

Zoning Districts:

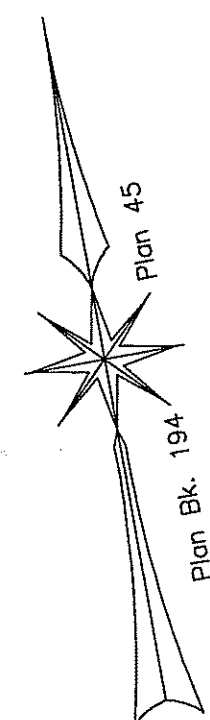
Outlying Residential And Agricultural District (ORA)
Senic Overlay Zone

Record Owner:

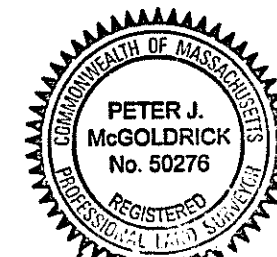
Raymond Lawton
240 Boston St.
Topsfield, MA 01983

General Notes:

1. This Plan Has Been Prepared To Show Changes In The Lot Lines Of The Properties Known As 42R Boston Street, 20R Johns Lane and 25 Johns Lane. The Newly Created Lots Are Shown As Lots 3A and 3B.
2. The Properties Of 42R Boston Street, 20R Johns Lane and 25 Johns Lane (ie: Proposed Lots 3A And 3B) Are Subject To The Terms And Provisions Of A Conservation Restriction Dated 12/28/1984 (See Bk.7648 Pg.373). Housing Sites A And B Are Further Restricted (See Bk.7648 Pg.389).
3. This Plan Was Prepared From Records Of Prior Surveys And On The Ground Field Survey By The Morin - Cameron Group, Inc.
4. The Wetlands Shown On This Plan Are A Combination Of Delineated Wetlands Located By Field Survey And Locations Taken From MA GIS.



I Certify That This Plan Was Prepared
In Conformance With The Rules And
Regulations Of The Register Of Deeds.

