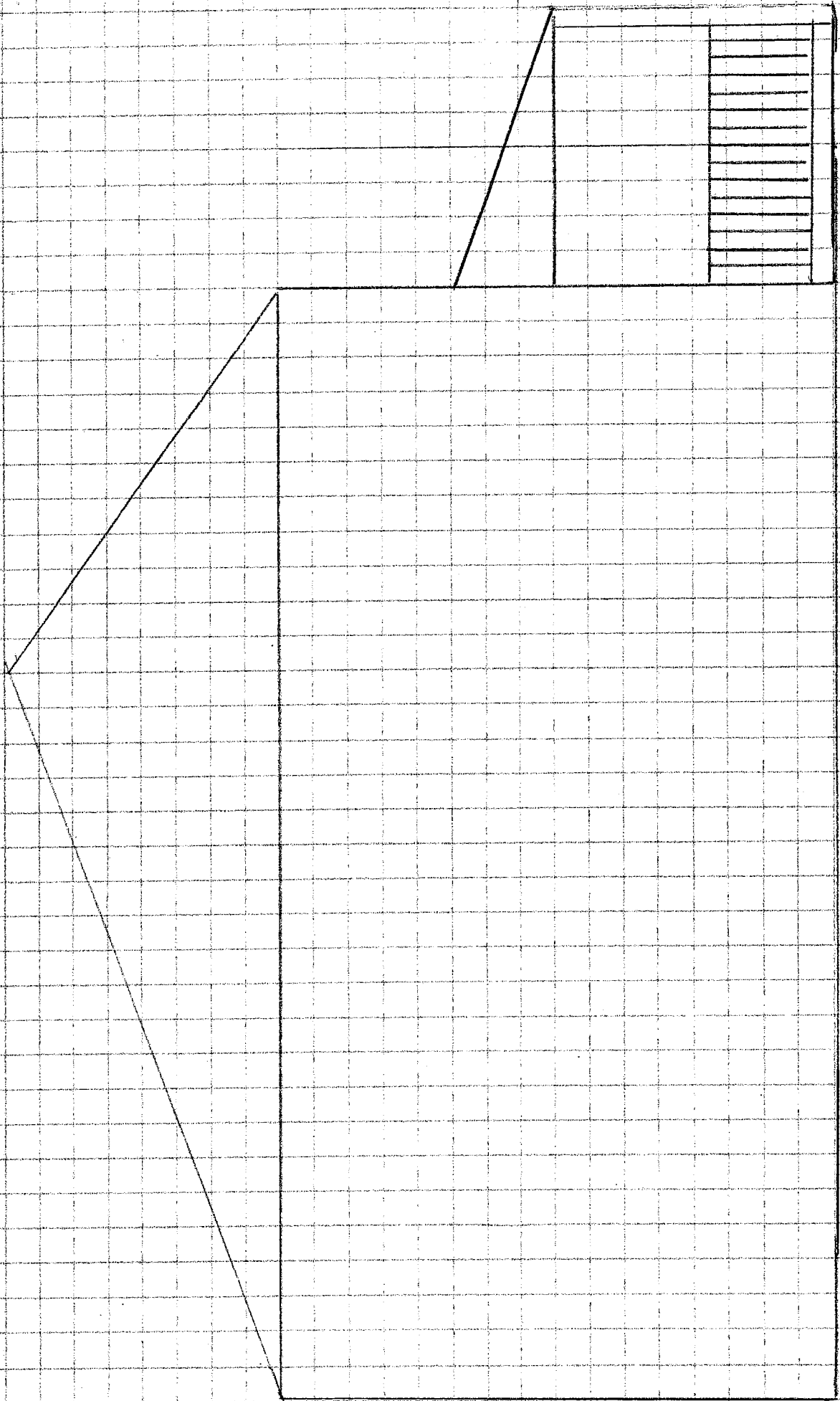


Biscaglia front porch plan

$\frac{1}{4}'' = 1'$





41.5 x 3

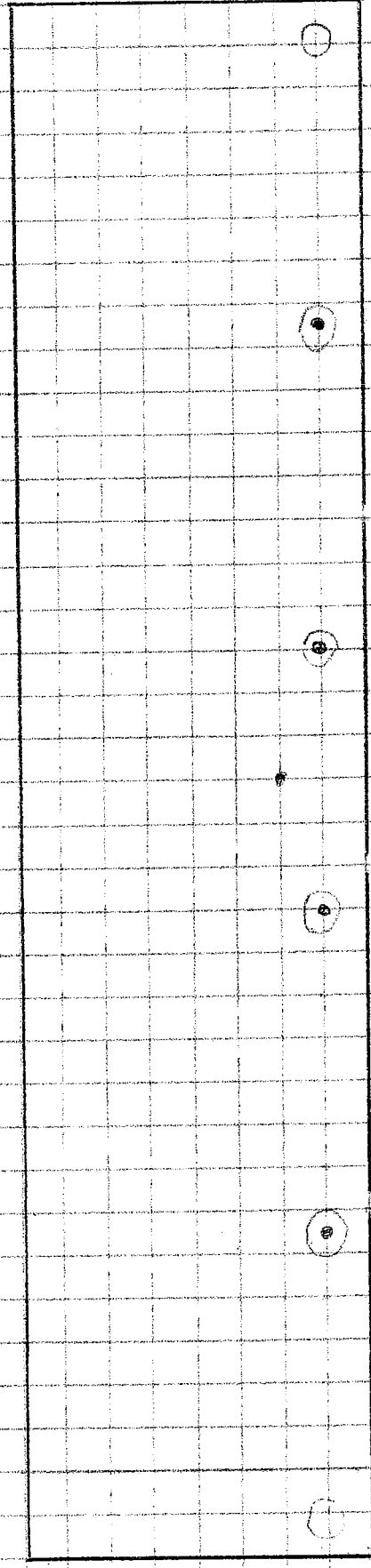
13.5

27

12

52

Cement Supports



7 1/2'

6'

