

NOTES

- ORIENTATION IS MASS MAINLAND STATE PLANE COORDINATE SYSTEM NAD 83. BASED ON GSSN RTK SURVEY.
- STATUS OF RIGHT OF WAYS SHOWN AS PUBLIC OR PRIVATE ARE BASED ON REFERENCED DOCUMENTS, DEEDS AND PLANS. NO WARRANTY IS EXPRESSED OR IMPLIED.
- ORIGINAL EASEMENT DESCRIBED IN REFERENCE DOCUMENT 15 AND REFERENCE PLAN 9, DATED 1909. IN 1966 THE TOWN OF ANDOVER SHOWS THE LOCATION ON REFERENCE PLAN 5. THE LATTER LOCATION IS SHOWN HEREON.
- SEE 1966 REFERENCE DOCUMENT 16 AND REFERENCE PLAN 5.
- SEE REFERENCE DEEDS 17 & 18.
- LOT A AREA INCLUDES PARCELS A, B, C, D AND THE FORMER SECTION OF LEWIS ST. CONTAINING 4,000 ± S.F. WHICH IS REFERENCED IN NOTE 11. LOT A BOUNDARIES REFLECT PROPERTY DESCRIBED IN DEED REFERENCES ① TO ⑩ AND PARCEL A.
- PER THE LISTED CONVEYANCES PARCEL A TITLE LIES IN THE SUCCESSORS TO LEWIS THARDY & JOSEPH F.COLE. THIS DOES NOT ADDRESS ANY PRESCRIPTIVE OR ADVERSE RIGHTS WHICH MAY EXIST.
- LEWIS STREET & BUXTON COURT WERE ORIGINALLY PRIVATE WAYS LAID OUT BY LEWIS T.HARDY & JOSEPH F.COLE. IN FEBRUARY OF 1901 THE TOWN WAS PETITIONED TO LAY OUT AS "TOWN" WAYS TYRIAN WAY (NOW KNOWN AS LEWIS ST.) AND AN UNNAMED STREET (NOW KNOWN AS BUXTON CT.). THE PETITION DESCRIBES THE UNNAMED STREET LENGTH AS 300'. THE LAYOUT THEN DESCRIBES THE LENGTH AS 408.4'. SUBSEQUENT PLANS & DEEDS DID NOT RECOGNIZE THE LAID OUT LENGTH OF 408.4', INSTEAD RELIED ON THE ORIGINAL PRIVATE LENGTH OF 300'.
- PEARSON STREET ACCEPTED AS PUBLIC WAY MARCH 22, 1961. SEE DOCUMENT 19 AND REFERENCE PLAN 10.
- SEE REFERENCE PLANS 1 & 8 AND DOCUMENTS 11 & 12 FOR DISCONTINUANCE OF PORTION OF LEWIS STREET.
- SEE REFERENCE PLAN 11 AND DOCUMENT 13 FOR DISCONTINUANCE OF PORTION OF LEWIS STREET. MAY 1, 2023 TOWN MEETING WARRANT ARTICLE 41 APPROVED AUTHORIZING SELECT BOARD TO TAKE BY EMINENT DOMAIN. SUBSEQUENT TAKING IS ANTICIPATED. AREA EQUALS 4,000 SQUARE FEET. THIS AREA IS INCLUDED IN LOT A.
- SEE REFERENCE DEED 20 FOR RESPONSIBILITIES PERTAINING TO ERECTION AND MAINTENANCE OF RETAINING WALL.
- PARCEL B SHOWN AS THE HATCHED AREA IS LAND FROM REFERENCE DEED 7 (1322-66). THE SURVEYED AREA IS 21,648 S.F. AND IS INCLUDED IN THE TOTAL AREA OF LOT A.
- PARCEL C IS THAT AREA OF BUXTON CT. TO BE DISCONTINUED. THE SURVEYED AREA IS 3,872 S.F. AND IS INCLUDED IN THE TOTAL AREA OF LOT A.

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.