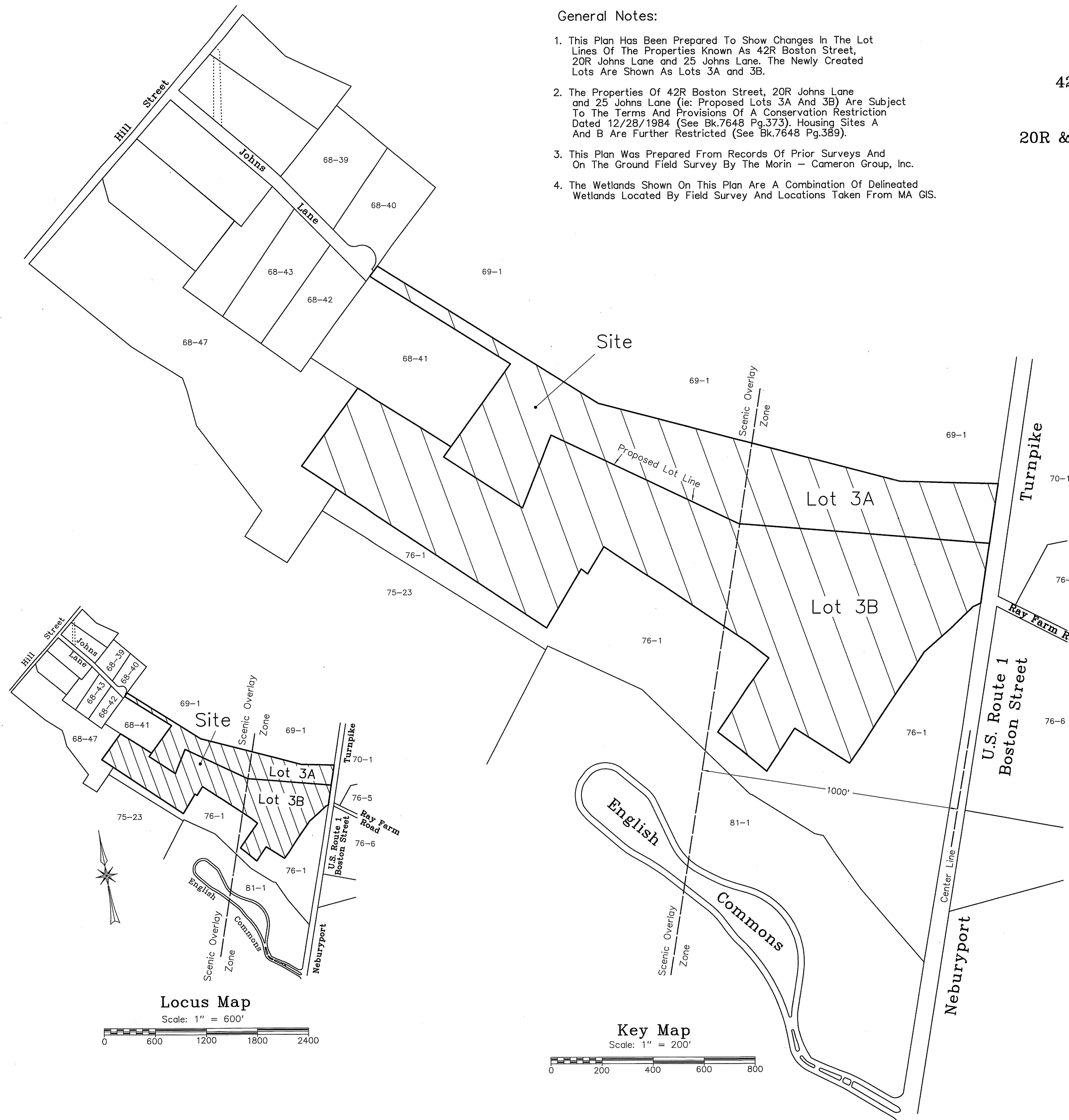


P.L.S. Peter J. McGoldrick

Date

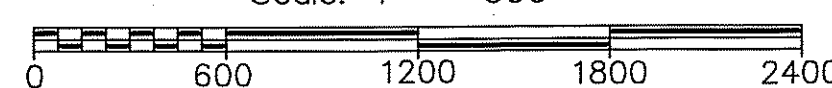
TOPSFIELD PLANNING BOARD
Approval Under The Subdivision
Control Law Not Required

Date: _____



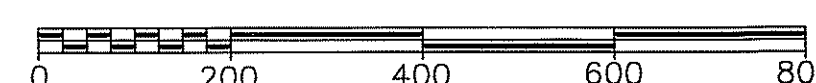
Locus Map

Scale: 1" = 600'



Key Map

Scale: 1" = 200'



Assessors' Records

Map & Parcel Owners

Map 68 Lot 39
Peter D. & Marie A. Migliaccio
12 Johns Lane Topsfield, MA 01983

Map 68 Lot 40
David T. Moniz & Mary Anyzeski
18 Johns Lane Topsfield, MA 01983

Map 68 Parcel 41
Patricia Lawton
33 Holland Rd. Wakefield, MA 01880

Map 68 Lot 42
Thomas E. & Bethany L. Cass
19 Johns Lane Topsfield, MA 01983

Map 68 Lot 43
Pazzura Family Trust
15 Johns Lane Topsfield, MA 01983

Map 68 Lot 47
Paul S. & Karen L. Johnson
116 Hill St. Topsfield, MA 01983

Map 69 Lot 1
Salem & Beverly Water Supply Board
50 Arlington Ave. Beverly, MA 01915

Map 70 Lot 1
Salem & Beverly Water Supply Board
50 Arlington Ave. Beverly, MA 01915

Map 75 Lot 23
Essex County Greenbelt Association Inc.
82 Eastern Ave. Essex MA 01929

Map 76 Lot 1
Spring -T Realty Trust
29 Mackenze Lane Wakefield, MA 01880

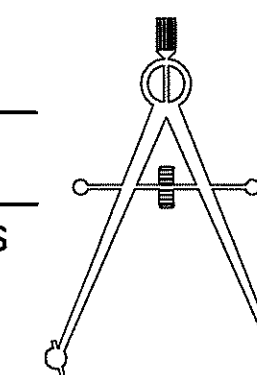
Map 76 Lot 5
Health & Education Service Inc.
131 Rantoul St. Beverly, MA 01915

Map 76 lot 6
GDPL Topsfield LLC
C/O The Denunzio Group LLC
305 Cambridge St. Ste 3 Cambridge, MA 02141

Map 81 Lot 1
52 English Commons LLC
460 Boston St, Topsfield, MA 01983

The
Morin-Cameron
GROUP, INC.

