

Legend of Symbols & Abbreviations

ECSB - Essex County Stone Bound
 EP - Escutcheon Pin
 (Ind) - Found
 DH - Drill Hole

Coordinate System

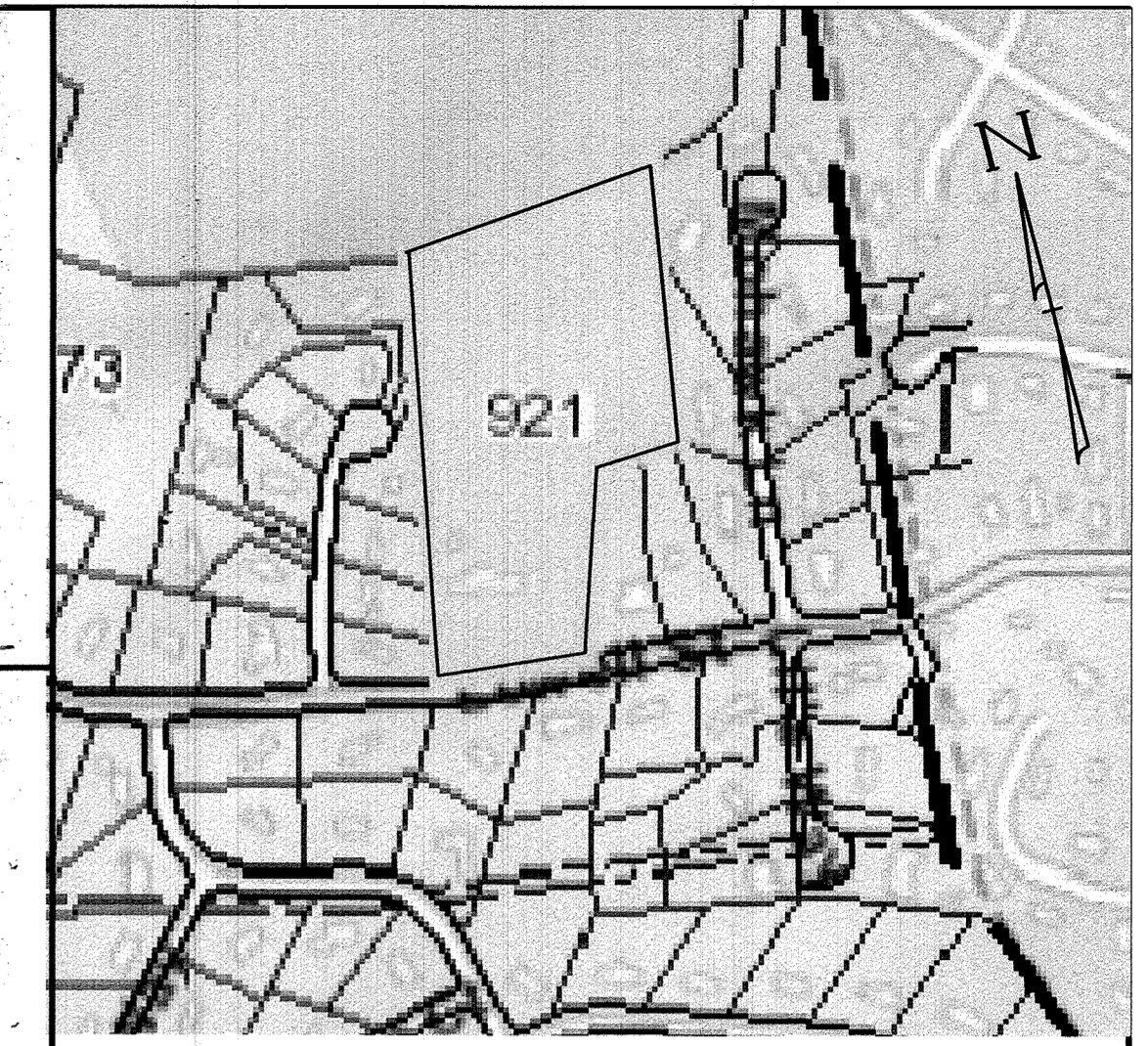
N: 925,790.972 m
 E: 248,188.185 m
 Massachusetts Mainland State Plane
 Coordinates in meters based upon
 NAD 83 (2011) Epoch 2010.00 datum

