PL#14779

REA STREET
(PUBLIC - VARIABLE WIDTH)

N/F
BIG KAHUNA
PROPERTIES, LLC

N27°36'45"W 336.02'
N29°53'44"E 311.54'
N60°06'16"W 116.11'

EX.
UTILITY
EASEMENT

N86°28'59"W 68.01'
N86°28'44"W 48.61'
FND N.07',E.01'
SWDH
N85°02'29"W 107.94'
S04°57'31"W 23.85'
S45°30'55"W 48.76'
S63°50'13"W 102.23'
S01°40'00"E 72.23'
S39°18'13"E 128.02'

OPEN SPACE PARCEL A3
738,798 S.F.
16.96 Ac.

PEACHTREE LANE
PROPOSED 40' WIDE

Δ=25°36'51" L=165.41' R=370.00'
N68°05'34"E 10.00'
S68°05'34"W 50.00'
S21°54'26"E 114.03'
S17°34'40"W 179.79'
S72°25'20"E 84.30'
N52°26'43"E 121.50'
S89°56'20"E 302.57'
S89°28'10"W 297.65'

LOT B

N/F
BIG KAHUNA
PROPERTIES, LLC

EXISTING
DRAINAGE &
UTILITY EASEMENT

(FORMERLY O.S. A-2)

S01°30'50"E 138.68'

SWDH
SWDH
SWDH

N/F
YOUNG FAMILY
REALTY
TRUST

S75°51'34"W 139.32'

(FORMERLY)
LOT 13A KARA DRIVE
109,105 S.F.
2.50 Ac.

OPEN SPACE PARCEL A3
738,798 S.F.
16.96 Ac.

S14°28'33"E 300.00'

N/F
WILLIAM D. & MARY JANE
WOODCOCK

N/F
WENDY GALE

N/F
RAJNI CHITKARA &
HARBALDEEP SINGH

LOT 3A

N/F
ALLAN & LORI
MARCUS

EXISTING ACCESS &
UTILITY EASEMENT

S13°45'10"W 353.30'

EXISTING
ACCESS &
UTILITY EASEMENT

S43°13'46"E 151.22'

N/F
PHILIP S. & JOYCE ANN
SULLIVAN

JAY ROAD

200.83'
S47°47'40"W 158.00'
N75°20'30"E 327.43'
(EX. STONE WALL)
S75°23'35"W 143.64'
N21°06'20"W 84.06'
S21°06'20"E 77.66'
S26°46'42"W 43.63'

N/F
BIG KAHUNA
PROPERTIES, LLC

N/F
ALLEN E. &
MARIE SWAHN

N/F
WILLIAM J. &
LINDA SACCO
BOUCIOUKAS

N09°00'20"W 37.61'
FND S.06',E.05'
SWDH
FND S.08',E.08'
SWDH
N71°15'40"E 48.39'
FND S.12',E.23'
SWDH
N70°18'20"E
EX. STONE WALL
171.95'
S70°21'12"W 215.96'

N/F
ROBERT &
BARBARA S
DORSEY

FND S.04'
SWDH
N10°59'30"E 142.89'
FND S.35'
SWDH
(FORMERLY LOT 13A)

N01°33'55"W 177.30'
N01°33'00"W 59.20'
N01°03'40"W 110.11'
EX. DRAINAGE &
UTILITY EASEMENT
N00°43'44"E 2.98'

S87°24'24"W 114.19'

N/F
BIG KAHUNA
PROPERTIES, LLC

(FORMER LOT LINE)

S77°15'30"E 85.78'

LOT 13B
25,157 S.F.
0.58 Ac.

EX. ACCESS &
UTILITY EASEMENT
235.00'

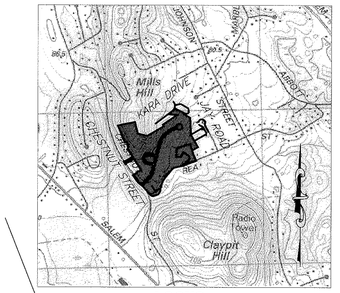
SWDH
N86°29'03"W 94.17'
60.17'
34.00'
S47°34'33"E

N/F
MARC L. MOSIER

KARA DRIVE

N68°09'29"E 122.16'
N70°30'15"W 192.54'
L=2.84'
R=125.00'
Δ=01°18'06"
N71°41'57"E 73.38'

