

RECEIVED

FORM A

2022 MAY 24 A 9 01
TOWN CLERK'S OFFICE
LYNNFIELD, MA
APPLICATION FOR ENDORSEMENT OF PLAN BELIEVED NOT TO REQUIRE APPROVAL

Date: 5/7/2022

To the Planning Board of the Town of Lynnfield:

A. The undersigned wishes to record the accompanying plan, identified as *Subdivision Plan of Land in Lynnfield, Mass being a subdivision of lots 17 & 18 on Land Court Plan 25736-G* and requests a determination by said Board that approval by it under the Subdivision Control Law is not required. The undersigned believes that such approval is not required for the following reasons: (Strike non applicable alternative)

Either: The division of land shown on the accompanying plan is not a subdivision because every lot shown thereon qualifies for endorsement by reason of frontage on a way pursuant to M.G.L. Chapter 41 section 81L. *** Plan being prepared by Hayes Engineering, Inc. dated November 9, 2021*

OR: The division of land shown on the accompanying plan is not a subdivision for the following reason(s):

B. The owner's title is recorded in the Essex South Registry of Deeds as follows:

(If multiple titles attach supplement.)

SEE ATTACHED COPY OF RECORDED DEEDS FOR BOTH OWNERS

Grantor(s) _____
Date of Deed _____
Book _____, Page _____

Land Court: _____
Book _____ Certificate _____
Document No. _____

Lynnfield's Assessors':

Tax Map(s) No. _____, Parcel No. (s) _____

AFFIDAVIT OF OWNERSHIP

The undersigned hereby certifies under the pains and penalties of perjury that I/we am/are all the owner(s) of the record title of the land shown on the plan which is the subject matter of this application for an "Approval Not Required" endorsement.

Signature *[Signature]*

Print Name COSTAS HARTIS

Signature _____

Print Name Hill Ann Larsen, Trustee of The Hill Larsen Revocable Trust

Address 1 Sagamore Place
Lynnfield MA, 01940

Address 5 Sagamore Place
Lynnfield, MA 01940

Applicant's Signature *[Signature]*

Applicant's Address 1 Sagamore Place Lynnfield

Received by Town Clerk

Date _____

Time _____

Signature: _____

Subdivision Plan of Land in LYNNFIELD, MASS.

Being a Subdivision of Lots 17 & 18 on Land Court Plan 25736-G

Hayes Engineering, Inc.
 202 Salem Street
 Woburn, MA 01890
 Telephone: 781.246.2990
 Facsimile: 781.246.2996
 www.hayeseng.com
 November 9, 2021

Scale: 1" = 40'

DATE: _____

NOTES:
 1. PROPERTY IS SUBJECT TO AN EASEMENT GRANTED TO NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY BY THE SUPERVISOR OF THE SUPERVISOR PLAN OF LAND IN LYNNFIELD MASS. DATED MAY 20, 2020. THE EASEMENT IS SHOWN ON THE SUBDIVISION PLAN AND THE SUPERVISOR'S PLAN OF LAND COURT PLAN NO. 25736-G. THE EASEMENT IS SHOWN ON THE SUBDIVISION PLAN AND THE SUPERVISOR'S PLAN OF LAND COURT PLAN NO. 25736-G. THE EASEMENT IS SHOWN ON THE SUBDIVISION PLAN AND THE SUPERVISOR'S PLAN OF LAND COURT PLAN NO. 25736-G.

ADDITIONAL NOTES:
 1. THE ALL LOTS LAY OUT HEREIN IS SUBJECT TO THE SUPERVISOR'S PLAN OF LAND COURT PLAN NO. 25736-G. THE SUPERVISOR'S PLAN OF LAND COURT PLAN NO. 25736-G IS SHOWN ON THE SUBDIVISION PLAN AND THE SUPERVISOR'S PLAN OF LAND COURT PLAN NO. 25736-G.

