

FOR REGISTRY USE ONLY

#39
LOCUS

KEY MAP - 1"=200'

#45

PROSPECT ST.

MAP 40 LOT 97
39 PROSPECT ST.
722,990 sq.ft.

#39
LOCUS
PROSPECT ST.
LOCUS MAP - 1"=600'

#39
Dwelling

Bit. Conc. Driveway

Drill Hole
(Fnd)

ENDORSEMENT OF THIS PLAN AS ONE NOT REQUIRING
APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS
NOT A DETERMINATION AS TO THE CONFORMANCE WITH
ZONING.

APPROVAL UNDER THE SUBDIVISION
CONTROL LAW NOT REQUIRED
TOPSFIELD PLANNING BOARD

DATE

I certify that this plan was prepared in accordance with
the rules and regulations of the Registers of Deeds.



PROFESSIONAL LAND SURVEYOR

DATE

PLAN OF LAND
IN
TOPSFIELD, MASSACHUSETTS

Prepared For
Elliott & Paula Breuer
39 Prospect Street and
Christopher & Melissa Donovan
45 Prospect Street

Prepared By
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161 Holten Street
Danvers, MA 01923
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November 15, 2023 Scale: 1"=50'

HOR. SCALE IN FEET

0 50 125 250

PROSPECT STREET

The purpose of this plan is to create Parcel A from
Lot 3 and Parcel B from Lot 97. Parcel A is
not to be considered a separate building lot but is
to be combined with Lot 97 to form one
contiguous lot. Parcel B is not to be considered a
separate building lot but is to be combined with
Lot 3 to form one contiguous lot. The square
footage of each lot will remain the same.

Zone - IRA

REFERENCES:

- 1) Deed Book 40065 Page 387
- 2) Deed Book 34269 Page 325
- 3) Plan Book 364 Plan 42
- 4) Plan Book 301 Plan 90
- 5) Plan Book 313 Plan 20

Map 40 Lot 2
N/F
Harvey
49 Prospect St.

MAP 40 LOT 3
45 PROSPECT ST.
77,881 sq.ft.

#45
Dwelling

Gravel Drive

EASEMENT
SEE DETAIL
Detention Basin

EASEMENT AREA
NOT TO SCALE