PLAN OF LAND
932A LYNNFIELD STREET
LYNNFIELD, MA

SCALE: 1" = 40' 0' 20' 40' 80' DATE: MAY 8, 2023

WILLIAMS & SPARAGES
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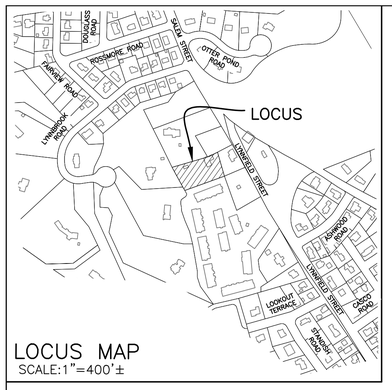
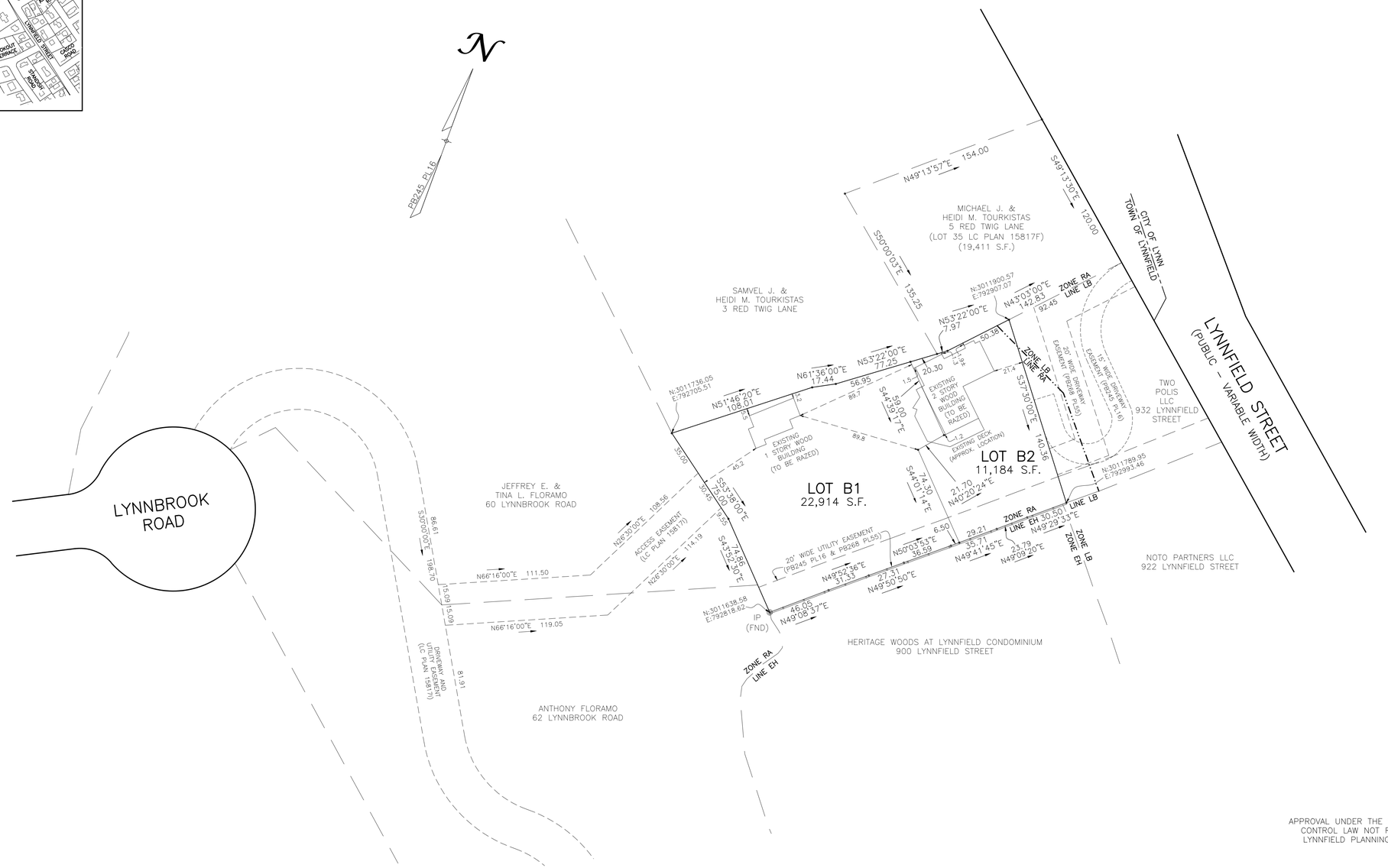


LOCUS MAP
SCALE:1"=400'±



OWNER & APPLICANT:
932A LYNNFIELD STREET REAL ESTATE TRUST
(MICHAEL & HEIDI TOURKISTAS, TRUSTEES)
932A LYNNFIELD STREET
LYNNFIELD, MA 01940
DEED REFERENCE: BOOK 41044 PAGE 227
ASSESSOR'S MAP 53 PARCEL 2571

NOTE: DEEDS AND PLANS ARE RECORDED AT THE ESSEX SOUTH REGISTRY OF DEEDS (ESRD)

NOTE:
LOT B2 IS NOT TO BE CONSIDERED A SEPARATE BUILDING LOT, BUT IS TO BE HELD IN COMMON OWNERSHIP WITH ABUTTING PROPERTY OF MICHAEL J. & HEIDI M. TOURKISTAS TO FORM ONE BUILDING LOT. (TOTAL LOT AREA = 30,595 S.F.)

ZONE:
SINGLE RESIDENCE (RA)
MINIMUM LOT AREA: 15,000 S.F.
MINIMUM LOT FRONTAGE: 110 FEET

MINIMUM FRONT YARD: 30 FEET
(50 FEET FROM STREET CENTER LINE)
MINIMUM SIDE YARD: 15 FEET FOR DWELLINGS
MINIMUM REAR YARD: 20 FEET FOR DWELLINGS

PERMITTED LOT COVERAGE: 35%

ZONE:
LIMITED BUSINESS (LB)
MINIMUM LOT AREA: 20,000 S.F.
MINIMUM LOT FRONTAGE: 120 FEET

MINIMUM FRONT YARD: 40 FEET
(60 FEET FROM STREET CENTER LINE)
MINIMUM SIDE YARD: 15 FEET FOR DWELLINGS
MINIMUM REAR YARD: 20 FEET FOR DWELLINGS

PERMITTED LOT COVERAGE: 35%

COORDINATE SYSTEM:
N:3011736.05
E:792705.51

COORDINATES SHOWN ON THIS PLAN ARE ON THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM BASED UPON NAD 83 (2011) (EPOCH 2010.00) DATUM. (NOTE: BEARINGS SHOWN ARE BASED ON PLAN BOOK 245 PLAN 16, NOT MASSACHUSETTS STATE PLANE COORDINATE SYSTEM.)

PLAN REFERENCES:
PLAN BOOK 245 PLAN 16
PLAN BOOK 268 PLAN 55
PLAN BOOK 406 PLAN 62
LC PLAN 15817I
LC PLAN 15817E
LC PLAN 15817F

LEGEND OF ABBREVIATIONS

IP – IRON PIPE
(FND) – FOUND

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
LYNNFIELD PLANNING BOARD

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_____

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_____

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.

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

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WILLIAMS & SPARAGES LLC

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