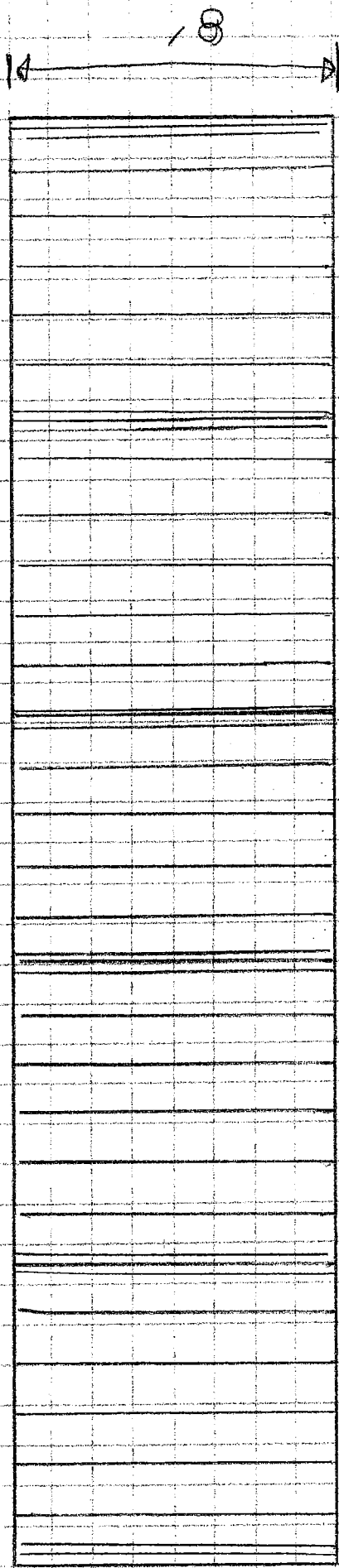
10" Sonatube footings

Supports
8" Sonatubes
4" in ground

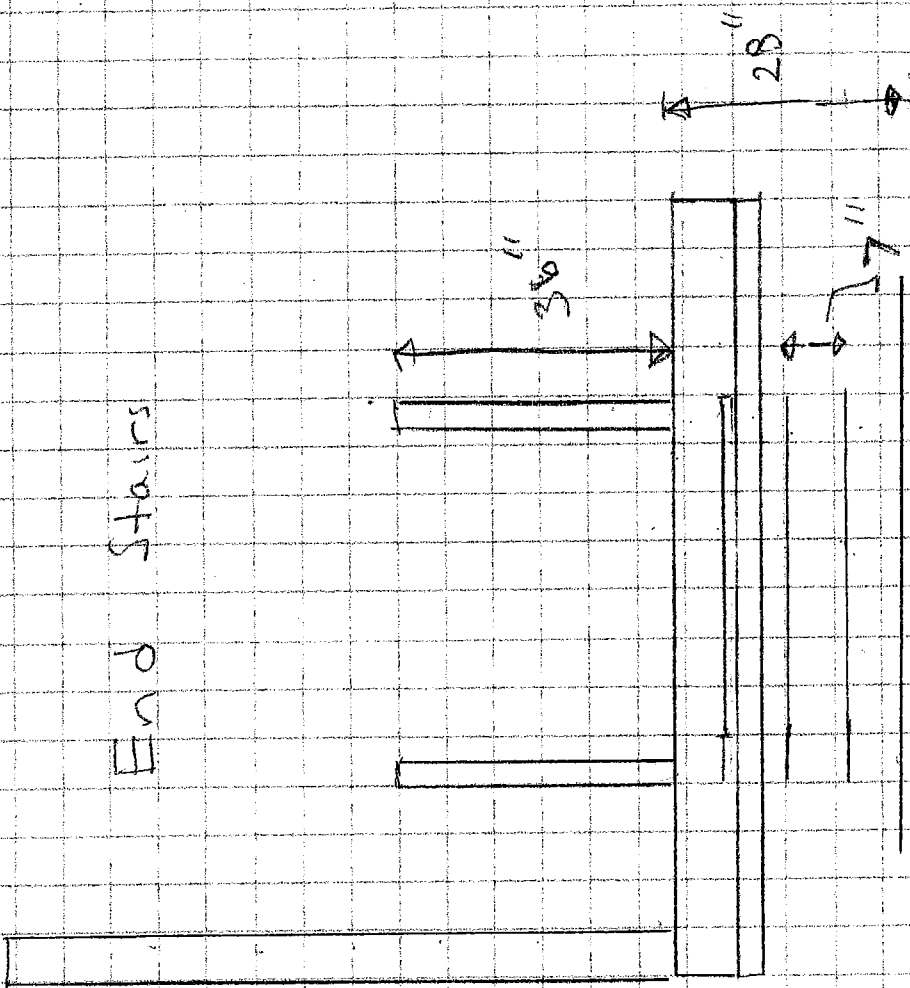
Floor Joists

13" x 2" x 8" PTL

51



End Stairs

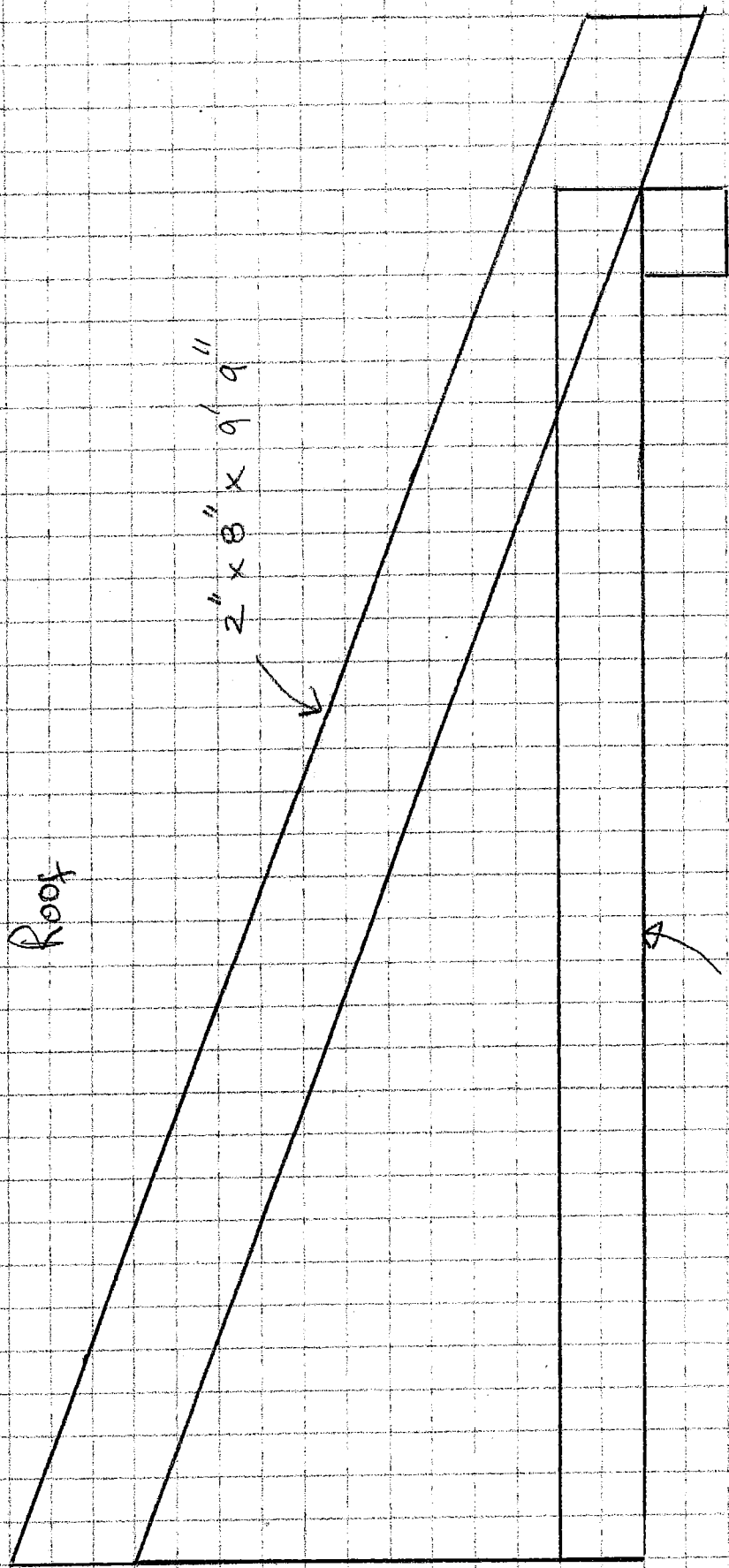


Roof

2" x 8" x 9' 9"

2" x 6" x 8'

6" x 6" beam



DEED

George D. Belleau and Stuart R. Abrams both as trustees of the Boxford Meadows Realty Trust, under declaration of trust dated July 11, 1979 and recorded with the Essex South District Registry of Deeds at Book 6613 Page 305, as amended at Book 6614 Page 466, with place of business at Salem, Essex County, Massachusetts for consideration paid in the amount of Twenty-nine Thousand Dollars (\$29,000.00) grants to Robert H. Bisceglia and Judith A. Bisceglia as joint tenants, of Orchard St. Newbury, Essex County, Massachusetts with quitclaim covenants the following described land:

Lot #4 on a plan entitled "Subdivision Plan of Boxford Meadows in Boxford, Massachusetts" dated October 6, 1976 and recorded with the Essex South District Registry of Deeds at Plan Book 152 Plan 13, as amended, as more particularly described below:

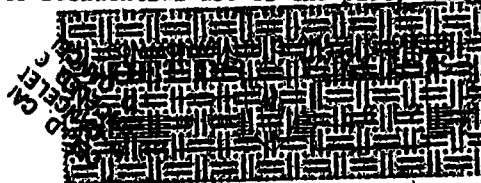
Lot #4: Starting at a point on Holmes Road at the southerly corner of Lot #3 and thence running in a northeasterly direction along Lot #3 one hundred eighty-six and 85/100 (186.85) feet, thence turning and running southeasterly along land now or formerly of Gerard A. & Suzanne M. Papin, two hundred sixty-two and 52/100 (262.52) feet, thence turning and running in a southerly direction two hundred fifty-one and 44/100 (251.44) feet along land now or formerly of Northeast Builder, Inc. and continuing along land now or formerly of Donald W. & Dorothy C. Johnson, one hundred eighty (180.00) feet, thence turning and running westerly along Lot #5 two hundred eight and 65/100 (208.65) feet, thence turning and running along Lot #5 in a northerly direction one hundred thirty-three and 09/100 (133.09) feet to Holmes Road, and thence continuing along Holmes Road four hundred thirty-seven and 81/100 (437.81) feet to the point of the beginning; containing 2.7214 acres more or less. All measurements are more or less and according to said plan.

All said lots are conveyed subject to the below listed covenants, restrictions and easements, in so far as they may be applicable:

- 1) Easement granted to Massachusetts Electric dated October 30, 1979 and recorded at the Essex South District Registry of Deeds at Book 6648 Page 081;
- 2) Easement granted to New England Telephone dated October 30, 1979 and recorded at the Essex South District Registry of Deeds at Book 6648, Page 008;
- 3) Covenants and restriction imposed by the Town of Boxford as recorded at Book 6658, Page 499, Essex South District Registry of Deeds.
- 4) Covenants and Restrictions, as follows:

The grantor intends to create a high quality residential subdivision at Boxford Meadows and to further that intent the grantor conveys said premises subject to the restrictions set forth below, which are hereby imposed upon said premises for the benefit of the grantor, his heirs, and assigns to the burden of the grantee, his heirs and assigns. These covenants and restrictions are intended to run with the land and are not personal, except where otherwise noted.