CIVIL ENGINEERS | ENVIRONMENTAL CONSULTANTS
LAND SURVEYORS | LAND USE PLANNERS
66 Elm Street, Danvers, Massachusetts 01923
P: 978-777-8586, W: WWW.MORINCAMERON.COM



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Outlying Residential And Agricultural District (ORA)
Senic Overlay Zone

Record Owner:

Raymond Lawton
240 Boston St.
Topsfield, MA 01983

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Lot Irregularity Calculations
(Lot 3A) Applied To
Portion Of Lot
Area = 588,909 S.F. +/-
Perimeter = 5183.33'
Ratio = 35.0 %

Lot 3A
621,324 S.F. +/-
(14.263 Ac. +/-)
CBA = 614,370 S.F. +/-
Perimeter = 6,479.82'
Ratio = 23.6 %
(See Lot Irregularity Calculations This Sheet)

Lot 3B
1,354,600 S.F. +/-
(31.097 Ac. +/-)
CBA = 879,101 S.F. +/-
Perimeter = 7,786.05'
Ratio = 35.7 %

Scale: 1" = 100'

Abutters:

Map 68 Lot 40
David T. Moniz & Mary Anyzeski
18 Johns Lane Topsfield, MA 01983

Map 68 Parcel 41
Patricia Lawton
33 Holland Road Wakefield, MA 01880

Map 68 Lot 42
Thomas E. & Bethany L. Cass
19 Johns Lane Topsfield, MA 01983

Map 68 Lot 47
Paul S. & Karen L. Johnson
116 Hill St. Topsfield, MA 01983

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50 Arlington Ave. Bevely, MA 01915

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Map 76 Lot 1
Spring-T Realty Trust
29 Mackenze Lane Wakefield, MA 01880

Map 76 lot 6
GDPL Topsfield LLC
C/O The Denunzio Group
305 Cambridge St. Ste.3 Cambridge, MA 02141

**Essex So. District
Registry Of Deeds**

Reference Deeds:

Book 41005 Page 319
Book 7753 Page 100
Book 7648 Page 389
Book 7648 Page 373
Book 5310 Page 558
Book 5306 Page 020

Reference Plans:

Plan Year 1965 Plan 533
Plan Year 1965 Plan 565
Plan Year 1947 Plan 764
Plan Book 020 Plan 35
Plan Book 116 Plan 14
Plan Book 146 Plan 78
Plan Book 194 Plan 45
Plan Book 310 Plan 69
Plan Book 287 Plan 29
Plan Book 450 Plan 54

N/F Mary Anyzeski
& David T. Moniz
18 Johns Lane
Bk. 26276 Pg.504
Map 68 Lot 40

N/F Thomas E. &
Bethany L. Cass
19 Johns Lane
Bk. 23469 Pg. 530
Map 68 Lot 42

Easement
Bk.5310
Pg. 558

N/F Patricia Lawton
33 Holland Road
Wakefield, MA
Bk. 41005 Pg. 262
Map 68 Parcel 41

N/F Paul S. &
Karen L. Johnson
116 Hill St.
Bk.13754 Pg. 188
Map 68 Lot 47

**CBA (Lot 3B)
(Rear Land)**
341,785 S.F. +/-
7.846 Ac. +/-

N/F Spring-T Realty Trust
29 Mackenze Lane
Wakefield, MA 01880
Bk. 14265 Pg. 324
Map 76 Lot 1

N/F Spring-T Realty Trust
29 Mackenze Lane
Wakefield, MA 01880
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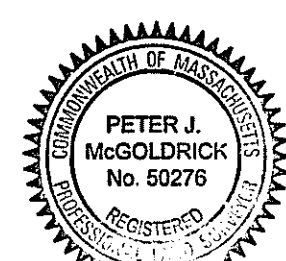
N/F GDPL Topsfield LLC
305 Cambridge St. Ste 3
C/O The Denunzio Group
Cambridge, MA 02141
Map 76 lot 6

TOPSFIELD PLANNING BOARD

Approval Under The Subdivision
Control Law Not Required

Date: _____

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