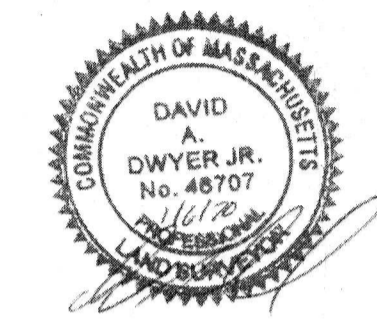


I HEREBY CERTIFY THAT THIS SKETCH IS BASED ON AN ACTUAL FIELD SURVEY BY OTTE & DWYER, INC., LAND SURVEYORS ON 4/12/2019 & 5/2/2019.

16/20
 PROFESSIONAL LAND SURVEYOR
 FOR OTTE & DWYER, INC.



GENERAL NOTES

OWNER OF RECORD: RYAN & JILL McCORMACK
 17 EDMERE RD. LYNNFIELD, MA 01940
 DEED REFERENCE: CERT. OF TITLE No. 91724
 PLAN REFERENCE: L.C.P. 19113-26
 TAX MAP REFERENCE: MAP 42 PARCEL 1991

ACCORDING TO THE F.E.M.A. MAP FOR ESSEX COUNTY, MAP No. 25009C0394F, DATED 7/3/2012 THE PARCEL(S) FALLS IN AN AREA CLASSIFIED AS ZONE "X".

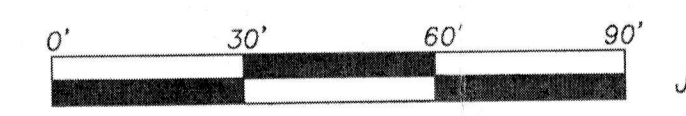
CURRENT DIMENSIONAL AND DENSITY REGULATIONS
 THE ENTIRE SITE IS LOCATED IN A RC ZONING DISTRICT

CRITERIA	REQUIRED	EXISTING	PROPOSED
MINIMUM FRONT YARD (FT.)	40'	63.7'	62.8'
MINIMUM SIDE YARD, LEFT (FT.)	25'	25.4'	25.4'
MINIMUM SIDE YARD, RIGHT (FT.)	25'	50.4'	49.9'
MINIMUM REAR YARD (FT.)	20'	149.8'	149.8'
MAXIMUM BUILDING AREA (%)	35%	5.5%	6%

THE ZONING INFORMATION DEPICTED HEREON IS FROM THE LATEST ZONING ORDINANCE OF THE MUNICIPALITY AND, AS SUCH, IS FOR REFERENCE PURPOSE ONLY. OTTE & DWYER, INC. MAKES NO OPINION OR CERTIFICATION AS TO ZONING COMPLIANCE. THE FINAL INTERPRETATION OF THE ORDINANCE CAN ONLY BE MADE BY THE APPROPRIATE ZONING AUTHORITY. SINCE BUILDING ORIENTATION, PROPOSED USE, AND OTHER FACTORS CAN AFFECT THE SETBACKS, PRIOR TO ANY DEVELOPMENT OF THIS PROPERTY, THE BUILDER/OWNER MUST CONSULT WITH THE CITY/TOWN TO INSURE THE CORRECT APPLICATION OF THE ZONING ORDINANCE.

CERTIFIED PLOT PLAN
 SHOWING PROPOSED ADDITION
17 EDMERE ROAD
 LYNNFIELD, MASS. 01940
 PREPARED FOR
RYAN & JILL MCCORMACK
 BY
OTTE & DWYER, INC.
 LAND SURVEYORS
 WWW.OTTEDWYER.COM

59 APPLETON STREET SAUGUS, MA 09106
 P.O. BOX 982 (781)233-8155
 SCALE: 1"=30' JANUARY 6, 2020



JN. 12405

This map or plot is not valid without the seal and signature of the responsible surveyor.