recustry of deeds Northern District of Essex SS LAKE COCHICHEWICK ± 2,150° COCHICHEWICK **ISLAND** POINT OF PINES OUTDOOR CHAPEL FOR REGISTRY USE *LAKE* COCHICHEWICK PUBLIC ACCESS LOCUS MAP NOT TO SCALE TRAIL FUTURE PUBLIC ACCESS EASEMENT AREA ± 230,600 S.F. CONSERVATION RESTRICTION ROLLING RIDGE BOATS CONSERVATION RESTRICTION AREA IRON PIPE FOUND (TYP.) UP #3519 50 N 77°01'52" E ____ 210.76' NON-CONSERVATION UP #62 RESTRICTION AREA 130.00 ROLLING RIDGE PARKING LOT N 12'58'08" W #3519 S.R. RUSSELL REALTY TRUST SHELLEY RUSSELL, TRUSTEE 300.49 -S 77'01'52" W CONCRETE GENERATOR PAD (ENCROACHES BY 1.2') ROLLING RIDGE BUILDING ENVELOPE CONSERVATION (4.4 Acres) RESTRICTION AREA LAKE MOTES: COCHICHEWICK THIS CONSERVATION RESTRICTION IS ACQUIRED FOR DRINKING WATER SUPPLY PROTECTION PURPOSES AND TAX MAP 210 IS PROTECTED UNDER ARTICLE 97 OF THE AMENDMENTS —S 77°01'52" W BL 63 / LOT 11 252.25 TO THE CONSTITUTION OF THE COMMONWEALTH OF 36.2± TOTAL ACRES MASSACHUSETTS. **PUBLIC** ACCESS THIS CONSERVATION RESTRICTION IS UNDER THE CONTROL TRAIL OF THE BOARD OF SELECTMEN ACTING AS THE BOARD OF UP #5646 FUTURE GARDEN AREA WATER COMMISSIONERS OF THE TOWN OF NORTH ANDOVER. THE PURPOSE OF THIS PLAN IS TO SHOW THE CONSERVATION CONSERVATION RESTRICTION TO BE GRANTED TO EASEMENT AREA RESTRICTION AREA ± 230,600 S.F. THE TOWN OF NORTH ANDOVER. 4) THIS EASEMENT AREA IS OPEN TO THE GENERAL PUBLIC FOR APPROPRIATE OUTDOOR / RECREATIONAL USE CONSISTENT WITH 310 CMR 22.00 AND THE TERMS OF THE N/F EUGENE & SUSAN PARKING AND TRAIL EASEMENT. UP **PIACENTINI** #3517° MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION APPROVAL IS REQUIRED BEFORE ANY PORTION OF THIS CONSERVATION RESTRICTION CAN BE TRANSFERRED TO A DIFFERENT OWNERSHIP OR CONTROL. GARDEN AREA THE PROPERTY IS ZONED: R1 **APPROXIMATE** WETLANDS (TYP.) IRON ROD FOUND THE ENTIRE PROPERTY IS IN THE WATERSHED PROTECTION DISTRICT #5645[°] MINIMUM LOT AREA: 87,120 S.F. MINIMUM FRONTAGE: 175 FEET CHAIN LINK FENCE (ENCROACHES BY ± 2') 89.97 MINIMUM BUILDING SETBACKS: FRONT - 30 FEET CONSERVATION N 13°04'06" W SIDE - 30 FEET RESTRICTION AREA REAR - 30 FEET OWNER OF RECORD: 59.78 NEW ENGLAND CONFERENCE OF THE N 13°42'14" W · #3516 UNITED METHODIST CHURCH P.O. BOX 249 LAWRENCE, MA 01842-0249 N 77'54'44" E — 12) DEED REFERENCE: BOOK 3773, PAGE 65 N 16°29'12" W MARIE VAUDO DRILLHOLE SET (TYP.) RESIDENTIAL BUILDING ENVELOPE (2.0 Acres) UP #3515[™] PLAN REFERENCES: 1) "PLAN OF LAND IN N. ANDOVER, MASS."; SCALE: 1"=100'; DATED MAY 31, 1968; RECORDED AT ENRD PLAN #5855. CONSERVATION 2) "GREAT POND ESTATES, A DEFINITIVE PLAN OF LAND"; RESTRICTION AREA SCALE: 1"=40'; DATED 10/07/91; LAST REVISION DATE NON-CONSERVATION N/F NORTH ANDOVER 11/20/91; RECORDED AT ENRD PLAN #12515. RESTRICTION AREA COUNTRY CLUB CONSERVATION RESTRICTION UP #5664 AREA EXISTING ONE STORY DWELLING CONSERVATION I HEREBY CERTIFY: RESTRICTION THAT THE PROPERTY LINES SHOWN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS AREA FOR SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS **FUTURE** ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION THREE CAR UP #29 155 OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN. PARKING (± 11,000 S.F.) THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS FOR THE PREPARATION OF PLANS AS SET FORTH BY THE REGISTERS OF DEEDS. =196.53' S 73'23'54" S 83'53'42" W #1663 UP #1660 #1662 UP #154 UP #153 HUGO P. FINDEISEN II, PLS # 45098 UP #1659 DATE N/F ICB REALTY TRUST VINCENTÉ RUBIN & DONNA LEE YOUNG ROBERT FARNHAM, JR., TAX MAP 210 / BLOCK 63 / LOT 11 N/F PAUL & NANCY TRUSTEE 660 GREAT POND ROAD CREAMER NORTH ANDOVER, MASSACHUSETTS CONSERVATION RESTRICTION PLAN DATE BYREVISIONS: 09/22/10 REVISE BUILDING ENVELOPE, ADD NOTES 9 & 10 HPF PREPARED FOR: 02/28/11 REVISE ROLLING RIDGE BUILDING ENVELOPE 2 HPF NEW ENGLAND CONFERENCE OF THE & PUBLIC / NON-PUBLIC ACCESS TO LABYRINTH UNITED METHODIST CHURCH 03/15/11 HPF ROLLING RIDGE BUILDING ENV. BACK TO 4.4 AC. HUGO P. FINDEISEN II GRAPHIC SCALE P.O. BOX 249, LAWRENCE, MA 01842-0249 4 03/28/11 CHANGE EASEMENT TO RESTRICTION IN TITLE HPF LABEL CONSERVATION RESTRICTION AREA PREPARED BY: Scale: 1" = 80' FINDEISEN SURVEY & DESIGN LLC 5 04/28/11 HPF ADD AREAS OF PUBLIC EASEMENT AND Date: July 8, 2010 87 Indian Rock Road, Windham, NH FUTURE PARKING, ADD NOTES 3 & 4. (IN FEET) Drawn by: H.P.F. 1 inch = 80 ft. RECONFIGURE TWO ACRE RESIDENTIAL BUILDING P.O. Box 612, Sandown, NH 03873-0612 6 05/11/11 HPF Job Number: 507026 Tel. (603) 898-8516 / Fax (603) 898-8497 Sheet Number: 1 of 1 ENVELOPE