

Coordinate System
 N: 920,316.999 m
 E: 235,897.814 m
 Massachusetts Mainland State Plane
 Coordinates in meters based upon
 MaCORS Real-Time Network
 NAD 83 (2011) (Epoch 2010.00) datum

Locus Map
 Scale: 1"=600'±

KENNETH J. SMITH III & KARIANNE E. SMITH
 36776/496
 [LOT 2 ON PLAN BOOK 384 PLAN 84]
 ASSESSOR PARCEL ID: 0033 0000 0129
 #12 TAPPAN WAY

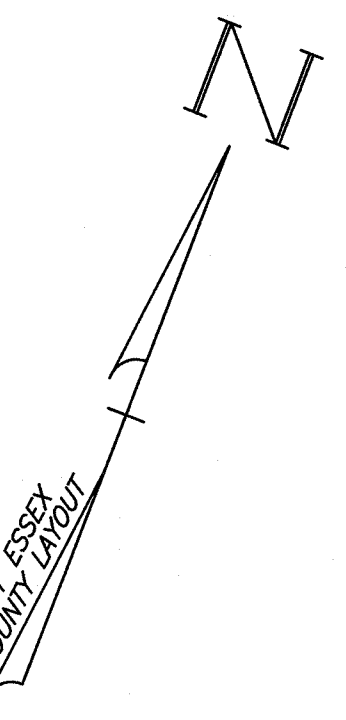
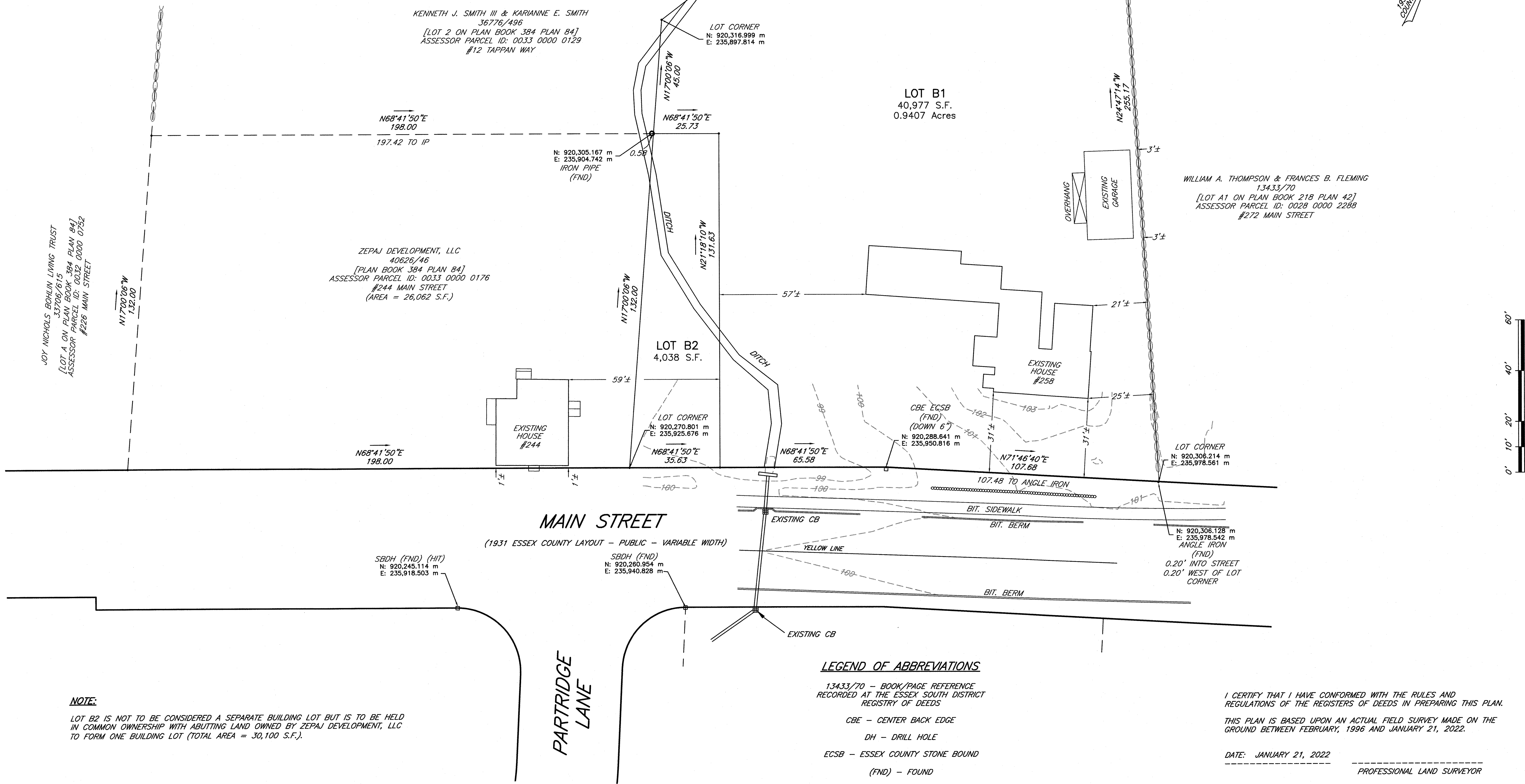
EUGENE E. ELLISON REVOCABLE TRUST &
 KATHERINE A. ELLISON REVOCABLE TRUST
 33104/186
 [LOT 5 ON PLAN BOOK 218 PLAN 43]
 ASSESSOR PARCEL ID: 0028 0000 2284
 #9 SPEARFIELDS LANE