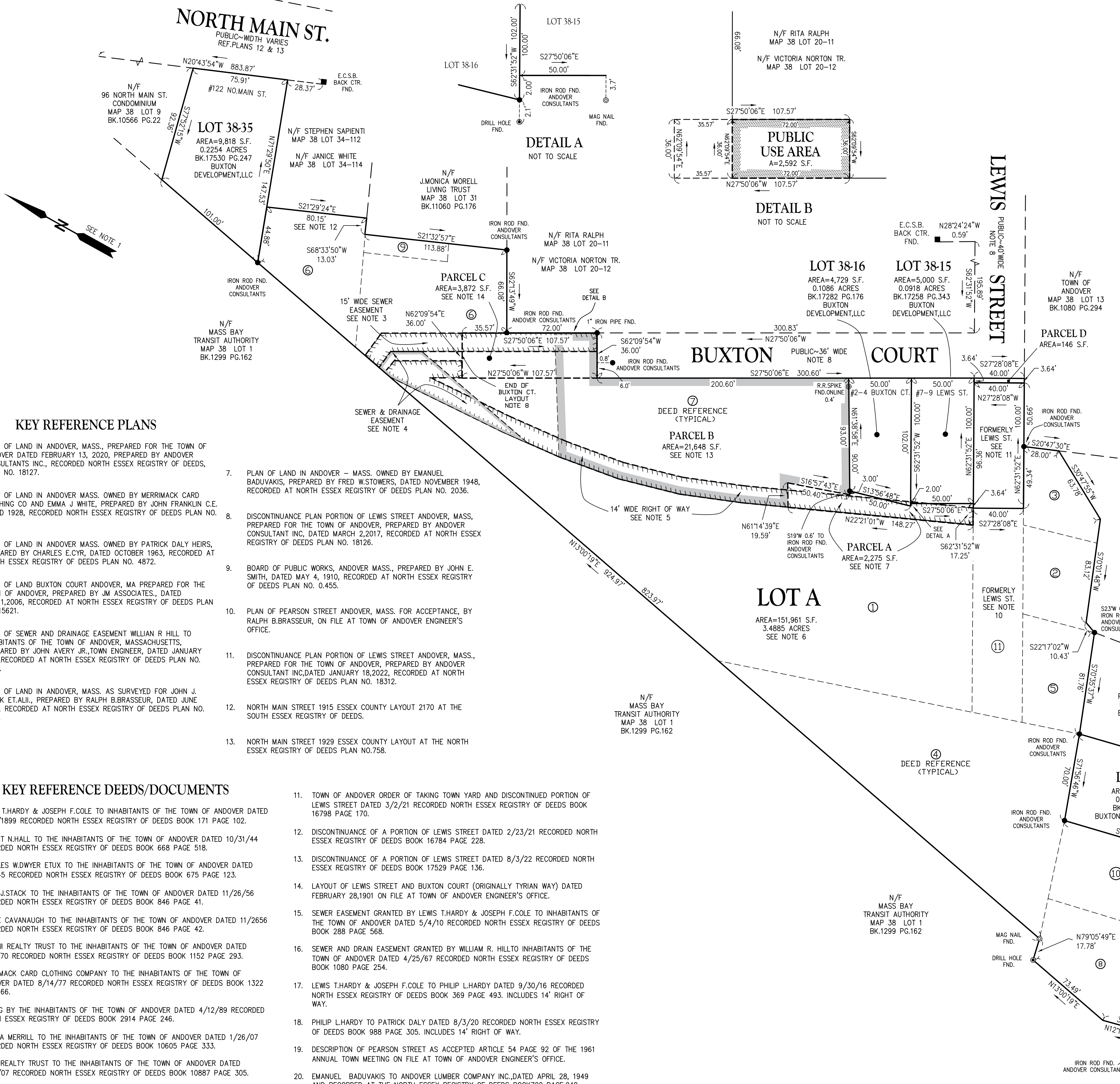
Michael J. Sergi 8/8/23 DATE

I CERTIFY THAT THE PROPERTY LINES SHOWN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIPS OR FOR NEW WAYS ARE SHOWN.

CHAPTER 41 SECTION 81X

MICHAEL J. SERGI P.L.S. 8/8/23 DATE

THE CERTIFICATION SHOWN ABOVE IS INTENDED TO MEET REGISTRATION REQUIREMENTS AND IS NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERSHIP OF ADJOINING PROPERTIES ARE ACCORDING TO ASSESSORS RECORDS.



