

LOCUS
NOT TO SCALE

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED.
TOWN OF LYNNFIELD PLANNING BOARD

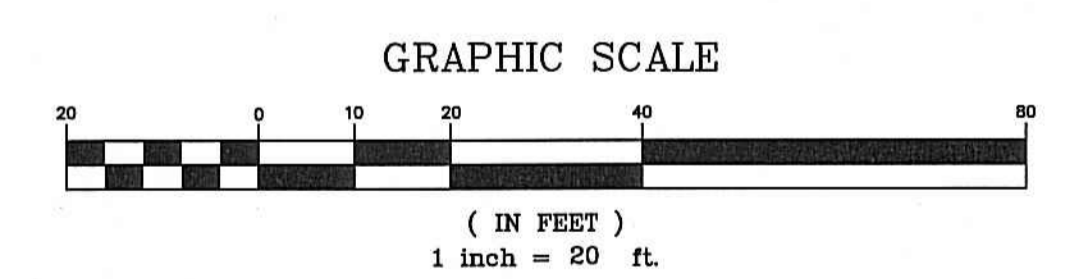
DATE: _____

NO DETERMINATION OF COMPLIANCE WITH ZONING HAS BEEN MADE OR INTENDED.

NOTE:
THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE LYNNFIELD ASSESSORS MAP 24 PARCEL 2742 TO CREATE LOT 2A & PARCEL A. PARCEL A IS NOT A BUILDABLE LOT BUT IS TO BE CONVEYED TO ABUTTING LAND OWNER RICHARD ROSA & TERRI GILL-ROSA (MAP 24 PARCEL 2754).

RECORD OWNER:
13 UNDERHILL ROAD (MAP 24 PARCEL 2742)
RICHARD ROSA & TERRI GILL-ROSA, TRUSTEES
RT ROSA REALTY TRUST
23 UNDERHILL ROAD
LYNNFIELD, MA 01
BOOK 37109, PAGE 44

- PLAN REFERENCES:**
- "PROPOSED LAYOUT OF UNDERHILL ROAD, LYNNFIELD MASS.," JUNE 1963 BY EDWARD S. AVERELL, SURVEYOR, RECORDED M.S.R.D. PLAN 420 OF 1963
 - "SUBDIVISION PLAN OF LAND IN LYNNFIELD", JULY 26, 1988 BY HAYES ENGINEERING, INC. SURVEYORS, RECORDED E.S.R.D. LAND COURT PLAN No. 4233-S.
 - "PLAN OF LAND IN LYNNFIELD", JUNE 1930 BY EDWARD S. AVERELL, SURVEYOR, RECORDED E.S.R.D. LAND COURT PLAN No. 14300-A.
 - "SUBDIVISION PLAN OF LAND IN LYNNFIELD", FEBRUARY 20, 1989 BY HOWARD C. BUTTRICK, SURVEYOR, RECORDED E.S.R.D. LAND COURT PLAN No. 14300-D.



I HEREBY CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

2-18-2020 DATE SCOTT M. CERRATO SIGNATURE

UNDERHILL ROAD
(PUBLIC - VARIABLE WIDTH)

ZONING DISTRICT RESIDENCE (RA)		ZONING DISTRICT RESIDENCE (RB)	
DIMENSIONAL REQUIREMENTS		DIMENSIONAL REQUIREMENTS	
LOT AREA	15,000 SF	LOT AREA	30,000 SF
LOT FRONTAGE	110'	LOT FRONTAGE	150'
FRONT SETBACK	30'	FRONT SETBACK	40'
SIDE SETBACK	15'	SIDE SETBACK	20'
REAR SETBACK	20'	REAR SETBACK	20'

LJR ENGINEERING, INC.
Civil Engineers & Land Surveyors
234 Park Street • North Reading, MA 01864 • 978-664-8141

PLAN OF LAND
IN
LYNNFIELD, MASSACHUSETTS
(ESSEX COUNTY)

PREPARED FOR:
RICHARD ROSA

SCALE: 1" = 20' FEBRUARY 18, 2020