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

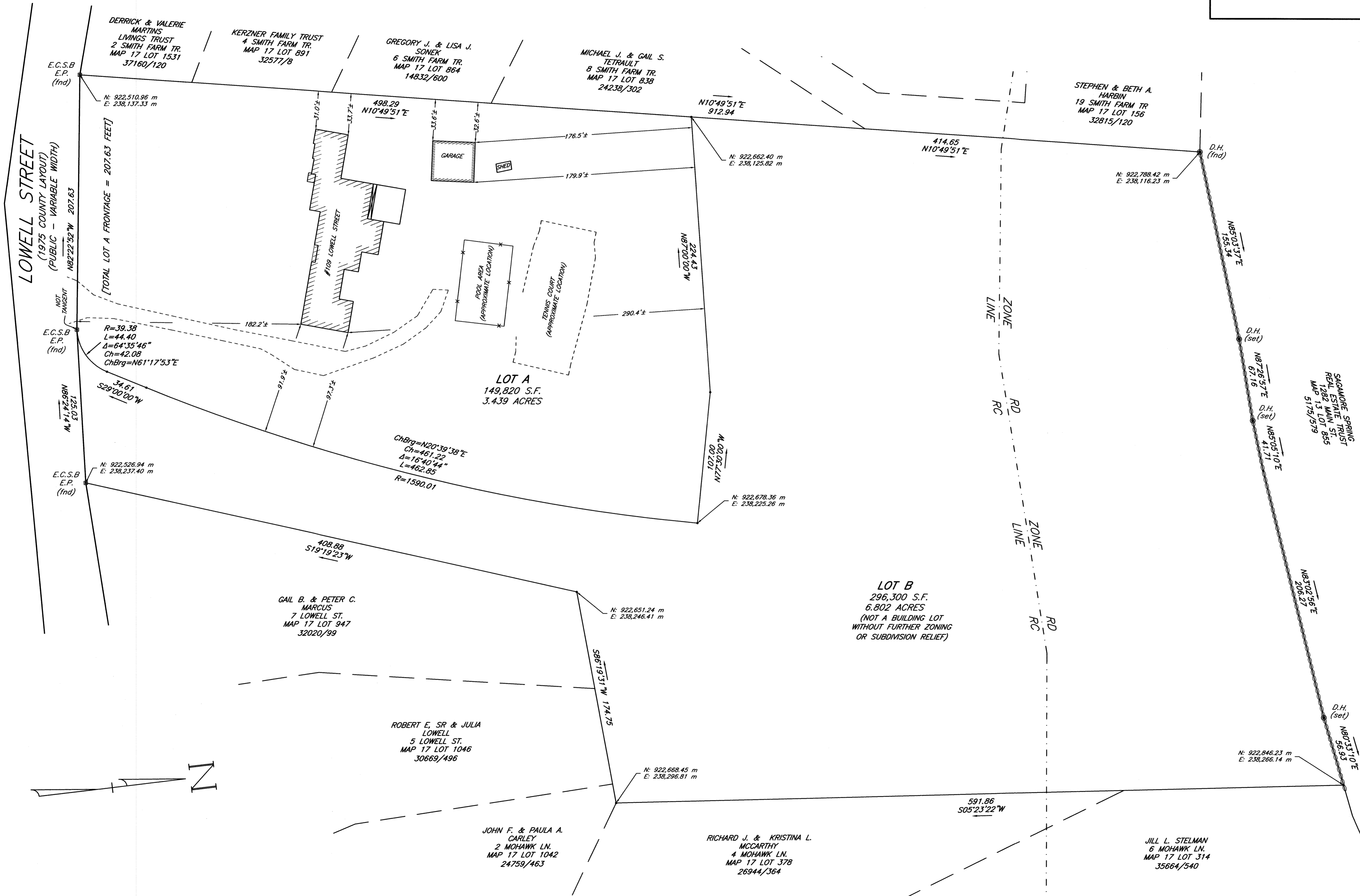
THIS PLAN IS BASED UPON AN ACTUAL FIELD SURVEY MADE ON THE GROUND BETWEEN FEBRUARY 13, 1990 AND JULY 27, 2020.

DATE: JULY 27, 2020

[Signature]
 PROFESSIONAL LAND SURVEYOR



Vicinity Map
 Scale: 1" = 400'



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)
 PERMITTED LOT COVERAGE = 35%
 FRONT = 25 FEET
 SIDES = 25 FEET
 REAR = 20 FEET

RESIDENCE D
 MINIMUM LOT AREA = 60,000 S.F.
 MINIMUM LOT FRONTAGE = 210 FEET (CORNER TO CORNER)
 MINIMUM LOT WIDTH = 168 FEET (80% FRONTAGE)
 MAXIMUM PERMITTED LOT COVERAGE = 35%
 LOT SHAPE = NOT > 20' FROM PERPENDICULAR FOR A DISTANCE OF AT LEAST 30% OF THE FRONTAGE (63 FEET)
 PERMITTED LOT COVERAGE = 35%
 MINIMUM SETBACKS:
 FRONT = 40 FEET (60 FEET FROM STREET CENTERLINE)
 REAR = 20 FEET

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
 LYNNFIELD PLANNING BOARD

DATE: _____
 REVISIONS: _____

DATE: _____
 PLANNING BOARD ENDORSEMENT OF THIS PLAN UNDER THE SUBDIVISION CONTROL LAW SHOULD NOT BE CONSTRUED AS A REPRESENTATION THAT LOTS SHOWN HEREON MEET THE ZONING REQUIREMENTS OF THE TOWN OF LYNNFIELD.

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

ENGINEER
 HAYES ENGINEERING, INC.
 603 SHELLEN STREET
 SHELLEN, MASS.
 SCALE: 1" = 40'

DATE: JULY 22, 2020

CURRENT OWNERSHIP
 #109 LOWELL STREET: Linda C. Vailis
 BOOK 33561, PAGE 119

SEAL
 THOMAS E. VAILIS
 #30200
 PROFESSIONAL LAND SURVEYOR
 COMMONWEALTH OF MASSACHUSETTS
 (1-18-2020)