

NOTE: PARCEL G1 IS NOT TO BE CONSIDERED A SEPARATE BUILDING LOT BUT IS TO BE HELD IN COMMON OWNERSHIP WITH ADJOINING LAND OF GUY A. CIOLFI. THE COMBINED LOTS G1 AND G2 ON THIS PLAN, AND LOT 4 ON PLAN NO. 296 OF 1942, CONTAIN A TOTAL AREA OF 30,637 S.F.

NOTES:

1. PROPERTY IS NOT LOCATED IN THE FLOOD PLAIN DISTRICT, ELEVATION 100 M.S.L. AS SHOWN ON THE ZONING DISTRICT MAP OF THE TOWN OF LYNNFIELD, MASSACHUSETTS, DATED DECEMBER 1953, AMENDED THROUGH 2002.
2. PROPERTY IS LOCATED WITHIN THE GROUNDWATER PROTECTION DISTRICT ACCORDING TO THE ZONING DISTRICT MAP MENTIONED ABOVE.
3. CONTOURS ARE NAVD 88 VERTICAL DATUM.

I CERTIFY THAT
 1. I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.
 2. THIS PLAN IS BASED UPON AN ACTUAL FIELD SURVEY BY HAYES ENGINEERING, INC. BETWEEN SEPTEMBER 30, 2002 AND JULY 8, 2019.

