

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED.
BOXFORD PLANNING BOARD

PROFESSIONAL LAND SURVEYOR _____ DATE _____

DATE: _____

ASSESSORS: MAP 10, BLOCK 1, LOT 28
MAP 10, BLOCK 1, LOT 8

ZONING: RA (RESIDENCE-AGRICULTURAL DISTRICT)

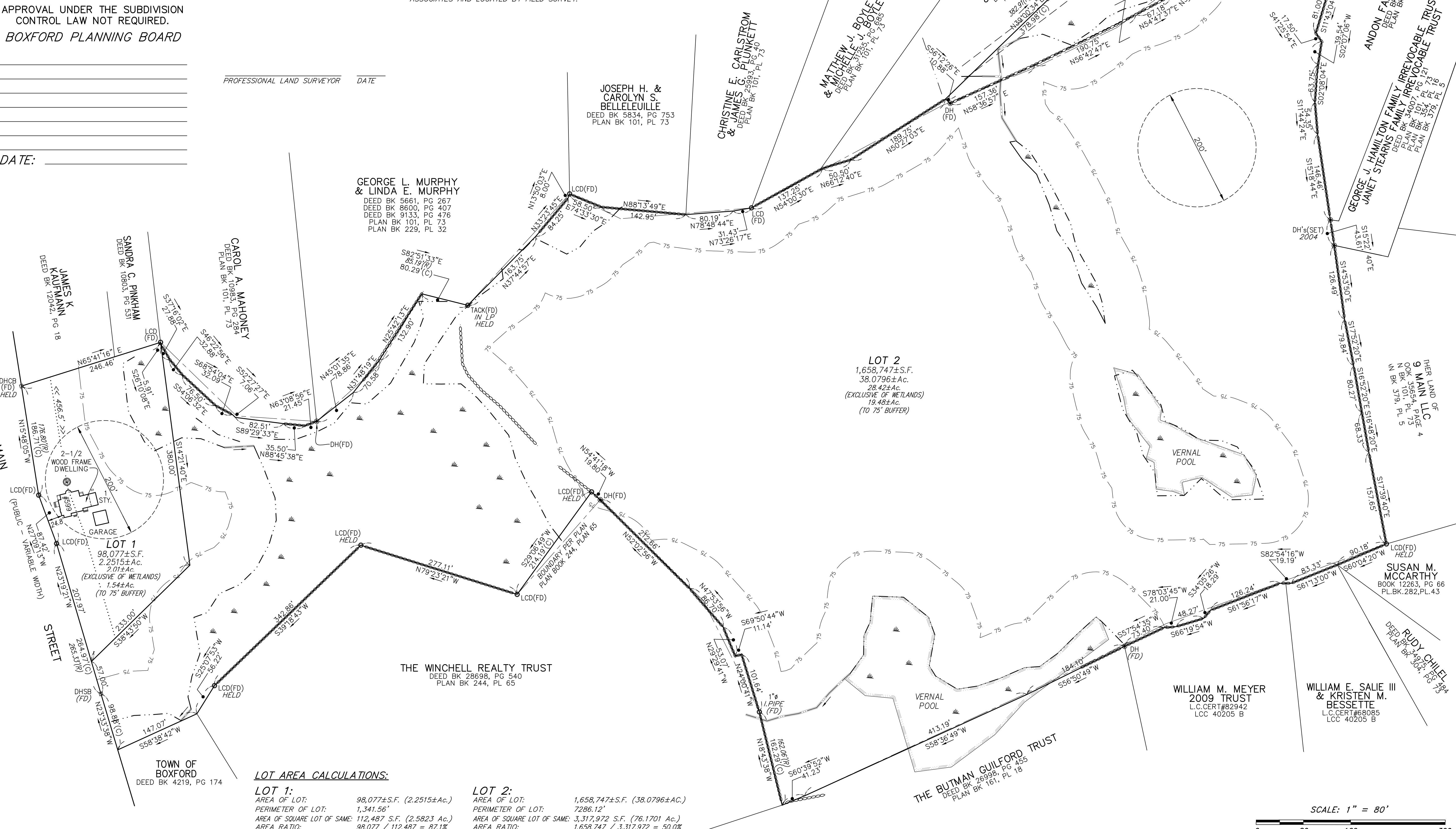
REFERENCES:
DEED BOOK 35609, PAGE 348
DEED BOOK 35654, PAGE 4
PLAN BOOK 101, PLAN 73
PLAN NO. 347 OF 1958
LCC 27654 A

RECORD OWNER: 599 MAIN LLC

NOTES:
1) THIS PLAN HAS BEEN PREPARED TO DIVIDE THE PROPERTY DESCRIBED IN DEED BOOK 35609, PAGE 348. LAND ALSO SHOWN ON PLAN NO. 347 OF 1958 AND LCC 27654 A.
2) THIS PLAN IS ALSO INTENDED TO COMBINE SAID PROPERTY WITH LOT 12 AS SHOWN ON PLAN BOOK 101, PLAN 73.
3) DISCREPANCIES BETWEEN RECORD MATHEMATICS AND MONUMENTS RECOVERED FROM LCC 27654 A. THIS PLAN IS A RESULT OF A FULL BOUNDARY RETRACEMENT OF SAID PROPERTY.
4) WETLANDS SHOWN HEREON WERE DELINEATED BY HANCOCK ASSOCIATES AND LOCATED BY FIELD SURVEY.

LEGEND

- STONE WALL
- LIMIT OF BORDERING VEGETATED WETLAND
- 75' BUFFER ZONE
- INTERMITTENT STREAM WITH FLOW DIRECTION
- EDGE OF WATER
- 50' FRONTAGE SET-BACK LINE WITH LENGTH
- (R) RECORD
- (C) CALCULATED
- (R/H) RECORD AND HELD
- DHCB DRILL HOLE IN CONC. BOUND
- DHSB DRILL HOLE IN STONE BOUND
- I.P.I.P.E. IRON PIPE
- I.ROD IRON ROD
- DH DRILL HOLE
- LCD LAND COURT DISK
- ⊙ WELL



LOT AREA CALCULATIONS:

LOT	AREA OF LOT	PERIMETER OF LOT	AREA OF SQUARE LOT OF SAME	AREA RATIO
LOT 1:	98,077±S.F. (2.2515±Ac.)	1,341.56'	112,487 S.F. (2.5823 Ac.)	98,077 / 112,487 = 87.1%
LOT 2:	1,658,747±S.F. (38.0796±Ac.)	7286.12'	3,317,972 S.F. (76.1701 Ac.)	1,658,747 / 3,317,972 = 50.0%

LAND ON SILVERMINE ROAD AND MAIN STREET

599 Main Street
Boxford, Massachusetts

PREPARED FOR:
599 Main LLC
c/o Thomas A. Frangos
8 Merrill Industrial Park Drive #1
Hampton, NH 03842

HANCOCK ASSOCIATES

Civil Engineers
Land Surveyors
Wetland Scientists

185 CENTRE STREET, DANVERS, MA 01923
VOICE (978) 777-3050, FAX (978) 774-7816
WWW.HANCOCKASSOCIATES.COM

NO.	BY	APP	DATE	ISSUE/REVISION	DESCRIPTION

DATE: 11/3/17 DRAWN BY: EME
SCALE: 1"=80' CHECK BY: JMS

PLAN OF LAND IN BOXFORD, MA

PLOT DATE: Nov 14, 2017 10:26 am
PATH: F:\Civ 30 Projects\20168 - Frangos - Boxford\DWG\

DWG: 20168sv.dwg
LAYOUT: ANR
SHEET: 1 OF 1
PROJECT NO.: 20168

