

Legend of Abbreviations for Land Court monuments

(FD) - Found, accurately located
 (FNL) - Found Not Located; observed in field but not accurately located
 (NF) - Not Found; monument known to exist in past but could not be recovered after a physical search
 (S) - Set; by surveyor as part of current project
 6/1/2018 - Date that the surveyor determined the status of a monument

CB - Concrete Bound
 DH - Drill Hole
 IP - Iron Pipe
 LCD - Land Court Disk
 SB - Stone Bound
 14718/238 - Book/Page reference of the Essex South District Registry of Deeds

Coordinate System

N: 925,790.972 m
 E: 248,188.185 m

Massachusetts Mainland State Plane
 Coordinates in meters based upon Beverly Airport Primary Control Station designation
 BVD D (PID - A1565) NAD 83(2011) position.

NOTE: LOT 6B IS NOT TO BE CONSIDERED A SEPARATE BUILDING LOT BUT IS TO BE HELD IN COMMON OWNERSHIP WITH ADJOINING LAND OF 353-365 BROADWAY REALTY TRUST.

I CERTIFY THAT ANY MONUMENTS SHOWN HEREON AS "SET" BY HAYES ENGINEERING, INC. AT THE PROPERTY CORNERS OF THE SUBJECT PREMISES HAVE BEEN SET IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 AS OF THE DATE OF THIS SURVEY.

I CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 BETWEEN APRIL 4, 1987 AND JULY 17, 2018.

EDM ACCURACY ±(2 MM + 2 PPM)
 TRAVERSE PRECISION (RAW) = 1.78, 109
 LINEAR ERROR OF CLOSURE (RAW) = 0.02 FEET
 DIRECTIONAL ERROR OF CLOSURE = N10°E

DATE: JULY 17, 2018

PROFESSIONAL LAND SURVEYOR

Subdivision Plan of Land in LYNNFIELD, MASS.

Being a Subdivision of Lot 6 on the Supplemental Plan to Land Court Plan No. 40379-C

Hayes Engineering, Inc.
 Civil Engineers & Land Surveyors
 603 Salem Street
 Wakefield, MA 01880