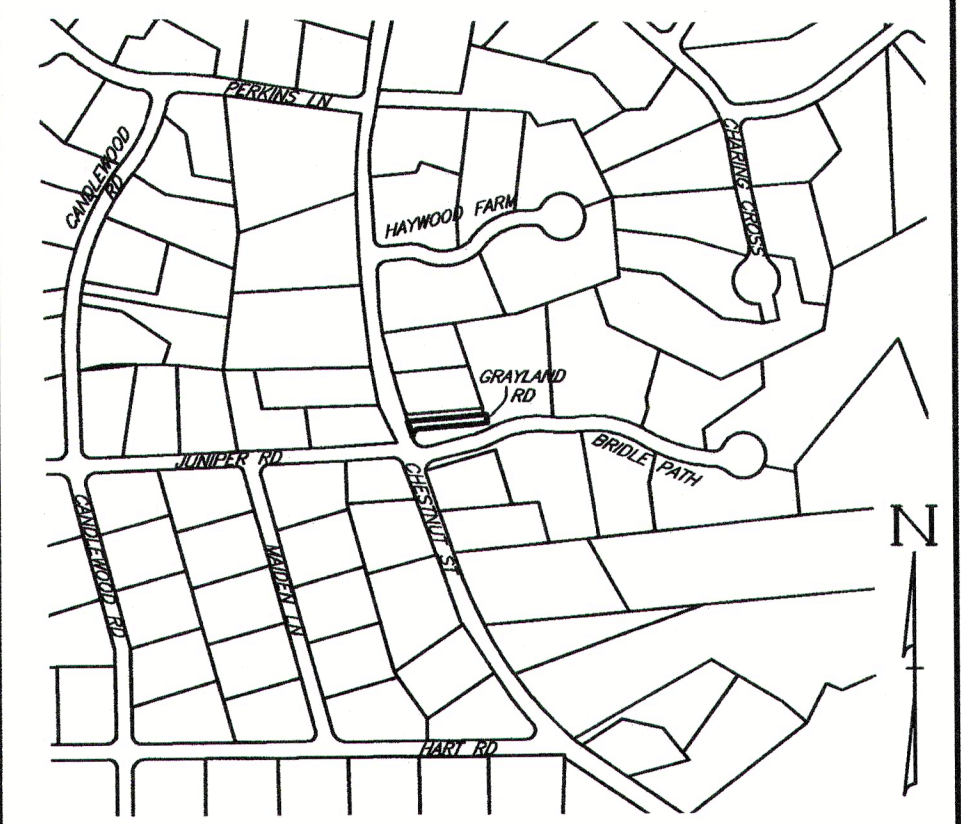
DATE: April 19, 2022

[Signature]
 PROFESSIONAL LAND SURVEYOR

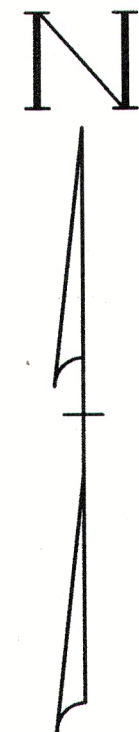
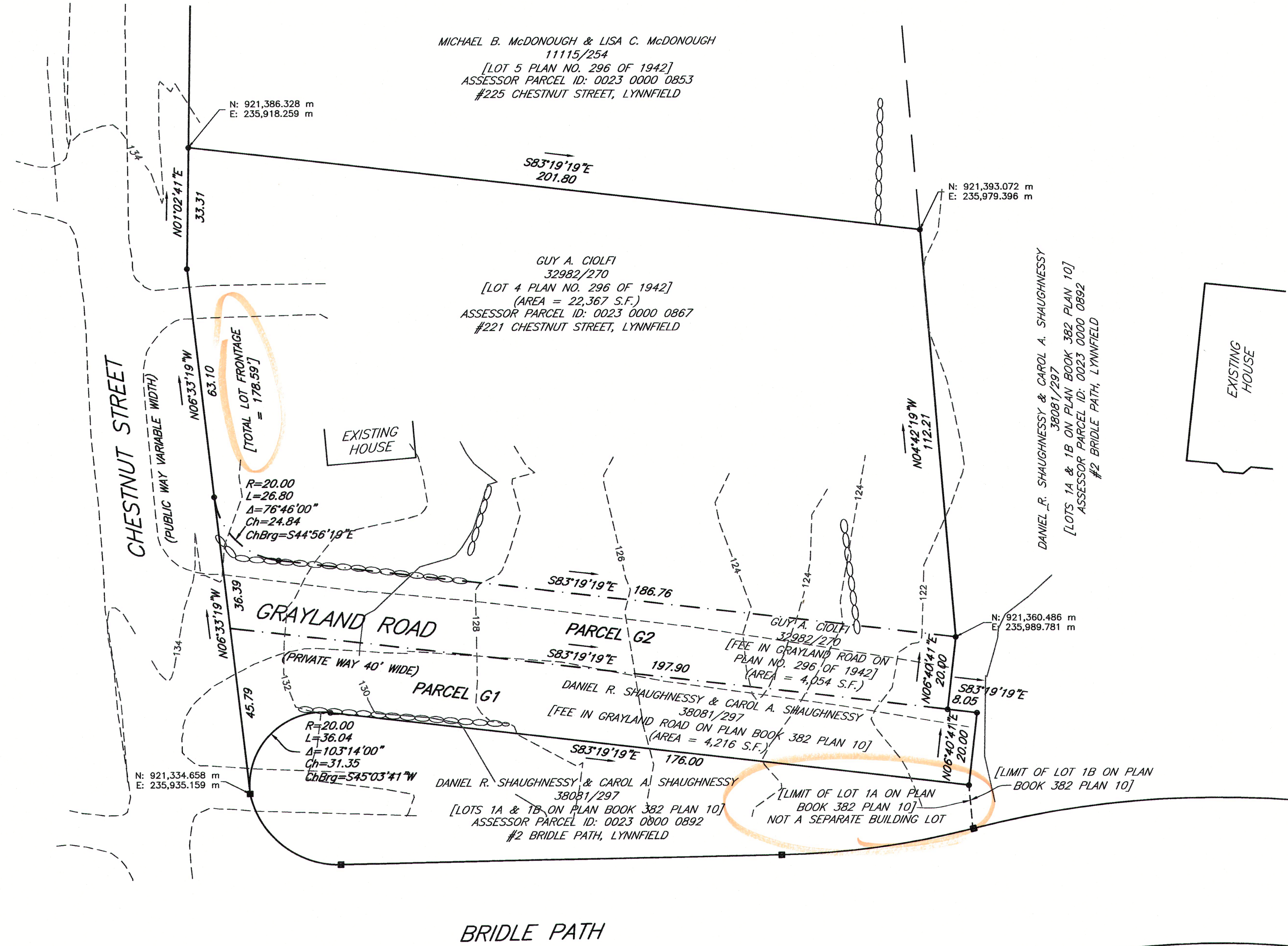
Coordinate System

N: 922,009.677 m
 E: 237,526.267 m

Massachusetts Mainland State Plane
 Coordinates in meters based upon
 Massachusetts Department of
 Transportation MaCORS position.



Vicinity Map
 Scale: 1" = 500'



ZONE: RB
 MINIMUM SETBACKS:
 FRONT = 40 FEET
 SIDE = 20 FEET
 REAR = 20 FEET
 MINIMUM FRONTAGE = 150 FEET
 MINIMUM LOT AREA = 30,000 S.F.

[Signature]
 Hayes Engineering, Inc.
 603 Salem Street
 Wakefield, MA 01880
 Fax: 781.246.2800
 Ph: 781.246.2800
 www.hayeseng.com

Scale: 1" = 20'
 0' 10' 20' 40'

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED LYNNFIELD PLANNING BOARD

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 IN LYNNFIELD, MASS. FEE IN GRAYLAND ROAD

ASSESSOR'S PARCEL ID: 0023 0000 0892

DATE: APRIL 19, 2022

CURRENT OWNERSHIP:
 DANIEL R. SHAUGHNESSY & CAROL A. SHAUGHNESSY
 38081/297
 [FEE IN GRAYLAND ROAD ON PLAN BOOK 382 PLAN 10]

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

PROFESSIONAL SEAL:

 (5-13-2022)

PLAN 1 OF 1

10		
9		
8		
7		
6		
5		
4		
3		
2		
1	Notes added	5/13/22
No.	Revision	Date