Locus Map
Scale: 1"=600'±
0' 300' 600'

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 BVY D (PID – AI5565) NAD 83(2011) position.

N

PRELIMINARY PRINT

JORDAN E. STAAB & ASHLEY B. STAAB
33229/550
ASSESSOR'S PARCEL ID: 0028 0000 0346
#90 CHESTNUT ST

S75°32'50"E 164.67

MARVIN RYOU & KATHLEEN I. RYOU
32957/105
ASSESSOR'S PARCEL ID: 0028 0000 0359
#76 CHESTNUT ST

TERRENCE G. COY & THERESE P. COY
10872/381
(PLAN NO. 76 OF 1950)
ASSESSOR'S PARCEL ID: 0028 0000 0378
#42 CHESTNUT ST

N12°15'30"E 133.23

S76°42'40"E 70.50

BRICK AND WOOD GARAGE

N37°57'20"E 143.00

N37°57'00"E 137.74

N85°52'07"W 51.98

5.26

16.1

20.5

20.50

20.50

20.50

20.50

20.50

20.50

EXISTING PATIO

EXISTING STEPS

TWO STORY BRICK HOUSE #50 CHESTNUT STREET

37.21 N02°42'16"W

57.07 N35°54'48"E

37.36 S85°52'37"E

45.00 N23°50'04"E

LOT A
36,974 S.F.
0.849 Acres

LOT B
30,890 S.F.
0.709 Acres

CHESTNUT STREET

U. POLE 7

S40°59'40"E 206.70

U. POLE 6

E.O.(TOW) Fence 0.5ft

U. POLE 3/5

33.30 S45°38'20"W

ROBERT A. BERMAN & RONNIE S. BERMAN
14324/288
[LOT 1 ON PLAN BOOK 167 PLAN 12]
ASSESSOR'S PARCEL ID: 0028 0000 1041
#40 CHESTNUT ST

161.58 N72°33'16"W

N86°09'06"W 68.97

131.96 N86°09'06"W

N86°09'06"W 62.98

(NOT TANGENT)

R=222.51
L=187.96
Δ=48°24'00"
Ch=182.42
ChBrg=S69°40'20"W

RIGHT OF WAY

ROBERT A. BERMAN & RONNIE S. BERMAN
14324/288
[LOT 1 ON PLAN BOOK 167 PLAN 12]
ASSESSOR'S PARCEL ID: 0028 0000 1041
#40 CHESTNUT ST

JOHN M. WILLIAMS JR. & KAREN S. WILLIAMS
14428/148
[LOT 3 ON PLAN BOOK 167 PLAN 12]
ASSESSOR'S PARCEL ID: 0028 0000 1159
#50 CHESTNUT ST

SVETLANA B. KOZHUK
11271/569
[LOT 2 ON PLAN BOOK 167 PLAN 12]
ASSESSOR'S PARCEL ID: 0028 0000 1127
#20 CHESTNUT ST

PRELIMINARY PRINT

PRELIMINARY PRINT

PRELIMINARY PRINT

0' 10' 20' 40' 60'

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 JUNE, 1981 AND JULY 25, 2019.

DATE: JULY 25, 2019

_____
PROFESSIONAL LAND SURVEYOR

ZONE: SINGLE RESIDENCE B
MINIMUM LOT AREA = 30,000 S.F.
MINIMUM LOT FRONTAGE = 150 FEET

MINIMUM YARD SETBACKS
FRONT = 40 FEET
SIDE = 20 FEET
REAR = 20 FEET

PERMITTED LOT COVERAGE = 35%

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.

CURRENT OWNERSHIP

OWNER: DeSALVO FAMILY REALTY TRUST
DEED REFERENCE: BOOK 32014, PAGE 532
PLAN REFERENCES: BOOK 2318, PAGE 7 & BOOK 2388, PAGE 86
[SEE PLAN BY HAYES ENGINEERING, INC. RECORDED AS PLAN BOOK 167 PLAN 12]
ASSESSOR'S PARCEL ID: 0028 0000 0397
#60 CHESTNUT STREET

PLAN OF LAND
#60 CHESTNUT STREET
LYNNFIELD, MASS.
ASSESSOR'S PARCEL ID: 0028 0000 0397

ENGINEER
HAYES ENGINEERING, INC.
603 SALEM STREET
WAKEFIELD, MASS. 01880
SCALE: 1" = 20'

DATE: JULY 25, 2019
REVISIONS:
_____
_____
_____

SEAL

PROPERTY NOT LOCATED IN THE GROUNDWATER PROTECTION DISTRICT.

PROPERTY NOT LOCATED IN A FLOOD PLAIN DISTRICT.