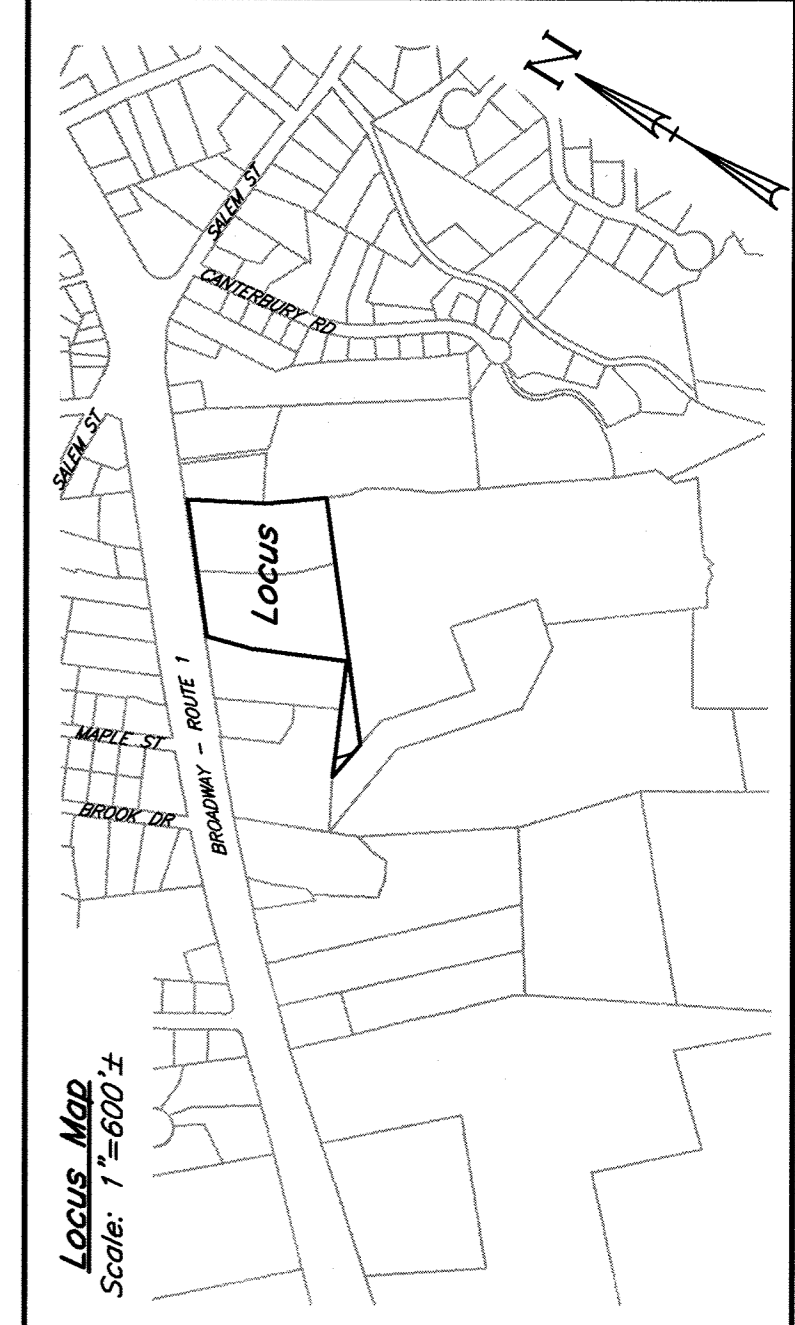
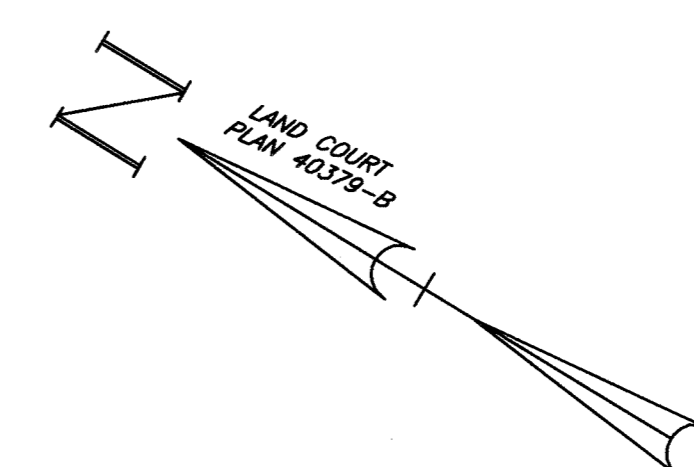
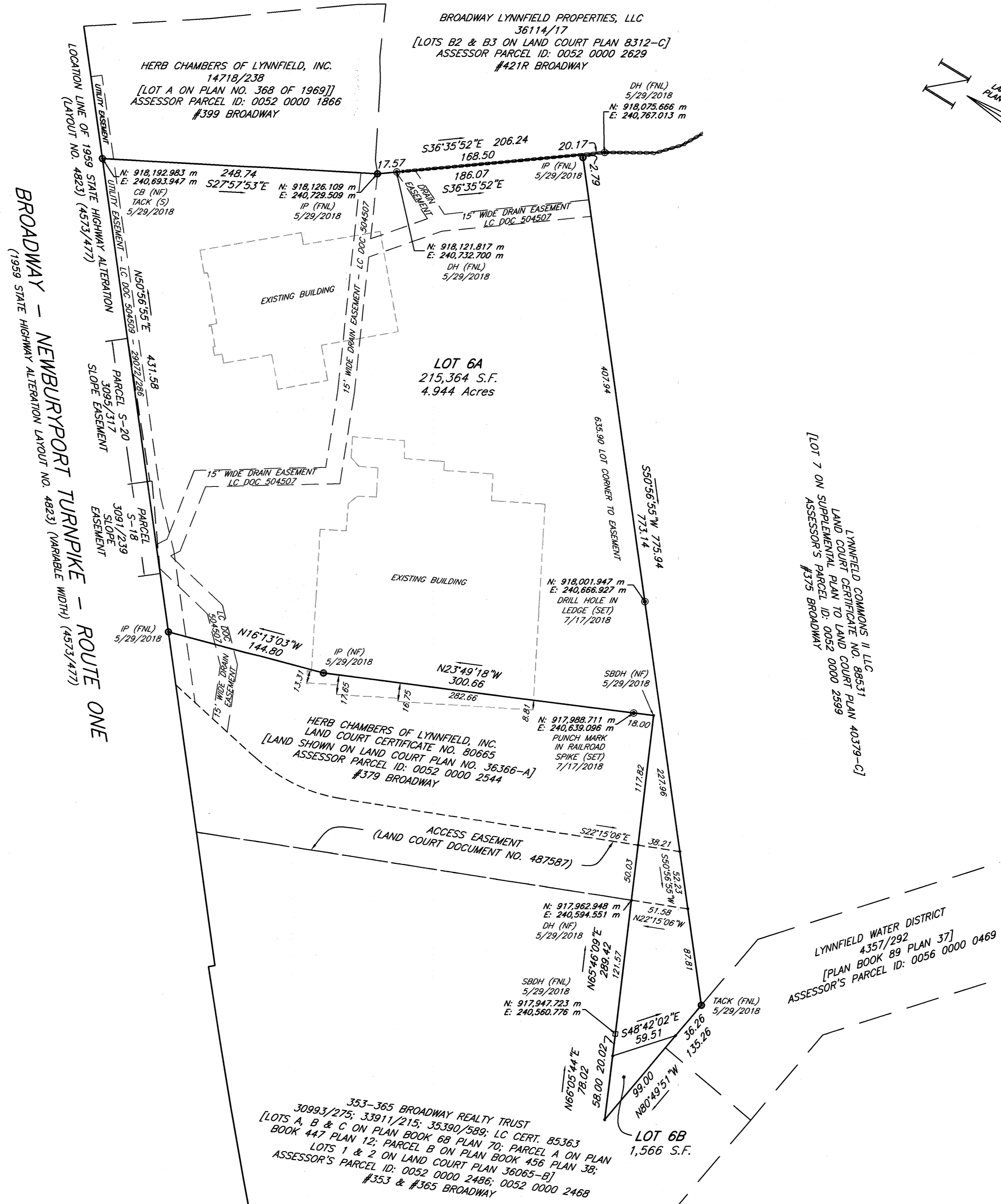
Telephone: 781.246.2800
 Facsimile: 781.246.7596
 www.hayeseng.com