PLAN OF LAND #1 & 5 SAGAMORE PLACE, LYNNFIELD, MASS.
 ASSessor's PARCEL ID: 0004 0000 2055

DATE: NOVEMBER 9, 2021
 REVISIONS: _____

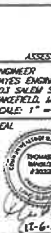
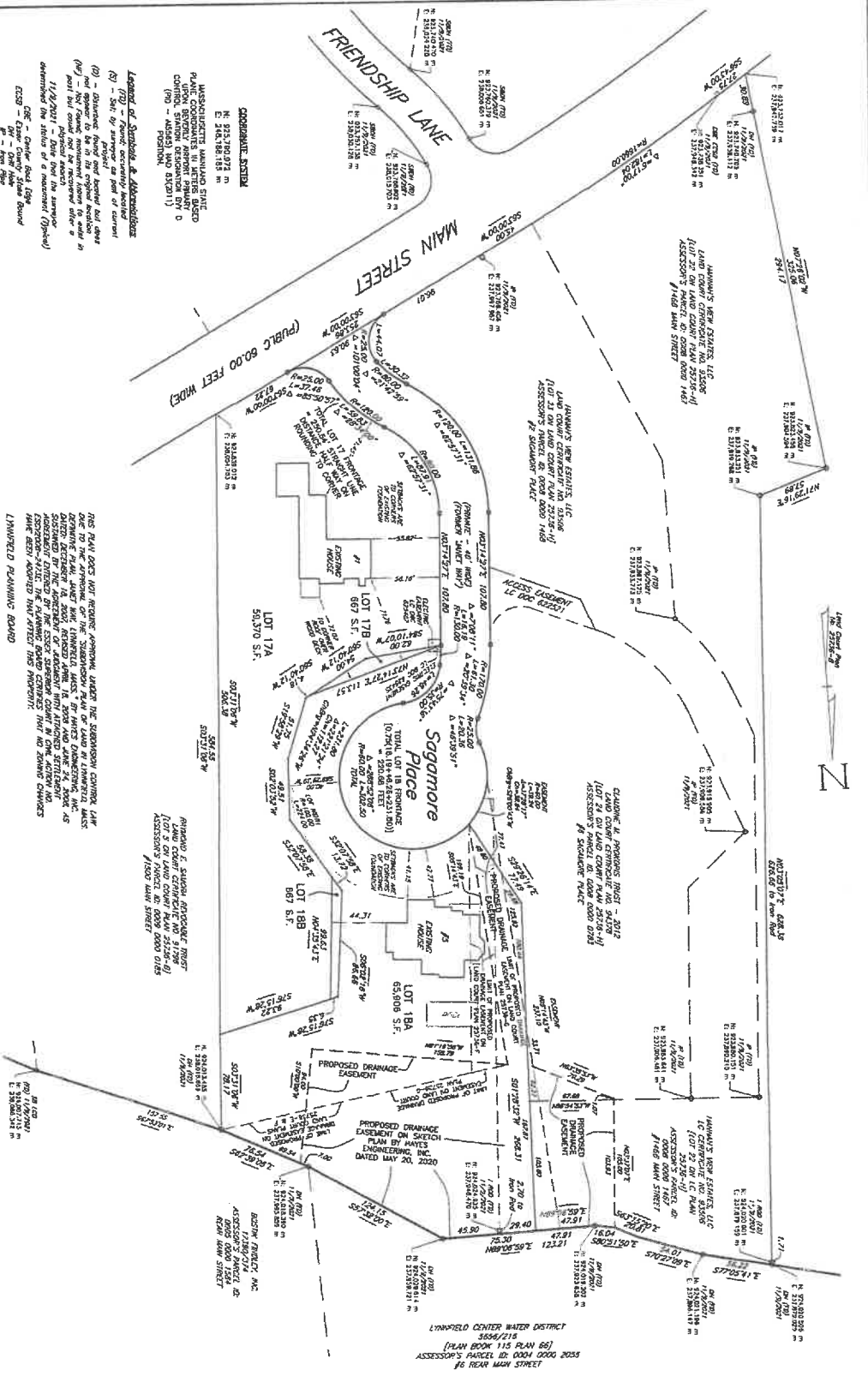
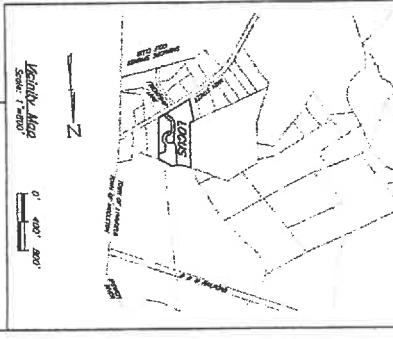
CURRENT RECORD INFORMATION
 COSMOS HAYES & RITA HAYES
 LAND COURT CERTIFICATE NO. 94029
 [LOT 17 ON LAND COURT PLAN 25736-G]
 [LOT 18 ON LAND COURT PLAN 25736-G]
 [LOT 18 ON LAND COURT PLAN 25736-G]
 [LOT 18 ON LAND COURT PLAN 25736-G]
 [LOT 18 ON LAND COURT PLAN 25736-G]