1. No buildings or other structures of any kind shall be erected, placed or allowed to stand on the land hereby conveyed, except one detached dwelling house, designed as a year round residence for one family, together with accessory buildings and structures incidental to residential use of the plot, which



shall include a private garage (either detached or attached) designed to accommodate automobiles. No dwelling house shall be used for any other purpose than as a dwelling for one family, (which shall be deemed to exclude any business or professional office and the keeping of any truck or commercial vehicle on the lot.

2. No buildings or other structures of any kind (which shall include fences, radio or television antennas, and clothes lines) or additions thereto shall be erected, placed or allowed to stand upon the land hereby conveyed until the size, plans, specification, plot plans, locations and landscaping plans thereof shall have been approved in writing by the developer or his authorized agent. For purposes of this covenant, the developer shall be the Boxford Meadows Realty Trust as represented by its trustees. House plans must consist of at least 1800 square feet for single story dwelling (foundation area not included) and 2600 square feet for two story dwelling (foundation area not included). Choice of exterior materials, character of the building or structure, and colors are specifically subject to prior approval. No loam, sand or gravel shall be removed from the premises, except that resulting from landscaping or from construction permitted under this paragraph. After construction, the owner of the burdened land covenants to keep said premises in good repair and maintain said premises in at least as good condition as the Boxford Meadows neighborhood. In that regard, there can be no change in the exterior color of the buildings or structures without the prior approval of the developer. Such approval shall not be unreasonably withheld.

3. The erection of any approved structure on the land hereby conveyed, once begun, shall be carried forward to completion with diligence; and any structure not completed within one year after it is begun shall be removed, provided that said one-year period shall be extended to the extent of any periods during which construction operations are prevented by governmental regulations, strikes or casualties.

4. The land shall be used solely for purposes common to residential property. Neither land nor buildings shall be used in any manner which shall create or constitute a nuisance in a residential neighborhood, and no signboard advertising displays or other signs shall be placed thereon.

Any person hereafter claiming under this deed may rely upon an instrument in writing signed by the Grantor or by an agent or agents to whom authority therefor may have been delegated by the Grantor by instruments duly recorded with Essex South District Registry of Deeds or registered with Essex South District Registry of Land Court, approving any plans or completed construction or waiving the restrictions in particular respects. All of the restrictions hereby imposed shall terminate on July 1, 2000.

This being part of the premises conveyed to George D. Belleau, Trustee of Boxford Meadows Realty Trust by deed of Abbott-Forbes Ltd., Inc., dated July 19, 1979 and recorded with the Essex South District Registry of Deeds at Book 6613 Page 310.

IN WITNESS WHEREOF George D. Belleau and Stuart R. Abrams,
Trustees of the Boxford Meadows Realty Trust affix their
hands and seals below this 7th day of JANUARY, 1980.

Signed in the presence of:

Richard J. Kelleher George D. Belleau
Witness Trustee of Boxford Meadows
Realty Trust

Richard J. Kelleher Stuart R. Abrams
Witness Trustee of Boxford Meadows
Realty Trust