Hayes

Scale: 1" = 60'



June 1, 2018
 Revised July 17, 2018



ZONE: GB - GENERAL BUSINESS
 MINIMUM LOT AREA = 30,000 S.F.
 MINIMUM LOT FRONTAGE = 150 FEET
 MINIMUM YARD SETBACKS
 FRONT = 40 FEET
 SIDE = 15 FEET
 REAR = 20 FEET
 PERMITTED LOT COVERAGE = 50%

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 CONSTRUED AS A REPRESENTATION THAT LOTS SHOWN HEREON MEET THE ZONING REQUIREMENTS OF THE TOWN OF LYNNFIELD.

PLAN OF LAND
#365 & #397 NEWBURYPORT TURNPIKE
 LYNNFIELD, MASS.
 ASSESSOR'S PARCEL ID: 0052 0000 2516 & 0052 0000 1886
 DATES: JUNE 1, 2018
 REVISIONS: JULY 17, 2018
 ENGINEER: HAYES ENGINEERING, INC.
 603 SALEM STREET
 WAKEFIELD, MASS. 01880
 SCALE: 1" = 60'

CURRENT OWNERSHIP:
 HERB CHAMBERS OF LYNNFIELD, INC.
 DEED REFERENCES:
 LAND COURT CERTIFICATE NO. 69119
 PLAN REFERENCES:
 LOT 6 SHOWN ON SUPPLEMENTAL PLAN TO LAND COURT PLAN NO. 40379-C

SEAL
 THOMAS WINSLOW
 #9380
 (7-17-2018)