APPROVAL UNDER THE SUBDIVISION CONTROL LAW AND NOT RECORDED LYNNFIELD PLANNING BOARD

DATE: _____

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

ZONING DISTRICT: SINGLE RESIDENCE D
 MINIMUM LOT AREA = 80,000 SF.
 MINIMUM LOT FRONTAGE = 210 FEET (CORNER TO CORNER)
 MINIMUM LOT WIDTH = 150 FEET (BACK FRONTAGE)
 MINIMUM LOT FRONTAGE = 210 FEET / 0.75 = 280 FEET
 MINIMUM LOT WIDTH = 224 FEET (BACK FRONTAGE)
 MAXIMUM PERMITTED LOT COVERAGE = 32%
 LOT SHAPE = NOT > 20° FROM PERPENDICULAR FOR A DISTANCE OF AT LEAST 30% OF THE FRONTAGE (81 FEET)
 PERMITTED LOT COVERAGE = 32 PERCENT
 MINIMUM SETBACKS:
 FRONT = 40 FEET (60 FEET FROM STREET CENTERLINE)
 SIDE = 30 FEET
 REAR = 20 FEET





Southern Essex District Registry
 11/23/2020 09:47 AM DEED Pg 1/5
 ID: 1403295 Doc: 618924 (94078+)
 eRecorded

MASSACHUSETTS EXCISE TAX
 Southern Essex District ROD
 Date: 11/23/2020 09:47 AM
 ID: 1403295 Doc# 618924
 Fee: \$3,146.40 Cons: \$689,900.00

(SPACE ABOVE THIS LINE RESERVED FOR REGISTRY OF DEEDS USE)

MASSACHUSETTS QUITCLAIM DEED

Hannah’s View Estates, LLC, a Massachusetts limited liability company with an address of 100 Burt Road, Andover, MA 01810, (the “**Grantor**”)

for consideration paid and in full consideration of **Six Hundred Eighty-Nine Thousand Nine Hundred (\$689,900.00) DOLLARS**,

hereby grants with **QUITCLAIM COVENANTS** to Costas Hatzis and Rita Hatzis, Husband and Wife, Tenants by the Entirety
 of Medford, Massachusetts (“**Grantee**”)

That certain parcel of land with the buildings thereon situated at and known as 1 Sagamore Place, Lynnfield, Essex County, Massachusetts, being more particularly depicted as LOT 17 SHOWN ON PLAN NUMBERED 25736-G FILED WITH CERTIFICATE OF TITLE #93506

The above described land is determined by the Court to be located as shown upon plan numbered 25736-G, drawn by Hayes Engineering, Inc., Surveyors dated November 19, 2016, as modified and approved by the Court, filed in the Land Registration Office, a copy of a portion of which is filed with Certificate of Title 93506 in said Registry, and the above described land is shown as lot 17, on above said plan.

The Premises are conveyed subject to the conditions, restrictions, rights and easements of record, and with the benefit of the following rights and easements of record.

Reserved unto the Grantor are all easements affecting the premises hereby conveyed and shown on said Plan including, without limitation, a proposed Drainage & Utility Easement as shown on PLAN NUMBERED 25736-G.

Property Address: 1 Sagamore Place Lynnfield, MA

The fee in the streets and ways shown on the Plan is reserved to the Grantor. This conveyance is made together with the non-exclusive right to use the streets and ways as shown on the Plan for all purposes for which streets and ways are commonly used in the Town of Lynnfield, in common with all others legally entitled thereto.

Being a portion of the same premises conveyed to Grantor by deed of ROBERT F. KLEIN, TRUSTEE OF RK BURLINGTON LENDING TRUST V, u/d/t dated 5/18/2011, recorded with the Middlesex South District of the Land Court as Document No. 1566688 and Trustee Certificate Pursuant to MGL ch. 184, Section 35 recorded with the Essex South District of the Land Court as Document No. 589726, said Deed dated June 3, 2020 and filed as Document #612879 with the Essex South District of the Land Court.

For title see Essex South District of the Land Court Certificate of Title No. 93506

This is a conveyance in the ordinary course of business and is not in contravention of the filed Certificate of Organization for the limited liability company, as it may be amended. Neither this instrument nor any other record with the Registry discloses anything in contravention of M.G.L.c. 156C, §66 and the Grantor limited liability company appears from the records of the Office of the Massachusetts Secretary of State to exist.

The undersigned hereby certifies that he has been authorized on behalf of the limited liability company to convey said Lot 18 above described, and he has been authorized by the limited liability company to execute any and all documents necessary to effectuate the sale.