COMMONWEALTH OF MASSACHUSETTS

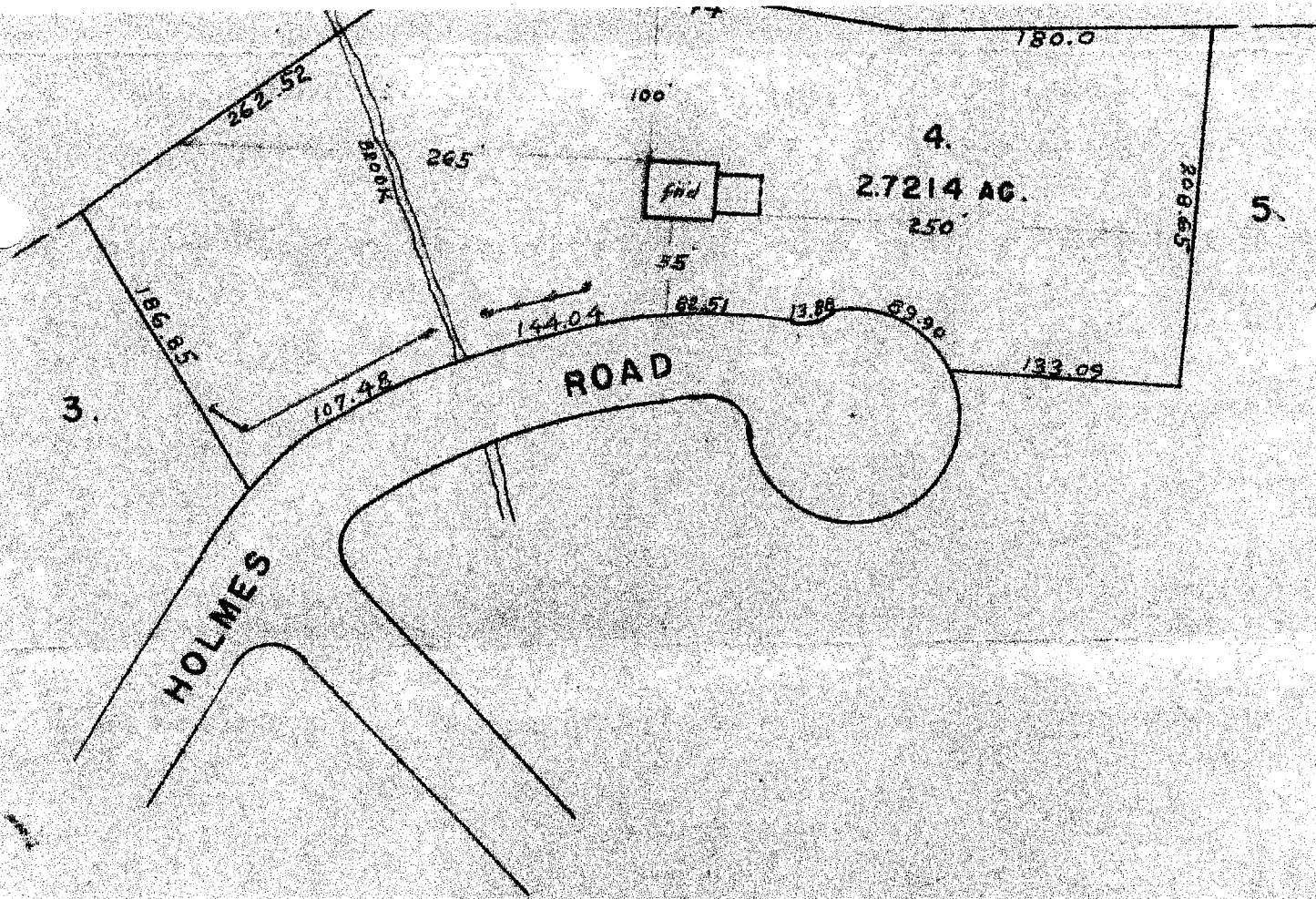
Essex, SS.

Jan. 7, 1980.

Then personally appeared the above-named George D. Belleau
and Stuart R. Abrams, Trustees of the Boxford Meadows Realty
Trust, and signed their names to the foregoing instrument and
acknowledged that such was their free act and deed

Richard J. Kelleher
Notary Public
My commission expires: Jan. 31,
1980

ESSEX SS. RECORDED Jan. 8 1980 50 M. PAST 1 P.M. INST #113



PLOT PLAN — BOXFORD, MASS.

JOHN W. PARSONS SURVEYOR

LYNN, MASS.

SCALE 1 IN. = 100 FT. JUNE 19, 1980

I certify that the foundation is as shown on this plan and conforms to the zoning laws of the Town of Boxford, Mass.

