

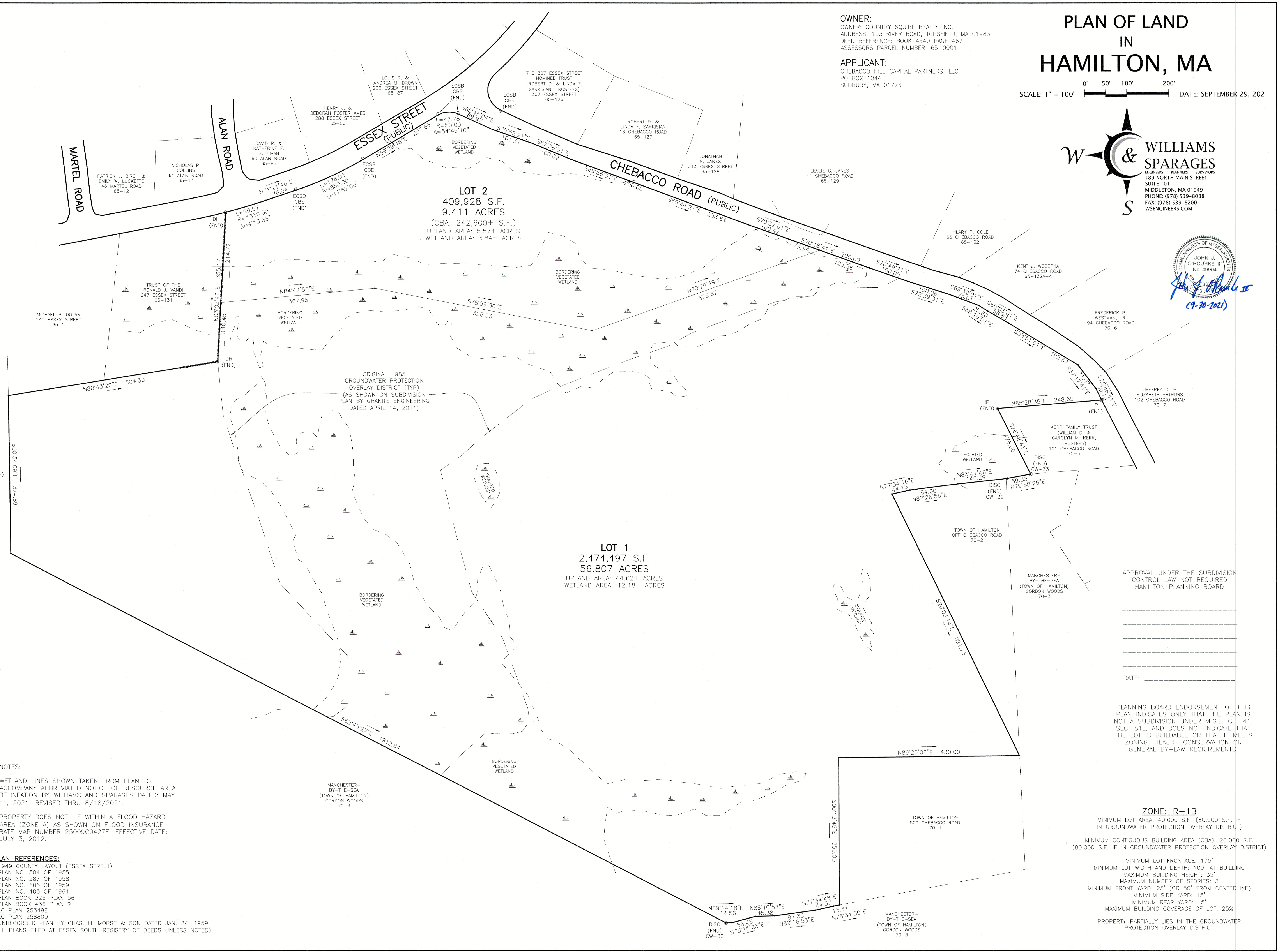
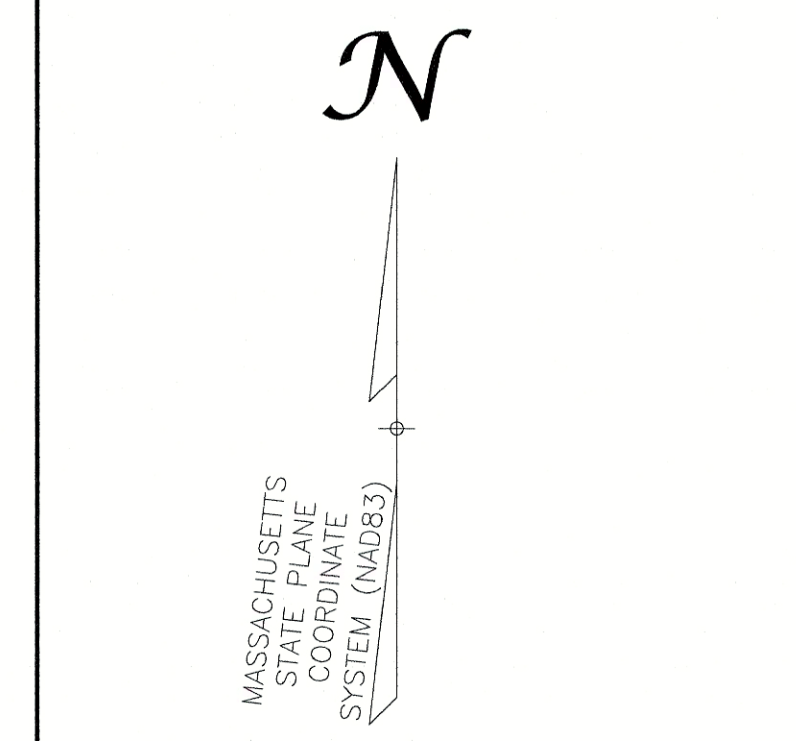
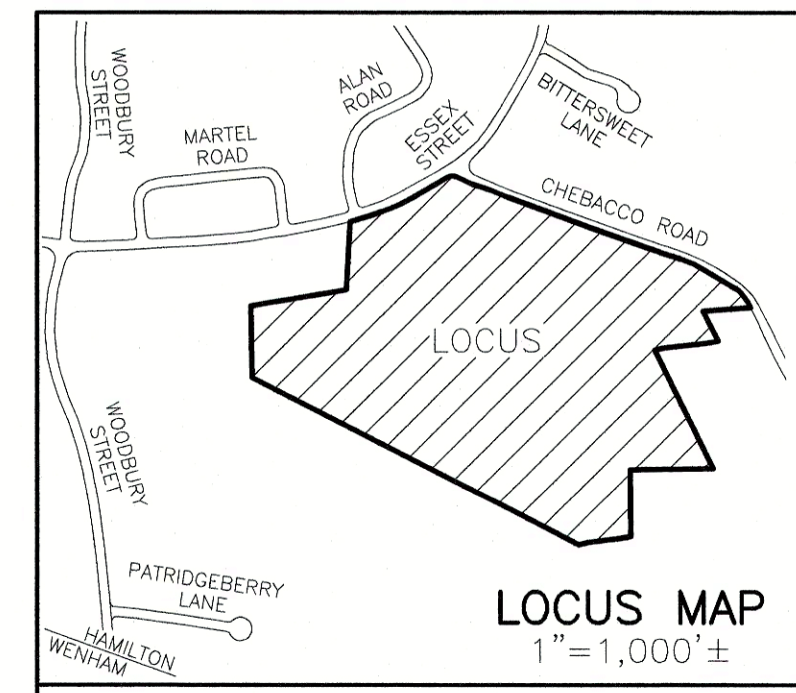
PLAN OF LAND IN HAMILTON, MA