By executing this Document, the undersigned further certifies that he is named in the Operating Agreement and Certificate of Organization as one of the persons authorized to execute, acknowledge, deliver and record any recordable instrument purporting to affect an interest in real property on behalf of the limited liability company and such authority has not been amended, modified or revoked; that the Operating Agreement authorizes him to take all steps necessary to sell the premises described above on the terms and conditions contained in the deed; and that no member of Hannah's View Estates, LLC has filed for bankruptcy protection.

This conveyance does not constitute the sale or transfer of all or substantially all of the assets within the Commonwealth of Massachusetts of an entity taxed as a corporation.

THE REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK.

IN WITNESS WHEREOF, Hannah's View Estates, LLC, has caused its seal to be hereto affixed and in these presents signed by David E. Deloury, its Authorized Signatory, this 18th day of November, 2020.

Hannah's View Estates, LLC



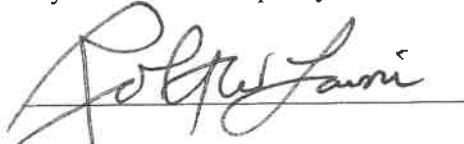
By: David E. Deloury
Its: Authorized Signatory

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

November 18, 2020

On this 18th day of November, 2020, before me, the undersigned notary public, personally appeared David E. Deloury, Authorized Signatory for Hannah's View Estates, LLC proved to me through satisfactory evidence of identification, which was photographic identification with signature issued by a federal or state governmental agency, oath or affirmation of a credible witness, personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose in his capacity as Authorized Signatory for Hannah's View Estates, LLC, and that he has the authority to act in that capacity.



Notary Public

My Commission Expires: 5-27-22

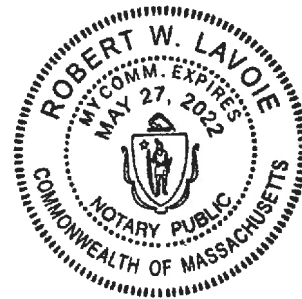


Exhibit A

LOT 17 SHOWN ON PLAN NUMBERED 25736-G FILED WITH CERTIFICATE OF TITLE
#93506

LAND COURT, BOSTON. The Land
herein ~~described~~ will be shown on
our approved plan to follow as
Adjusted To

NOV 18 2020

Plan *25736^G* Lot *17*
(EXAMINED AS DESCRIPTION ONLY)
572 CHIEF SURVEYOR *(716)*

Document: 618924

DEED

Southern Essex District ROD

RECEIVED FOR REGISTRATION

On: 11/23/2020 09:47 AM

CREATED CERT: 94078 Book: 574

Noted on Cert: 93605 Book: 570



Southern Essex District Registry
 11/24/2020 11:10 AM DEED Pg 1/5
 ID: 1403324 Doc: 618984 (94086+)
 eRecorded

MASSACHUSETTS EXCISE TAX
 Southern Essex District RGD
 Date: 11/24/2020 11:10 AM
 ID: 1403324 Doc# 618984
 Fee: \$3,141.84 Cons: \$689,000.00

(SPACE ABOVE THIS LINE RESERVED FOR REGISTRY OF DEEDS USE)

MASSACHUSETTS QUITCLAIM DEED

Hannah’s View Estates, LLC, a Massachusetts limited liability company with an address of 100 Burt Road, Andover, MA 01810, (the “Grantor”)

for consideration paid and in full consideration of **Six Hundred Eighty-Nine Thousand (\$689,000.00) DOLLARS**,

hereby grants with **QUITCLAIM COVENANTS** to

Jill Ann Larsen, as Trustee of The Jill Ann Larsen Revocable Trust, under a Trust Agreement dated May 27, 2014, pursuant to Trustee Certificate under MGL Ch. 184, Section 35 recorded with the Essex South District of the Land Court herewith (“Grantee”) of 22 Winship Drive, Stoneham MA 02180

That certain parcel of land with the buildings thereon situated at and known as 5 Sagamore Place, Lynnfield, Essex County, Massachusetts, being more particularly depicted as **LOT 18 SHOWN ON PLAN NUMBERED 25736-G FILED WITH CERTIFICATE OF TITLE #93506** AND NOTED ON CERTIFICATE OF TITLE NO. 94078

Subject to Proposed Drainage Easement as shown on PLAN NUMBERED 25736-G

The Premises are conveyed subject to the conditions, restrictions, rights and easements of record, and with the benefit of the following rights and easements of record.

