FOR REGISTRY USE ONLY

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

_____
DATE

_____

ZONING DISTRICT: R-A & HISTORIC

ASSESSORS: MAP 28 BLOCK 2 LOT 17 (PART OF)
MAP 28 BLOCK 1 LOT 1.1
LOT 1 (PART OF)

REFERENCES:

DEEDS – BK. 41631 PG. 609 (MULLANEY)
BK. 36264 PG. 476 (MULLANEY)
BK. 21088 PG. 465 (MULLANEY)
BK. 41631 PG. 607 (E.C.G.A.)

PLAN – PL. 41626 PG. 157

PL. BK. 411 PL. 10

ESSEX COUNTY GREENBELT ASSOCIATION, INC.
BK. 41631 PG. 598
PARCEL F PL. 41626 PG. 157

I.R. (SET)
125.53'
N 43°54'30" W
D.H. (FD.)
N 44°52'39" W
293.84'
292.01'
N 43°39'12" W
57.08'
1.83'
N 46°47'54" W
121.53'
M.P. (FD.)
N
28.83'
S 45°31'39" W

MULLANEY
PARCEL C
SHOWN ON
PL. 41626 PG. 157
NOW PART OF LOT 4
SEE BK. 41631 PG. 609

LOT 4
133,387 S.F.
3.062 Acres
(EXCLUDES PARCEL E)
C.B.A. 3.062 Acres
#63 MAIN STREET

LOT SHAPE CALCULATION $\frac{3.06}{3.20}$ = 96%

LOT LINE (TO BE REMOVED)

200' DIAMETER CIRCLE

APPROX. LEACHING FIELD

DWELLING #63

S 43°34'58" W
332.46'

CHARLES W. & SUSAN G. HAYNES
BK. 40626 PG. 4
MAP 32 BLOCK 3 LOT 24

LOT 3
92,301 S.F.
2.119 Acres
(INCLUDED PARCEL D)
C.B.A. 2.119 Acres
#71 MAIN STREET

LOT SHAPE CALCULATION $\frac{2.12}{2.82}$ = 75% (INCLUDES PARCEL D)

N 27°16'56" E
372.68'

200' DIAMETER CIRCLE

LOT LINE (TO BE REMOVED)

PARCEL E
262 S.F.
0.006 Acres
(NOT A BUILDING LOT)

L=40.10'
R=25.00'
Δ=91°54'27"

S 62°42'31" W
27.68'
00.05'
34.92'

ESSEX COUNTY GREENBELT ASSOCIATION, INC.
BK. 41631 PG. 607
PARCEL A PL. 41626 PG. 157

450.86'
N 27°16'56" E

WELL

76.6'

WELL TO BE RELOCATED UNLESS A SETBACK WAIVER IS GRANTED BY THE BOARD OF HEALTH

38.4'
33.6'
43.05'
N 59°04'31" W
N 28°50'43" E
50.00'

DEPTH = 262.21'
FRONTAGE = 251.00'
100.1'
E.C.–S.B. CTR.–BK. (FD.)
140.10'
175.02'
N 48°19'30" W

D.H. (SET)
34.34'
N 52°13'23" W
59.76'
N 58°15'19" W
16.80'
16.06'
N 57°45'30" W
23.92'
D.H. (SET)
32.86'
N 61°09'17" W
D.H. (SET)
I.R. (SET)
45.11'
N 62°11'11" W

DEPTH = 242.99'
(INCLUDES PARCEL D)
FRONTAGE = 251.00'
(INCLUDES PARCEL D)

D.H. (SET)
42.98'
N 56°36'43" W
67.80'
N 59°06'29" W
21.58'
55.13'
N 61°46'51" W
33.55'
N 47°23'52" E
26.04'

L=38.86'
R=25.00'
Δ=89°03'48"

PARCEL D
239 S.F.
0.005 Acres
(NOT A BUILDING LOT)
TO BE COMBINED WITH LOT 3

(PUBLIC – VARIABLE WIDTH)

MAIN STREET

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

_____
_____
_____
_____
_____
_____
_____
_____

_____
DATE

LEGEND & SYMBOLS

○○○○○○○○	STONE WALL
CTR.BK.	CENTER BACK
E.C.	ESSEX COUNTY
S.B.	STONE BOUND
D.H.	DRILL HOLE
M.P.	METAL POST
I.R.	IRON ROD
FD.	FOUND

SCALE: 0 10 30 60 90 120 FEET
0 10 20 30 METERS

- PARCEL D (PL. 41626 PG. 157) IS TO BE CONVEYED FROM ESSEX COUNTY GREENBELT ASSOCIATION, INC. TO MULLANEY TO FORM LOT 3 CONTAINING 2.119 Acres.
- PARCEL E (PL. 41626 PG. 157) IS TO BE CONVEYED FROM MULLANEY TO ABUTTER HAYNES.
- EASEMENTS DESCRIBED IN BK. 16319 PG. 411 & 16148 PG. 149 ARE TO BE EXTINGUISHED.

NOTICE:

ALL ROADS IN THE TOWN OF BOXFORD ARE DESIGNATED AS "SCENIC ROADS" (MASS. GENERAL LAW CHAPTER 40 SECTION 15C) AND AS SUCH ANY DISTURBANCE OF A STONE WALL LOCATED ADJACENT TO A ROAD, OR THE REMOVAL OF TREES LOCATED WITHIN THE ROAD DEDICATION ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE PLANNING BOARD.

PLAN OF LAND

#63 & #71 MAIN STREET

BOXFORD, MA

PROPERTY OF

ROBERT A. & SARA O. MULLANEY
& ESSEX COUNTY GREENBELT ASSOCIATION, INC.

SCALE: 1" = 30' JULY 10, 2023

DONOHOE SURVEY, INC.
363 BOSTON ST. TOPSFIELD, MA
(978) 887-6161

PROJ. 4419