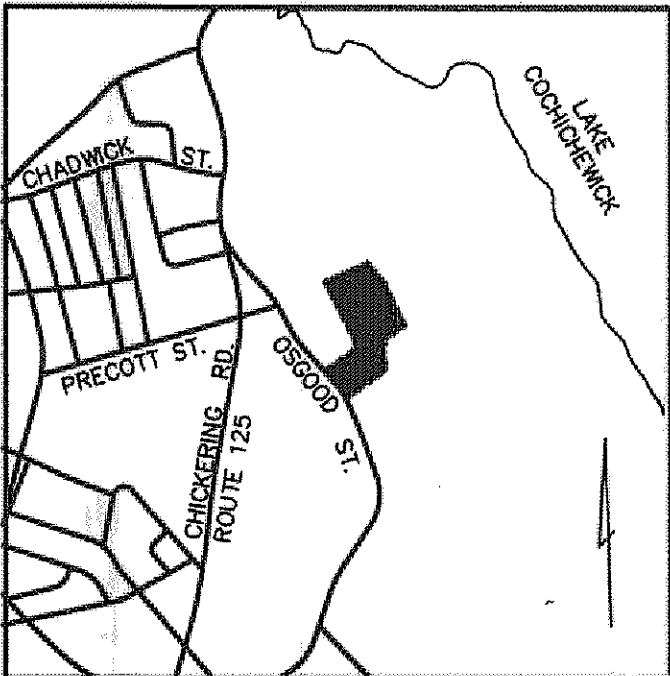


16850

REGISTRY OF DEEDS
 Middlesex District of Massachusetts
 Dec 28 2012
 2 05 08
 PLAN NO. 16850
 Registrar of Deeds



TOWN OF NORTH ANDOVER
 MAP 35, LOT-23

TOWN OF NORTH ANDOVER
 MAP 35, LOT-110

FOR REGISTRY OF DEEDS USE ONLY

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED. TOWN OF NORTH ANDOVER PLANNING BOARD

Janet Turner

 DATE: 12/26/12

THE PLANNING BOARD ENDORSEMENT OF THE PLAN AS NOT REQUIRING APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS NOT A DETERMINATION AS TO CONFORMANCE WITH THE NORTH ANDOVER ZONING BYLAW.