Reserved unto the Grantor are all easements affecting the premises hereby conveyed and shown on said Plan including, without limitation, Proposed Drainage Easement as shown on PLAN NUMBERED 25736-G

The fee in the streets and ways shown on PLAN NUMBERED 25736-G is reserved to the Grantor. This conveyance is made together with the non-exclusive right to use the streets and ways as shown on the Plan for all purposes for which streets and ways are commonly used in the Town of Lynnfield, in common with all others legally entitled thereto.

Property Address: 5 Sagamore Place, Lynnfield, Massachusetts

Being a portion of the same premises conveyed to Grantor by deed of ROBERT F. KLEIN, TRUSTEE OF RK BURLINGTON LENDING TRUST V, u/d/t dated 5/18/2011, recorded with the Middlesex South District of the Land Court as Document No. 1566688 and Trustee Certificate Pursuant to MGL ch. 184, Section 35 recorded with the Essex South District of the Land Court as Document No. 589726, said Deed dated June 3, 2020 and filed as Document #612879 with the Essex South District of the Land Court.

For title see Essex South District of the Land Court Certificate of Title No. 93506

This is a conveyance in the ordinary course of business and is not in contravention of the filed Certificate of Organization for the limited liability company, as it may be amended. Neither this instrument nor any other record with the Registry discloses anything in contravention of M.G.L.c. 156C, §66 and the Grantor limited liability company appears from the records of the Office of the Massachusetts Secretary of State to exist.

The undersigned hereby certifies that he has been authorized on behalf of the limited liability company to convey said Lot 18 above described, and he has been authorized by the limited liability company to execute any and all documents necessary to effectuate the sale.


By executing this Document, the undersigned further certifies that he is named in the Operating Agreement and Certificate of Organization as one of the persons authorized to execute, acknowledge, deliver and record any recordable instrument purporting to affect an interest in real property on behalf of the limited liability company and such authority has not been amended, modified or revoked; that the Operating Agreement authorizes him to take all steps necessary to sell the premises described above on the terms and conditions contained in the deed; and that no member of Hannah's View Estates, LLC has filed for bankruptcy protection.

This conveyance does not constitute the sale or transfer of all or substantially all of the assets within the Commonwealth of Massachusetts of an entity taxed as a corporation.

THE REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK.

IN WITNESS WHEREOF, Hannah's View Estates, LLC, has caused its seal to be hereto affixed and in these presents signed by David E. Deloury, its Authorized Signatory, this 10th day of November, 2020.

Hannah's View Estates, LLC



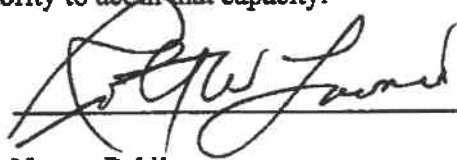
By: David E. Deloury
Its: Authorized Signatory

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

November 10, 2020

On this 10th day of November, 2020, before me, the undersigned notary public, personally appeared David E. Deloury, Authorized Signatory for Hannah's View Estates, LLC proved to me through satisfactory evidence of identification, which was photographic identification with signature issued by a federal or state governmental agency, oath or affirmation of a credible witness, personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose in his capacity as Authorized Signatory for Hannah's View Estates, LLC, and that he has the authority to act in that capacity.



Notary Public
My Commission Expires:

5-27-22

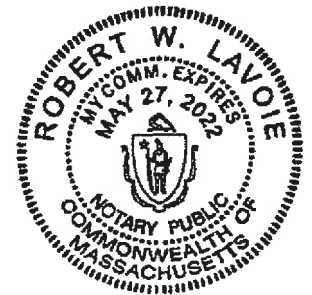


Exhibit A

LOT 18 SHOWN ON PLAN NUMBERED 25736-G FILED WITH CERTIFICATE OF TITLE #93506 (in the name of Hannah's View Estates, LLC) AND NOTED ON CERTIFICATE OF TITLE NO. 94078

Subject to Proposed Drainage Easement as shown on PLAN NUMBERED 25736-G

LAND COURT, BOSTON. The Land herein described will be shown on our approved plan to follow as

REFERRED TO

NOV 09 2020

Plan 25736^G Lot 18
(EXAMINED AS DESCRIPTION ONLY)
STL CHIEF SURVEYOR (JAV)

Document: 618984

DEED

Southern Essex District ROD

RECEIVED FOR REGISTRATION

On: 11/24/2020 11:10 AM

CREATED CERT: 94086 Book: 574

Noted on Cert: 93506 Book: 569