KEY REFERENCE PLANS

- PLAN OF LAND IN ANDOVER, MASS., PREPARED FOR THE TOWN OF ANDOVER DATED FEBRUARY 13, 2020, PREPARED BY ANDOVER CONSULTANTS INC., RECORDED NORTH ESSEX REGISTRY OF DEEDS, PLAN NO. 18127.
- PLAN OF LAND IN ANDOVER MASS. OWNED BY MERRIMACK CARD CLOTHING CO AND EMMA J WHITE, PREPARED BY JOHN FRANKLIN C.E. DATED 1928, RECORDED NORTH ESSEX REGISTRY OF DEEDS PLAN NO. 749.
- PLAN OF LAND IN ANDOVER MASS. OWNED BY PATRICK DALY HEIRS, PREPARED BY CHARLES E.CYR, DATED OCTOBER 1963, RECORDED AT NORTH ESSEX REGISTRY OF DEEDS PLAN NO. 4872.
- PLAN OF LAND BUXTON COURT ANDOVER, MA PREPARED FOR THE TOWN OF ANDOVER, PREPARED BY JM ASSOCIATES., DATED JAN.11,2006, RECORDED AT NORTH ESSEX REGISTRY OF DEEDS PLAN NO. 15621.
- PLAN OF SEWER AND DRAINAGE EASEMENT WILLIAM R HILL TO INHABITANTS OF THE TOWN OF ANDOVER, MASSACHUSETTS, PREPARED BY JOHN AVERY JR.,TOWN ENGINEER, DATED JANUARY 1966,RECORDED AT NORTH ESSEX REGISTRY OF DEEDS PLAN NO. 5646.
- PLAN OF LAND IN ANDOVER, MASS. AS SURVEYED FOR JOHN J. STACK ET.ALII, PREPARED BY RALPH B.BRASSEUR, DATED JUNE 1947, RECORDED AT NORTH ESSEX REGISTRY OF DEEDS PLAN NO. 1928.
- PLAN OF LAND IN ANDOVER - MASS. OWNED BY EMANUEL BADUVAKIS, PREPARED BY FRED W.STOWERS, DATED NOVEMBER 1948, RECORDED AT NORTH ESSEX REGISTRY OF DEEDS PLAN NO. 2036.
- DISCONTINUANCE PLAN PORTION OF LEWIS STREET ANDOVER, MASS, PREPARED FOR THE TOWN OF ANDOVER, PREPARED BY ANDOVER CONSULTANT INC, DATED MARCH 2,2017, RECORDED AT NORTH ESSEX REGISTRY OF DEEDS PLAN NO. 18126.
- BOARD OF PUBLIC WORKS, ANDOVER MASS., PREPARED BY JOHN E. SMITH, DATED MAY 4, 1910, RECORDED AT NORTH ESSEX REGISTRY OF DEEDS PLAN NO. 0.455.
- PLAN OF PEARSON STREET ANDOVER, MASS. FOR ACCEPTANCE, BY RALPH B.BRASSEUR, ON FILE AT TOWN OF ANDOVER ENGINEER'S OFFICE.
- DISCONTINUANCE PLAN PORTION OF LEWIS STREET ANDOVER, MASS., PREPARED FOR THE TOWN OF ANDOVER, PREPARED BY ANDOVER CONSULTANT INC,DATED JANUARY 18,2022, RECORDED AT NORTH ESSEX REGISTRY OF DEEDS PLAN NO. 18312.
- NORTH MAIN STREET 1915 ESSEX COUNTY LAYOUT 2170 AT THE SOUTH ESSEX REGISTRY OF DEEDS.
- NORTH MAIN STREET 1929 ESSEX COUNTY LAYOUT AT THE NORTH ESSEX REGISTRY OF DEEDS PLAN NO.758.