EX.
HOUSE



LOCUS
NOT TO SCALE

PLAN REFERENCES

N.E.R.D. PLAN 14377
N.E.R.D. PLAN 13538
N.E.R.D. PLAN 11388
N.E.R.D. PLAN 11109
N.E.R.D. PLAN 9613
N.E.R.D. PLAN 9399
N.E.R.D. PLAN 9397
N.E.R.D. PLAN 5730
LCC 35241-A

DEED REFERENCES

N.E.R.D. BK.2868 PG.177
N.E.R.D. BK.4711 PG.117,118
N.E.R.D. BK.5580 PG.244
CERTIFICATE OF TITLE 13952

LOT AREA CALCULATIONS

EXISTING LOTS:

O.S. PARCEL A-2 = 654,850 S.F.
LOT 13A = 109,105 S.F.

TOTAL = 763,955 S.F.

PROPOSED LOTS:

O.S. PARCEL A-3 = 738,798 S.F.
LOT 13B = 25,157 S.F.

TOTAL = 763,955 S.F.

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE EXISTING LOT 13A AND EXISTING OPEN SPACE PARCEL A2, INTO LOTS 13B AND OPEN SPACE PARCEL A-3.

2. PROPERTY LINE INFORMATION DEPICTED ON THIS PLAN TAKEN FROM THE FOLLOWING PLANS
   - NORTH DISTRICT ESSEX COUNTY REGISTRY OF DEEDS PLAN #14377
   - NORTH DISTRICT ESSEX COUNTY REGISTRY OF DEEDS PLAN #9613
   - A PLAN BY MARCHIONDA & ASSOCIATES ENTITLED 'SUBDIVISION PLAN OPEN SPACE PARCEL A' DATED 7/14/03.

3. OWNERS OF RECORD:
   LOT 13: PETER K. AND KATHLEEN D. BENNETT
   BK 4503 PG 9399
   O.S. A-2: BIG KAHUNA PROPERTIES, LLC
   BK 7827 PG 139.

50 25 0 50 100 150

PLAN #14377

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

STEPHEN M. MELESCIUC, R.L.S. — DATE 2/4/04

COMMONWEALTH OF MASSACHUSETTS
STEPHEN M. MELESCIUC No. 39049 PROFESSIONAL LAND SURVEYOR

© 2004 MARCHIONDA AND ASSOCIATES, L.P.

PL#14779

FOR REGISTRY USE ONLY

REGISTRY OF DEEDS
Northern District of Essex SS
Received and Recorded
On 6-7, 2004
At 9 o'clock 27 A m.
PLAN NO. 14779
Attest:
Register of Deeds

TOWN OF NORTH ANDOVER
PLANNING BOARD
APPROVAL NOT REQUIRED
DATE 2/14/04

CIVIL: SURVEYOR:

CHK:			
DSG:			DESCRIPTION
DRW:			REV.

PLAN OF LAND

SUBDIVISION PLAN LOT 13A - KARA DRIVE

for

PEACHTREE FARM

in

NORTH ANDOVER, MASS.

Prepared For
PEACHTREE DEVELOPMENT, LLC.
P.O. BOX 3039
ANDOVER, MASS. 01810

Marchionda & Associates, L.P.
Engineering and Planning Consultants
62 Montvale Avenue
Suite I
Stoneham, MA 02180
TEL: (781) 438-6121
FAX: (781) 438-9654
Email: engineering@marchionda.com
Website: www.marchionda.com

