

FORM C

(2010)

APPLICATION FOR APPROVAL OF DEFINITIVE PLAN

To the Planning Board of the Town of Lynnfield:

Date: _____

1. The undersigned applicant for a proposed subdivision shown on the accompanying plan, entitled
Definitive Plan Road A Lynnfield, Ma

and dated November 21, 2018, hereby submits such plan as a definitive plan of said subdivision in accordance with the provisions of M.G.L. Chapter 41 and applies for approval thereof.

2. The land within the proposed subdivision is subject to the following easements and restrictions: (attach supplement if necessary.)

3. There are appurtenant to the land within the proposed subdivision the following easements and restrictions over the land of others: (attach supplement if necessary)

4. A preliminary plan of the proposed subdivision was approved by the Planning Board on 9/26/2018. The plan conforms in all respects to said preliminary plan except for required modifications. Applicant confirms that all required modifications are incorporated in the definitive plan.

If no preliminary plan was submitted check here _____.

5. The applicant agrees to construct and install all improvements within said subdivision in full compliance with the Rules and Regulations of the Lynnfield Planning Board as in force on the date of submission of this application (or application for preliminary approval if so submitted), and as modified and supplemented by the written statements of the various agencies attached hereto.

6. The applicant agrees to complete all said required improvements within two years of the date of approval of the definitive plan by the Planning Board.

7. The applicant further agrees that no lot conveyed by it shall carry with the conveyance any fee or right or rights in the ways other than the right to pass and repass in common with others having the same right, and that such lot conveyances will comply with Chapter 183, Section 58 of the General Laws, and that the Planning Board will be furnished a copy of the deed for each lot conveyed at least thirty days prior to the time when the title to the way or ways is to be conveyed to the Town.

8. Applicant herein authorizes the Planning Board to record or register the approved plan with this application appended, at the applicant's expense, in the Essex South Registry of Deeds. Should applicant choose to record or register said approved plan with this application appended on applicant's own account then proof of such action must be delivered to the Planning Board within 5 days of said action.

9. The applicant agrees, at such time as requested by the Planning Board, to convey to the Town of Lynnfield title to all ways, easements and appurtenances lying within the ways, and shall further convey to the appropriate Water District title to all water mains, appurtenances, and easements shown on the approved subdivision plan.

10. The applicant further agrees to file security required to construct the ways and install all municipal services pursuant to M.G.L. Chapter 41 section 81U.


11. The applicant covenants and agrees with the Board as a condition of approval of the definitive plan not to convey any lot within the subdivision, nor to erect or place any building on any lot within the subdivision until the required improvements necessary to serve said subdivision have been approved by the Planning Board.

12. Applicant agrees that This application is not complete unless accompanied by an original definitive plan of the proposed, subdivision, written verifications, and approval from the required agencies, a designer's certificate, and the full filing fee.

13. The Owner's title is recorded in the Essex South Registry of Deeds, as follows:
(If multiple titles attached supplement.)

Grantor(s)	See Attached Exhibits A, B, & C	Land Court:
Date of Deed	_____	Book _____ Certificate _____
Book _____, Page _____		Document No. _____

Lynnfield Assessors': See Attached Exhibits
Tax Map(s) _____, Parcel No.(s) _____

Applicant(s)	Signature	
(All must sign)	Address	HPI, LLC Brian Hannon, Manager 23 Stiles Road Suite 104 Salem, NH 03079

Applicant(s)	Signature	_____
(All must sign)	Address	_____

Owner(s)	Signature	See Attached Exhibits A, B, & C
(If not applicant)	Address	_____

Exhibit A

Property Address: 333 Summer Street, Lynnfield, MA

Lynnfield Assessors: Tax Map 34 Parcel 2015

Grantor: Angelo DeGiovanni and Anna C. DeGiovanni

Grantee: Janet M. Tobin and Annmarie Pendola,
Trustees of the DeGiovanni Family Trust

Date of Deed: May 25, 2013

Book: 32543

Page: 434

Owner Signature:



Janet M. Tobin, Trustee
DeGiovanni Family Trust
333 Summer Street
Lynnfield, MA 01940



Annmarie Pendola, Trustee
The DeGiovanni Family Trust
333 Summer Street
Lynnfield, MA 01940

Exhibit B

Property Address: 339 Summer Street, Lynnfield, MA

Lynnfield Assessors: Tax Map 34 Parcel 2027

Grantor: Herbert M. Singleton and Mary Jean Singleton,
Trustees of The Singleton Loving Trust

Grantee: Stephen C. Wallace and Laura Singleton Wallace

Date of Deed: September 17, 2013

Book: 32841

Page: 114

Owner Signature:



Stephen C. Wallace
339 Summer Street
Lynnfield, MA 01940



Laura Singleton Wallace
339 Summer Street
Lynnfield, MA 01940

Exhibit C

Property Address: 349 Summer Street, Lynnfield, MA

Lynnfield Assessors: Tax Map 34 Parcel 2055

Grantor: Elizabeth R. Caldwell

Grantee: Jane W. Coonrod

Date of Deed: May 3, 1978

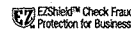
Book: 6466

Page: 334

Owner Signature:

A handwritten signature in cursive script that reads "Jane W. Coonrod". The signature is written in dark ink and is positioned above the printed name and address.

Jane W. Coonrod
349 Summer Street
Lynnfield, MA 01940



PARK PLACE REALTY TRUST

23 STILES RD
SALEM, NH 03079

BANK OF NEW HAMPSHIRE
54-7027/2117

12/31/18

PAY TO THE
ORDER OF

Town of Lynnfield

\$ 2400. —

— Two thousand four hundred + 00/100 —

DOLLARS

MEMO



[Handwritten Signature]
AUTHORIZED SIGNATURE

Security features. Details on back.

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