KEY REFERENCE DEEDS/DOCUMENTS

- LEWIS T.HARDY & JOSEPH F.COLE TO INHABITANTS OF THE TOWN OF ANDOVER DATED 7/25/1899 RECORDED NORTH ESSEX REGISTRY OF DEEDS BOOK 171 PAGE 102.
- ERNEST N.HALL TO THE INHABITANTS OF THE TOWN OF ANDOVER DATED 10/31/44 RECORDED NORTH ESSEX REGISTRY OF DEEDS BOOK 668 PAGE 518.
- CHARLES W.DWYER ETUX TO THE INHABITANTS OF THE TOWN OF ANDOVER DATED 8/6/45 RECORDED NORTH ESSEX REGISTRY OF DEEDS BOOK 675 PAGE 123.
- JOHN J.STACK TO THE INHABITANTS OF THE TOWN OF ANDOVER DATED 11/26/56 RECORDED NORTH ESSEX REGISTRY OF DEEDS BOOK 846 PAGE 41.
- GRACE CAVANAUGH TO THE INHABITANTS OF THE TOWN OF ANDOVER DATED 11/26/56 RECORDED NORTH ESSEX REGISTRY OF DEEDS BOOK 846 PAGE 42.
- OWANJI REALTY TRUST TO THE INHABITANTS OF THE TOWN OF ANDOVER DATED 5/13/70 RECORDED NORTH ESSEX REGISTRY OF DEEDS BOOK 1152 PAGE 293.
- MERRIMACK CARD CLOTHING COMPANY TO THE INHABITANTS OF THE TOWN OF ANDOVER DATED 8/14/77 RECORDED NORTH ESSEX REGISTRY OF DEEDS BOOK 1322 PAGE 66.
- TAKING BY THE INHABITANTS OF THE TOWN OF ANDOVER DATED 4/12/89 RECORDED NORTH ESSEX REGISTRY OF DEEDS BOOK 2914 PAGE 246.
- MONICA MERRILL TO THE INHABITANTS OF THE TOWN OF ANDOVER DATED 1/26/07 RECORDED NORTH ESSEX REGISTRY OF DEEDS BOOK 10605 PAGE 333.
- XENA REALTY TRUST TO THE INHABITANTS OF THE TOWN OF ANDOVER DATED 8/23/07 RECORDED NORTH ESSEX REGISTRY OF DEEDS BOOK 10887 PAGE 305.
- TOWN OF ANDOVER ORDER OF TAKING TOWN YARD AND DISCONTINUED PORTION OF LEWIS STREET DATED 3/2/21 RECORDED NORTH ESSEX REGISTRY OF DEEDS BOOK 16798 PAGE 170.
- DISCONTINUANCE OF A PORTION OF LEWIS STREET DATED 2/23/21 RECORDED NORTH ESSEX REGISTRY OF DEEDS BOOK 16784 PAGE 228.
- DISCONTINUANCE OF A PORTION OF LEWIS STREET DATED 8/3/22 RECORDED NORTH ESSEX REGISTRY OF DEEDS BOOK 17529 PAGE 136.
- LAYOUT OF LEWIS STREET AND BUXTON COURT (ORIGINALLY TYRIAN WAY) DATED FEBRUARY 28,1901 ON FILE AT TOWN OF ANDOVER ENGINEER'S OFFICE.
- SEWER EASEMENT GRANTED BY LEWIS T.HARDY & JOSEPH F.COLE TO INHABITANTS OF THE TOWN OF ANDOVER DATED 5/4/10 RECORDED NORTH ESSEX REGISTRY OF DEEDS BOOK 288 PAGE 568.
- SEWER AND DRAIN EASEMENT GRANTED BY WILLIAM R. HILL TO INHABITANTS OF THE TOWN OF ANDOVER DATED 4/25/67 RECORDED NORTH ESSEX REGISTRY OF DEEDS BOOK 1080 PAGE 254.
- LEWIS T.HARDY & JOSEPH F.COLE TO PHILIP L.HARDY DATED 9/30/16 RECORDED NORTH ESSEX REGISTRY OF DEEDS BOOK 369 PAGE 493. INCLUDES 14' RIGHT OF WAY.
- PHILIP L.HARDY TO PATRICK DALY DATED 8/3/20 RECORDED NORTH ESSEX REGISTRY OF DEEDS BOOK 988 PAGE 305. INCLUDES 14' RIGHT OF WAY.
- DESCRIPTION OF PEARSON STREET AS ACCEPTED ARTICLE 54 PAGE 92 OF THE 1961 ANNUAL TOWN MEETING ON FILE AT TOWN OF ANDOVER ENGINEER'S OFFICE.
- EMANUEL BADUVAKIS TO ANDOVER LUMBER COMPANY INC.,DATED APRIL 28, 1949 AND RECORDED AT THE NORTH ESSEX REGISTRY OF DEEDS BOOK722 PAGE.240.

PLAN OF LAND ANDOVER, MASS.

PREPARED FOR THE INHABITANTS OF THE TOWN OF ANDOVER

DATE: 6/22/23 REV.8/8/23 SCALE: 1"=40'

The Morin-Cameron GROUP, INC.

CIVIL ENGINEERS I ENVIRONMENTAL CONSULTANTS LAND SURVEYORS I LAND USE PLANNERS