



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 BY D (PID - A15565) NAD 83(2011) POSITION.

Legend of Symbols & Abbreviations

- (FD) - Found; accurately located
- (S) - Set; by surveyor as part of current project
- (D) - Disturbed; found and located but does not appear to be in its original location
- (NF) - Not Found; monument known to exist in past but could not be recovered after a physical search
- 11/9/2021 - Date that the surveyor determined the status of a monument (Typical)

- CBE - Center Back Edge
- ECSB - Essex County Stone Bound
- DH - Drill Hole
- IP - Iron Pipe
- SB - Stone Bound
- LCD - Land Court Disk
- Stone Bound to be set by owner unless otherwise noted

Subdivision Plan of Land in LYNNFIELD, MASS.

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

Hayes Engineering, Inc.
Civil Engineers & Land Surveyors
603 Salem Street
Wakefield, MA 01880



Telephone: 781.246.2800
Facsimile: 781.246.7596
www.hayeseng.com

Scale: 1" = 40' November 9, 2021

THIS PLAN DOES NOT REQUIRE APPROVAL UNDER THE SUBDIVISION CONTROL LAW DUE TO THE APPROVAL OF THE "SUBDIVISION PLAN OF LAND IN LYNNFIELD, MASS. DEFINITIVE PLAN, JANET WAY, LYNNFIELD, MASS." BY HAYES ENGINEERING, INC. DATED: DECEMBER 18, 2007, REVISED APRIL 18, 2008 AND JUNE 24, 2008, AS SUSTAINED BY THE AGREEMENT OF JUDGMENT WITH ATTACHED SETTLEMENT AGREEMENT ENTERED BY THE ESSEX SUPERIOR COURT IN CIVIL ACTION NO. ESCV2008-2473E. THE PLANNING BOARD CERTIFIES THAT NO ZONING CHANGES HAVE BEEN ADOPTED THAT AFFECT THIS PROPERTY.

LYNNFIELD PLANNING BOARD

DATE: _____

I CERTIFY THAT ANY MONUMENTS SHOWN HEREON AS "SET" BY HAYES ENGINEERING, INC. AT THE PROPERTY CORNERS OF THE SUBJECT PREMISES HAVE BEEN SET IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 AS OF THE DATE OF THIS SURVEY.

I CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 BETWEEN NOVEMBER 12, 2007 AND NOVEMBER 9, 2021.

EDM ACCURACY ±(2 MM + 2 PPM)
TRAVERSE PRECISION (RAW) = 1:33,729
LINEAR ERROR OF CLOSURE (RAW) = 0.05 FEET
DIRECTIONAL ERROR OF CLOSURE = N28°E

DATE: NOVEMBER 9, 2021

PROFESSIONAL LAND SURVEYOR

NOTES:

1. PROPERTY IS SUBJECT TO AN EASEMENT GRANTED TO NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY AND TOWN OF READING MUNICIPAL LIGHT DEPARTMENT RECORDED IN THE LAND COURT DIVISION OF ESSEX COUNTY, SOUTH DISTRICT REGISTRY OF DEEDS IN BOOK 119 PAGE 28350.
2. LOTS 17A, 17B, 18A & 18B ARE SUBJECT TO A COVENANT WITH THE LYNNFIELD PLANNING BOARD.
3. THIS PLAN IS BASED UPON AN ACTUAL SURVEY BY HAYES ENGINEERING, INC. BETWEEN NOVEMBER 12, 2007 AND NOVEMBER 10, 2021.

NOTES:

LOTS 17A AND 17B ARE NOT TO BE CONSIDERED SEPARATE BUILDING LOTS BUT ARE TO BE HELD IN COMMON OWNERSHIP TO FORM ONE BUILDING LOT (TOTAL AREA = 60,037 S.F., OR 1.378 ACRES).

LOTS 18A AND 18B ARE NOT TO BE CONSIDERED SEPARATE BUILDING LOTS BUT ARE TO BE HELD IN COMMON OWNERSHIP TO FORM ONE BUILDING LOT (TOTAL AREA = 66,573 S.F., OR 1.528 ACRES).

CURRENT RECORD INFORMATION

[LOTS 17A & 18B ON THIS PLAN]
COSTAS HATZIS & RITA HATZIS
LAND COURT DOCUMENT NO. 618924
LAND COURT CERTIFICATE NO. 94078
[LOT 17 ON LAND COURT PLAN 25736-G]
[AREA OF LOT 17 = 60,037 S.F., OR 1.378 ACRES]
ASSESSOR'S PARCEL ID: 0009 0000 0818
#1 SAGAMORE PLACE

[LOTS 17B & 18A ON THIS PLAN]
THE JILL ANN LARSEN REVOCABLE TRUST
LAND COURT DOCUMENT NO. 618984
LAND COURT CERTIFICATE NO. 94086
[LOT 18 ON LAND COURT PLAN 25736-G]
[AREA OF LOT 18 = 66,573 S.F., OR 1.528 ACRES]
ASSESSOR'S PARCEL ID: 0009 0000 0147
#5 SAGAMORE PLACE, LYNNFIELD, MA

PLAN OF LAND
#1 & 5 SAGAMORE PLACE,
LYNNFIELD, MASS.

ASSESSOR'S PARCEL ID: 0009 0000 0818 & 0009 0000 0147
LYNNFIELD, MASS.
DATE: NOVEMBER 9, 2021
REVISIONS: _____

CURRENT RECORD INFORMATION
COSTAS HATZIS & RITA HATZIS
LAND COURT CERTIFICATE NO. 94078
[LOT 17 ON LAND COURT PLAN 25736-G]
THE JILL ANN LARSEN REVOCABLE TRUST
LAND COURT CERTIFICATE NO. 94086
[LOT 18 ON LAND COURT PLAN 25736-G]



ZONING DISTRICT: SINGLE RESIDENCE D
MINIMUM LOT AREA = 60,000 S.F.
MINIMUM LOT FRONTOFFSET = 210 FEET (CORNER TO CORNER)
MINIMUM LOT WIDTH = 168 FEET (80% FRONTAGE)
MINIMUM LOT FRONTOFFSET = 210 FEET / 0.75 = 280 FEET
MINIMUM LOT WIDTH = 224 FEET (80% FRONTAGE)
MAXIMUM PERMITTED LOT COVERAGE = 35%
LOT SHAPE = NOT > 20' FROM PERPENDICULAR FOR A DISTANCE OF AT LEAST 30% OF THE FRONTAGE (63 FEET)
PERMITTED LOT COVERAGE = 35 PERCENT
MINIMUM SETBACKS:
FRONT = 40 FEET (60 FEET FROM STREET CENTERLINE)
SIDE = 30 FEET
REAR = 20 FEET

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
LYNNFIELD PLANNING BOARD

DATE: _____

PLANNING BOARD ENDORSEMENT OF THIS PLAN UNDER THE SUBDIVISION CONTROL LAW SHOULD BE OBTAINED FROM THE TOWN OF LYNNFIELD. THIS PLAN SHOWS HOW THE ZONING REQUIREMENTS OF THE TOWN OF LYNNFIELD.