Note:
This Plan Has Been Prepared To Show Changes In The Lot Lines Of The Properties Known As 371 Boston Street, 377 Boston Street, 130 Ipswich Road And 136R Ipswich Road. The Newly Created Lots Are Shown As Lot 1, Lot 2, Lot 3 and Parcel E. Parcel E Is Not A Buildable Lot.

Reference Plans:

Plan Year 1950 Plan 604
Plan Year 1952 Plan 865 S1
Plan Year 1955 Plan 599 S1
Plan Year 1955 Plan 599 S2
Plan Year 1956 Plan 408
Plan Year 1959 Plan 63
Plan Year 1961 Plan 799
Plan Book 88 Plan 86
Plan Book 96 Plan 76
Plan Book 120 Plan 71
Plan Book 287 Plan 29
Plan Book 450 Plan 54

Reference Deeds:

Book 27280 Page 543
Book 33040 Page 642
Book 31612 Page 288
Book 34241 Page 1
Book 34448 Page 227

I certify that this plan was prepared in conformance with the rules and regulations of the register of deeds.

P.L.S. Date 6/21/22

Owners Of Record:

371 Boston St. Topsfield, MA
Assessors Map 26 Parcel 14
Randy Sabino & Maureen Sabino
Bk. 27280 Pg. 543
477 Boston St. Ste 4 Topsfield, MA

377 Boston St. Topsfield, MA
Assessors Map 19 Parcel 58
Randy Sabino & Maureen Sabino
Bk. 33040 Pg. 642
477 Boston St. Ste 4 Topsfield, MA

130 Ipswich Rd. Topsfield, MA
Assessors Map 26 Parcel 17
Randy Sabino
Bk. 31612 Pg. 288
477 Boston St. Ste 4 Topsfield, MA

136R Ipswich Rd.
Assessors Map 26 Parcel 77
Randy Sabino & Maureen Sabino
Bk. 34241 Pg. 1, & Bk. 34448 Pg. 227
477 Boston St. Ste 4 Topsfield, MA

Plan Of Land In Topsfield, Mass.

Showing

371 & 377 Boston Street And 130 & 136R Ipswich Road

(Assessors Map 26, Parcels 14,17 & 77 And Map 19, Parcel 58)

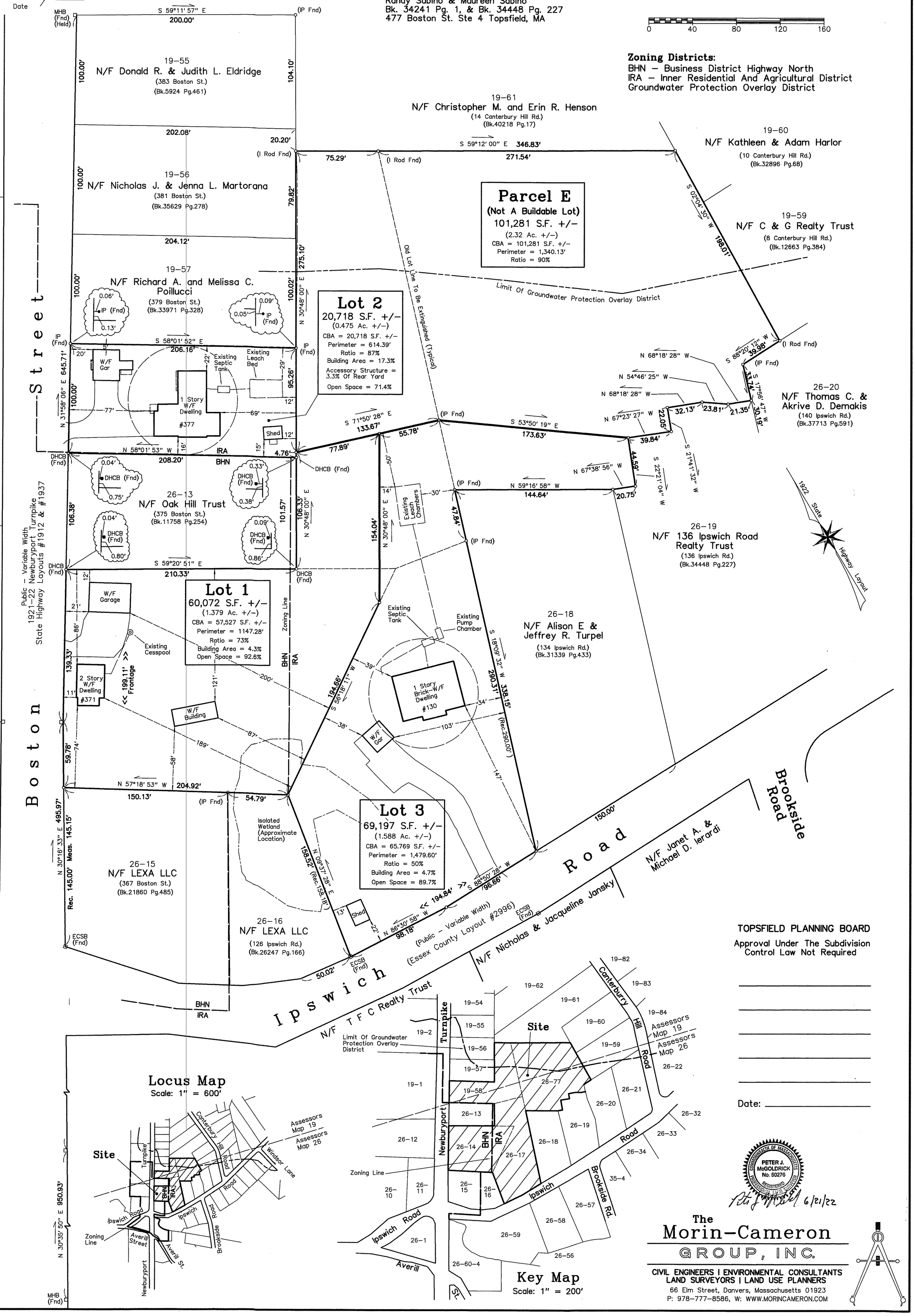
Prepared for

Maureen & Randy Sabino

Scale: 1" = 40' Date: June 21, 2022

0 40 80 120 160

Zoning Districts:
BHN – Business District Highway North
IRA – Inner Residential And Agricultural District
Groundwater Protection Overlay District



Locus Map

Scale: 1" = 600'

Key Map

Scale: 1" = 200'

TOPSFIELD PLANNING BOARD
Approval Under The Subdivision Control Law Not Required

Date: _____

COMMONWEALTH OF MASSACHUSETTS
PETER J. McGOLDRICK
No. 50276
REGISTERED PROFESSIONAL LAND SURVEYOR

6/21/22

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