SCALE: 1" = 100' DATE: SEPTEMBER 29, 2021



OWNER:
COUNTRY SQUIRE REALTY INC.
ADDRESS: 103 RIVER ROAD, TOPSFIELD, MA 01983
DEED REFERENCE: BOOK 4540 PAGE 467
ASSESSORS PARCEL NUMBER: 65-0001

APPLICANT:
CHEBACCO HILL CAPITAL PARTNERS, LLC
PO BOX 1044
SUDBURY, MA 01776



LEGEND OF ABBREVIATIONS
DH - DRILL HOLE
ECSB - ESSEX COUNTY STONE BOUND
CBE - CENTER BACK EDGE
IP - IRON PIPE
(FND) - FOUND

I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

WILLIAMS & SPARAGES LLC

NOTES:
WETLAND LINES SHOWN TAKEN FROM PLAN TO ACCOMPANY ABBREVIATED NOTICE OF RESOURCE AREA DELINEATION BY WILLIAMS AND SPARAGES DATED: MAY 11, 2021, REVISED THRU 8/18/2021.

PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA (ZONE A) AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 25009C0427F, EFFECTIVE DATE: JULY 3, 2012.

PLAN REFERENCES:
-1949 COUNTY LAYOUT (ESSEX STREET)
-PLAN NO. 584 OF 1955
-PLAN NO. 287 OF 1958
-PLAN NO. 606 OF 1959
-PLAN NO. 405 OF 1961
-PLAN BOOK 326 PLAN 56
-PLAN BOOK 436 PLAN 9
-LC PLAN 25349E
-LC PLAN 25880D
-UNRECORDED PLAN BY CHAS. H. MORSE & SON DATED JAN. 24, 1959
(ALL PLANS FILED AT ESSEX SOUTH REGISTRY OF DEEDS UNLESS NOTED)

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
HAMILTON PLANNING BOARD

DATE: _____

PLANNING BOARD ENDORSEMENT OF THIS PLAN INDICATES ONLY THAT THE PLAN IS NOT A SUBDIVISION UNDER M.G.L. CH. 41A, SEC. 81L, AND DOES NOT INDICATE THAT THE LOT IS BUILDABLE OR THAT IT MEETS ZONING, HEALTH, CONSERVATION OR GENERAL BY-LAW REQUIREMENTS.

ZONE: R-1B

MINIMUM LOT AREA: 40,000 S.F. (80,000 S.F. IF IN GROUNDWATER PROTECTION OVERLAY DISTRICT)
MINIMUM LOT WIDTH AND DEPTH: 100' AT BUILDING
MINIMUM LOT FRONTAGE: 175'
MINIMUM FRONT YARD: 25' (OR 50' FROM CENTERLINE)
MINIMUM SIDE YARD: 15'
MINIMUM REAR YARD: 15'
MAXIMUM BUILDING COVERAGE OF LOT: 25%
PROPERTY PARTIALLY LIES IN THE GROUNDWATER PROTECTION OVERLAY DISTRICT