DATE: FEBRUARY 4, 2004
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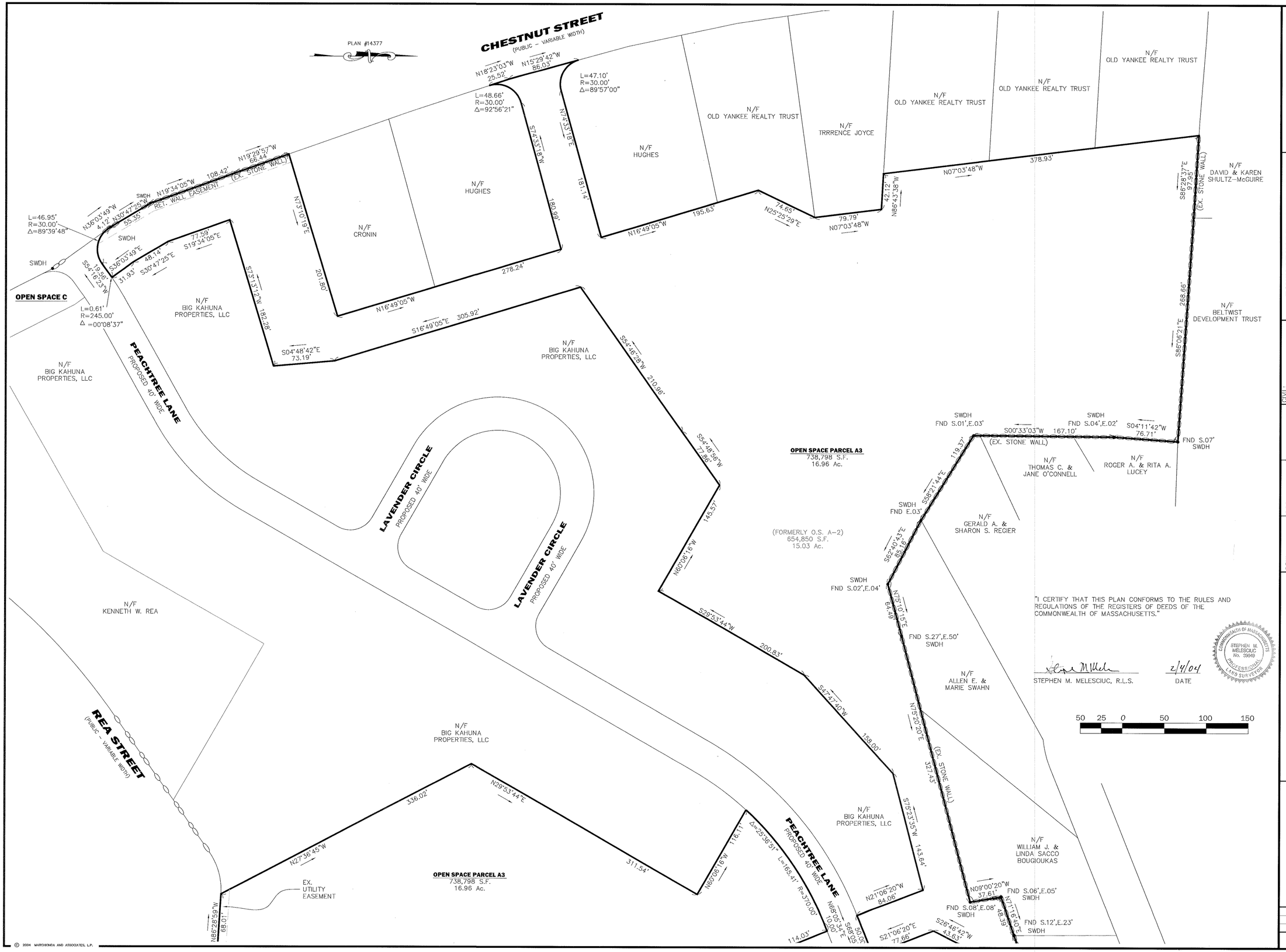
M. & A. NO.: 685-01 SCALE: 1" = 50'

SHEET 1 of 2

PL# 14779



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

STEPHEN M. MELESCIUC, R.L.S. 2/4/04 DATE

COMMONWEALTH OF MASSACHUSETTS STEPHEN M. MELESCIUC No. 39049 PROFESSIONAL LAND SURVEYOR

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FOR REGISTRY USE ONLY

REGISTRY OF DEEDS
Northern District of Essex SSS
Received and Recorded
On 6-7 2004
At 9 o'clock 27A m.
PLAN NO. 14779
Attest:
Register of Deeds

TOWN OF NORTH ANDOVER
PLANNING BOARD
APPROVAL NOT REQUIRED
2/12/04 DATE

CIVIL: SURVEYOR:

DRW: DSG: CHK: REV. DESCRIPTION DATE

PLAN OF LAND

SUBDIVISION PLAN
LOT 13A - KARA DRIVE
for
PEACHTREE FARM
in
NORTH ANDOVER, MASS.
Prepared For
PEACHTREE DEVELOPMENT, LLC.
P.O. BOX 3039
ANDOVER, MASS. 01810

Marchionda & Associates, L.P.
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TEL: (781) 438-6121
FAX: (781) 438-9654
Email: engineering@marchionda.com
Website: www.marchionda.com

DATE: FEBRUARY 4, 2004
H:\PROJECTS\685-01\SURVEY\LOT13-KARA-SUBDIVISION.dwg
M. & A. NO.: 685-01 SCALE: 1" = 50'

SHEET 2 of 2

PL# 14779