KENNETH J. SMITH III & KARIANNE E. SMITH
 36776/496
 [LOT 2 ON PLAN BOOK 384 PLAN 84]
 ASSESSOR PARCEL ID: 0033 0000 0129
 #12 TAPPAN WAY

ZEPAJ DEVELOPMENT, LLC
 40626/46
 [PLAN BOOK 384 PLAN 84]
 ASSESSOR PARCEL ID: 0033 0000 0176
 #244 MAIN STREET
 (AREA = 26,062 S.F.)

WILLIAM A. THOMPSON & FRANCES B. FLEMING
 13433/70
 [LOT A1 ON PLAN BOOK 218 PLAN 42]
 ASSESSOR PARCEL ID: 0028 0000 2288
 #272 MAIN STREET

JOY NICHOLS BOHLIN LIVING TRUST
 33706/615
 [LOT A ON PLAN BOOK 384 PLAN 84]
 ASSESSOR PARCEL ID: 0032 0000 0732
 #226 MAIN STREET



NOTE:
 LOT B2 IS NOT TO BE CONSIDERED A SEPARATE BUILDING LOT BUT IS TO BE HELD IN COMMON OWNERSHIP WITH ADJUTING LAND OWNED BY ZEPAJ DEVELOPMENT, LLC TO FORM ONE BUILDING LOT (TOTAL AREA = 30,100 S.F.).

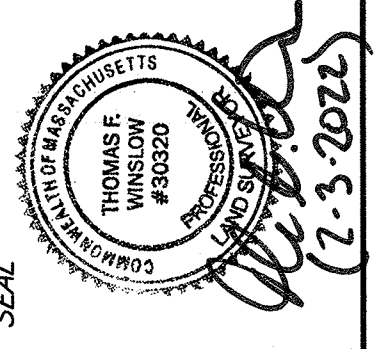
LEGEND OF ABBREVIATIONS
 13433/70 - BOOK/PAGE REFERENCE
 RECORDED AT THE ESSEX SOUTH DISTRICT
 REGISTRY OF DEEDS
 CBE - CENTER BACK EDGE
 DH - DRILL HOLE
 ECSB - ESSEX COUNTY STONE BOUND
 (FND) - FOUND
 SB - STONE BOUND

I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.
 THIS PLAN IS BASED UPON AN ACTUAL FIELD SURVEY MADE ON THE GROUND BETWEEN FEBRUARY, 1996 AND JANUARY 21, 2022.
 DATE: JANUARY 21, 2022
 PROFESSIONAL LAND SURVEYOR

PLAN OF LAND
#258 MAIN STREET
LYNNFIELD, MASS.

ASSESSOR'S PARCEL ID: 0033 0000 0114
 DATE: JANUARY 21, 2022
 REVISIONS:
 ENGINEER: HAYES ENGINEERING, INC.
 603 SALEM STREET
 WAKEFIELD, MASS. 01880
 SCALE: 1" = 20'

PROPERTY IS NOT LOCATED IN THE GROUNDWATER PROTECTION DISTRICT ON ZONING DISTRICT MAP DATED SEPTEMBER 18, 2019.
 PROPERTY IS NOT LOCATED IN A FLOOD PLAN DISTRICT.



CURRENT OWNERSHIP
 OWNER: ZEPAJ DEVELOPMENT, LLC
 DEED REFERENCE: BOOK 40626, PAGE 48
 [LOT B1 IN PLAN BOOK 384 PLAN 84]
 ASSESSOR'S #258 MAIN STREET

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED BY LYNNFIELD PLANNING BOARD

ZONING DISTRICT: SINGLE RESIDENCE B
 MINIMUM LOT AREA = 30,000 S.F.
 MINIMUM LOT FRONTAGE = 150 FEET (CORNER TO CORNER)
 MINIMUM LOT WIDTH = 80 FEET (80% FRONTAGE)
 LOT SHAPE = NOT > 20' FROM PERPENDICULAR FOR A DISTANCE OF AT LEAST 30% OF THE FRONTAGE (45 FEET)
 MINIMUM SETBACKS:
 FRONT = 40 FEET
 SIDE = 20 FEET
 REAR = 20 FEET

PLANNING BOARD ENDORSEMENT OF THIS PLAN IS NOT REQUIRED UNLESS THE BOARD SHOWS THAT LOTS SHOWN HEREON MEET THE ZONING REQUIREMENTS OF THE TOWN OF LYNNFIELD.

DATE:

PLANNING BOARD ENDORSEMENT OF THIS PLAN IS NOT REQUIRED UNLESS THE BOARD SHOWS THAT LOTS SHOWN HEREON MEET THE ZONING REQUIREMENTS OF THE TOWN OF LYNNFIELD.