John W. Parsons
 1661 11701



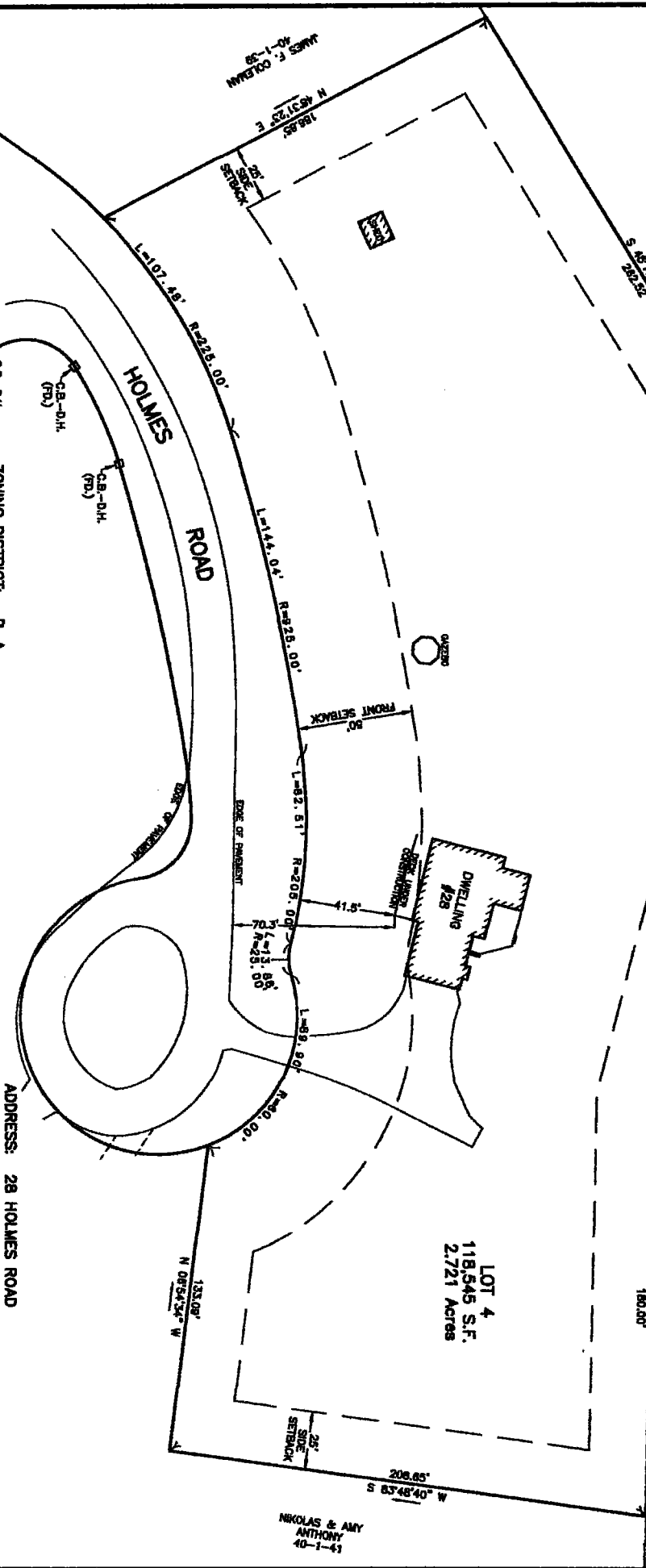
BURT A. HERRICK
& SUZANNE TETRAK
40-1-17
S 67°13'5" E
282.32'

PAUL D. & HEIDI E.
FARRIS
40-1-18
S 00°30'18" W
281.44'

DONALD W. & DOROTHY C.
JOHNSON
40-1-20
S 12°30'37" E
180.00'

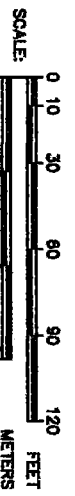
NIKOLAS & AMY
ANTHONY
40-1-41
S 83°48'40" W
208.65'

LOT 4
118,545 S.F.
2.721 Acres



ZONING DISTRICT: R-A
ASSESSORS: MAP 40 BLOCK 1 LOT 40
REFERENCES:
DEED - BK. 6669 PG. 373
PLAN - PL BK. 152 PL 13

LEGEND
C.B. CONCRETE BOUND
D.H. DRILL HOLE
FD. FOUND



NOTE:
UNDERGROUND UTILITIES WERE NOT MARKED
AT THE TIME OF THIS SURVEY. AN
INVESTIGATION OF UNDERGROUND UTILITIES
HAS NOT BEEN CONDUCTED BY DONOHOE
SURVEY, INC.

ADDRESS: 28 HOLMES ROAD
PLOT PLAN
IN
BOXFORD, MA
PROPERTY OF
ROBERT H. & JUDITH A. BISCEGLIA

SCALE: 1" = 30'
AUGUST 18, 2016
DONOHOE SURVEY, INC.
363 BOSTON ST. TOPSFIELD, MA
(978) 887-6161