

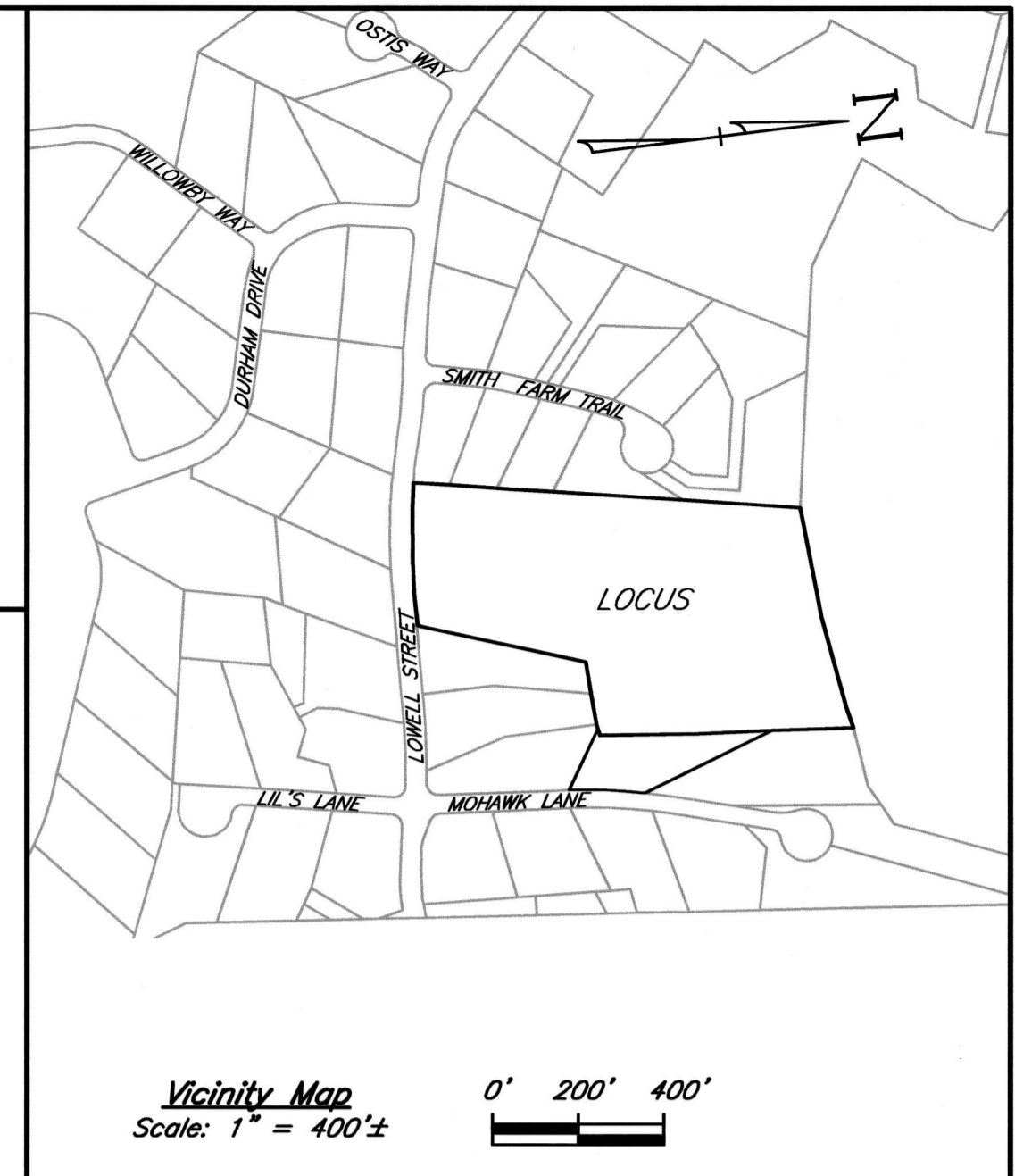
I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

THIS PLAN IS BASED ON ACTUAL ON-THE-GROUND FIELD SURVEYS CONDUCTED BY HAYES ENGINEERING BETWEEN AUGUST 13, 2004 AND NOVEMBER 16, 2021.

PARCEL A IS NOT TO BE CONSIDERED SEPARATE BUILDING LOTS BUT IS TO BE HELD IN COMMON OWNERSHIP WITH ADJOINING LAND OF 4 MOHAWK LANE TO FORM ONE BUILDING LOT.

DATE: AUGUST 19, 2022

[Signature]
PROFESSIONAL LAND SURVEYOR



ZONING DISTRICT: SINGLE RESIDENCE C & D

RESIDENCE C
MINIMUM LOT AREA = 40,000 S.F.
MINIMUM LOT FRONTAGE = 180 FEET
MINIMUM LOT WIDTH = 144 FEET (80% OF FRONTAGE)
MAXIMUM PERMITTED LOT COVERAGE = 35%
LOT SHAPE = NOT > 20' FROM PERPENDICULAR FOR A DISTANCE OF AT LEAST 30% OF THE FRONTAGE (54 FEET)
MINIMUM SETBACKS:
FRONT = 40 FEET
SIDES = 25 FEET
REAR = 20 FEET

RESIDENCE D
MINIMUM LOT AREA = 80,000 S.F.
MINIMUM LOT FRONTAGE = 210 FEET (CORNER TO CORNER)
MINIMUM LOT WIDTH = 168 FEET (80% FRONTAGE)
LOT SHAPE = NOT > 20' FROM PERPENDICULAR FOR A DISTANCE OF AT LEAST 30% OF THE FRONTAGE (63 FEET)
MINIMUM SETBACKS:
FRONT = 40 FEET (80 FEET FROM STREET CENTERLINE)
SIDE = 30 FEET
REAR = 20 FEET

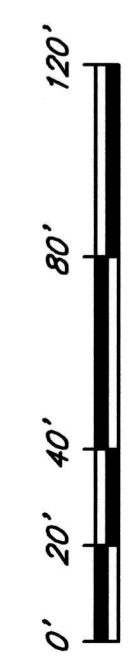
Legend of Symbols & Abbreviations

- ECSB - Essex County Stone Bound
- EP - Escutcheon Pin
- (fnd) - Found
- ⊙ DH - Drill Hole
- CLF - Chainlink Fence

Coordinate System

N: 3027121.42
E: 781812.13

Massachusetts Mainland State Plane
Coordinates in US Survey feet based upon
NAD83 Real-Time Network
NAD 83 (2011) (Epoch 2010.00) datum



PLAN OF LAND
#109 LOWELL STREET
LYNNFIELD, MASS.
ASSESSOR'S MAP 17, PARCEL 921

CURRENT OWNERSHIP
#109 LOWELL STREET, Linda C. Vellis
BOOK 33561, PAGE 119
SCALE: 1" = 40'

DATE: AUGUST 19, 2022

REVISIONS:

SEAL
ENGINEER
HAYES ENGINEERING, INC.
603 SALEM STREET
WAKEFIELD, MA 01880
SCALE: 1" = 40'

(8-29-2022)

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
LYNNFIELD PLANNING BOARD

DATE: _____
PLANNING BOARD ENDORSEMENT OF THIS PLAN UNDER THE SUBDIVISION CONTROL LAW SHOULD NOT BE CONSIDERED AS A REPRESENTATION OR REQUIREMENTS OF THE TOWN OF LYNNFIELD.