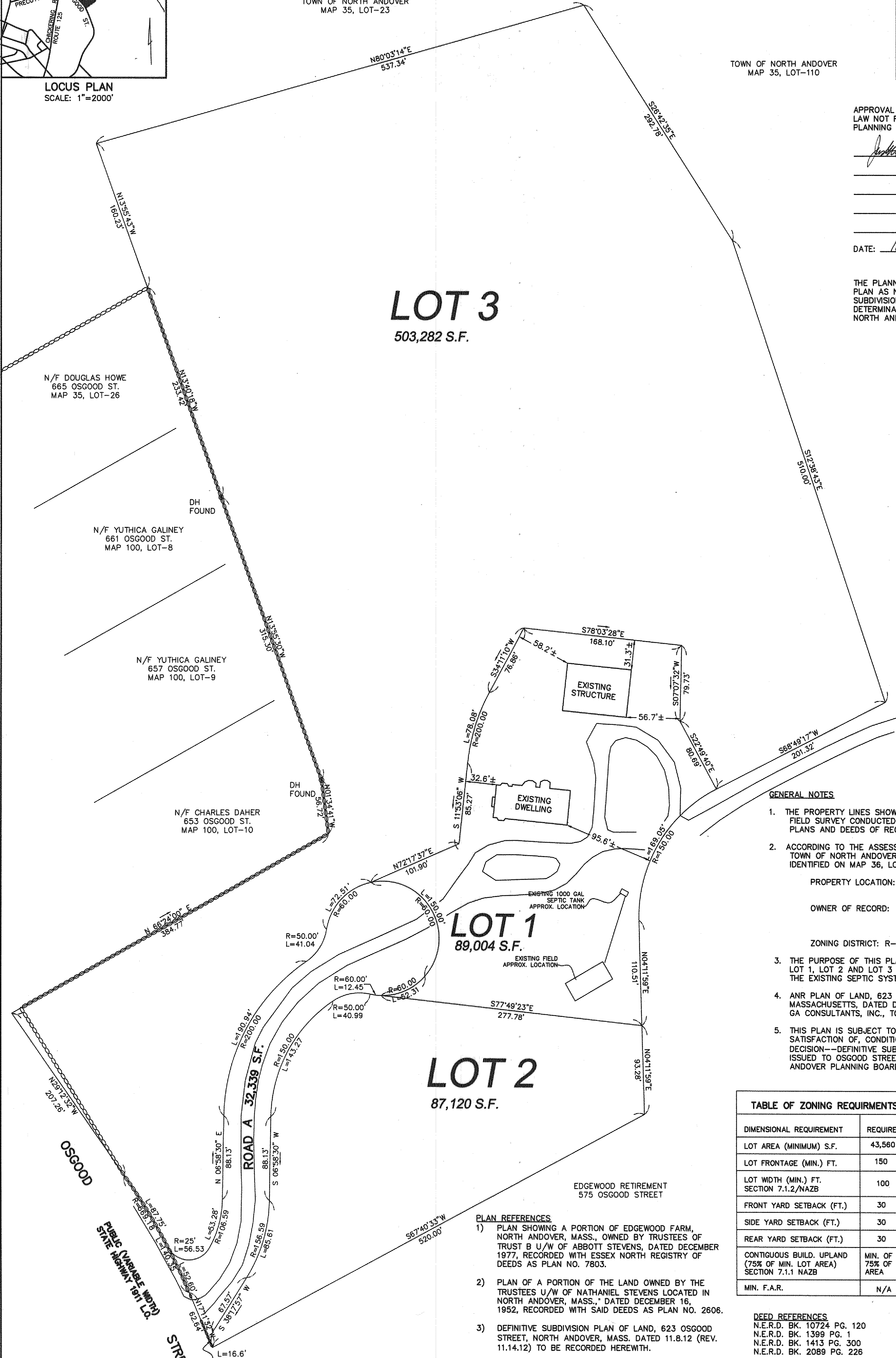
LOT 3
 503,282 S.F.

N/F DOUGLAS HOWE
 665 OSGOOD ST.
 MAP 35, LOT-26

N/F YUTHICA GALINEY
 661 OSGOOD ST.
 MAP 100, LOT-8

N/F YUTHICA GALINEY
 657 OSGOOD ST.
 MAP 100, LOT-9

N/F CHARLES DAHER
 653 OSGOOD ST.
 MAP 100, LOT-10



GENERAL NOTES

1. THE PROPERTY LINES SHOWN WERE DETERMINED BY ACTUAL FIELD SURVEY CONDUCTED IN OCTOBER, 2012 AND FROM PLANS AND DEEDS OF RECORD.
 2. ACCORDING TO THE ASSESSORS MAPS MAINTAINED AT THE TOWN OF NORTH ANDOVER ASSESSORS OFFICE, THE SITE IS IDENTIFIED ON MAP 36, LOT 4.
- PROPERTY LOCATION: 623 OSGOOD STREET
 NORTH ANDOVER, MA 01845
- OWNER OF RECORD: OSGOOD STREET REALTY TRUST,
 623 OSGOOD STREET
 NORTH ANDOVER, MA 01845
- ZONING DISTRICT: R-2 RESIDENTIAL 2 DISTRICT
3. THE PURPOSE OF THIS PLAN IS TO ADJUST LOT LINES FOR LOT 1, LOT 2 AND LOT 3 TO ACCOMMODATE THE LOCATION OF THE EXISTING SEPTIC SYSTEM ENTIRELY ON LOT 1.
 4. ANR PLAN OF LAND, 623 OSGOOD STREET, NORTH ANDOVER, MASSACHUSETTS, DATED DECEMBER 20, 2012, PREPARED BY GA CONSULTANTS, INC., TO BE RECORDED HEREWITH.
 5. THIS PLAN IS SUBJECT TO, AND SHALL ONLY TAKE EFFECT UPON SATISFACTION OF, CONDITION NOS. 5E AND 5F OF THE DECISION—DEFINITIVE SUBDIVISION PLAN, DATED 11/20/12, ISSUED TO OSGOOD STREET REALTY TRUST BY THE NORTH ANDOVER PLANNING BOARD.

TABLE OF ZONING REQUIREMENTS - RESIDENTIAL 2 (R2)				
DIMENSIONAL REQUIREMENT	REQUIRED	LOT 1	LOT 2	LOT 3
LOT AREA (MINIMUM) S.F.	43,560	89,004	87,120	503,282
LOT FRONTAGE (MIN.) FT.	150	202.31	453.88	499.94
LOT WIDTH (MIN.) FT. SECTION 7.1.2/NAZB	100	>100	>100	>100
FRONT YARD SETBACK (FT.)	30	>30	>30	>30
SIDE YARD SETBACK (FT.)	30	>30	>30	>30
REAR YARD SETBACK (FT.)	30	> 30	> 30	> 30
CONTIGUOUS BUILD. UPLAND (75% OF MIN. LOT AREA) SECTION 7.1.1 NAZB	MIN. OF 75% OF LOT AREA	>75%	>75%	>75%
MIN. F.A.R.	N/A	N/A	N/A	N/A

PLAN REFERENCES

- 1) PLAN SHOWING A PORTION OF EDGWOOD FARM, NORTH ANDOVER, MASS., OWNED BY TRUSTEES OF TRUST B U/W OF ABBOTT STEVENS, DATED DECEMBER 1977, RECORDED WITH ESSEX NORTH REGISTRY OF DEEDS AS PLAN NO. 7803.
- 2) PLAN OF A PORTION OF THE LAND OWNED BY THE TRUSTEES U/W OF NATHANIEL STEVENS LOCATED IN NORTH ANDOVER, MASS., DATED DECEMBER 16, 1952, RECORDED WITH SAID DEEDS AS PLAN NO. 2806.
- 3) DEFINITIVE SUBDIVISION PLAN OF LAND, 623 OSGOOD STREET, NORTH ANDOVER, MASS. DATED 11.8.12 (REV. 11.14.12) TO BE RECORDED HEREWITH.

DEED REFERENCES

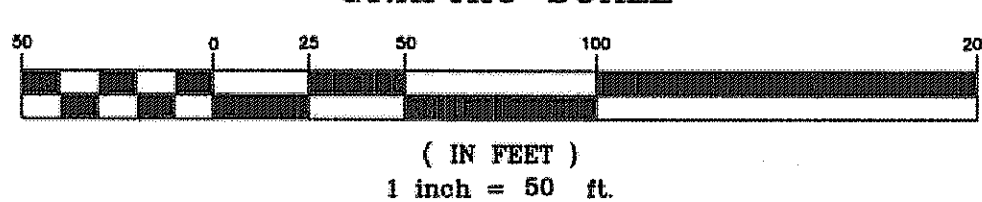
- N.E.R.D. BK. 10724 PG. 120
 N.E.R.D. BK. 1399 PG. 1
 N.E.R.D. BK. 1413 PG. 300
 N.E.R.D. BK. 2089 PG. 226

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS. I FURTHER CERTIFY THAT ALL SURVEYING CONFORMS TO THE TECHNICAL STANDARDS OF THE AMERICAN CONGRESS ON SURVEYING AND MAPPING.

Robert M. Grasso 12-20-12

DATE

GRAPHIC SCALE



SHEET 1 OF 1

DATE: DECEMBER 20, 2012

REVISIONS:

PROFESSIONAL SURVEYOR

Robert M. Grasso 12-20-12
 ROBERT M. GRASSO, P.L.S.

PROFESSIONAL ENGINEER

John W. Hargreaves, Jr. 12-20-12
 JOHN W. HARGREAVES, JR., P.E.
 SCALE: 1" = 50'

ANR PLAN OF LAND
623 OSGOOD STREET
NORTH ANDOVER, MASSACHUSETTS

OWNER AND APPLICANT:
OSGOOD STREET REALTY TRUST
 623 OSGOOD STREET, NORTH ANDOVER, MA

GA CONSULTANTS, INC. PROFESSIONAL ENGINEERS
 17 GRAF ROAD, NEWBURYPORT, MA 01950 TEL. 978-502-5197

16850