

**LOT 1**  
 TOTAL AREA  
 1,572,217 S.F.  
 36.093 Acres  
 AREA IN LYNNFIELD  
 1,565,699± S.F.  
 35.943± Acres  
 AREA IN PEABODY  
 6,518± S.F.  
 0.149± Acres

**LOT 2**  
 3,037,707 S.F.  
 69.736 Acres

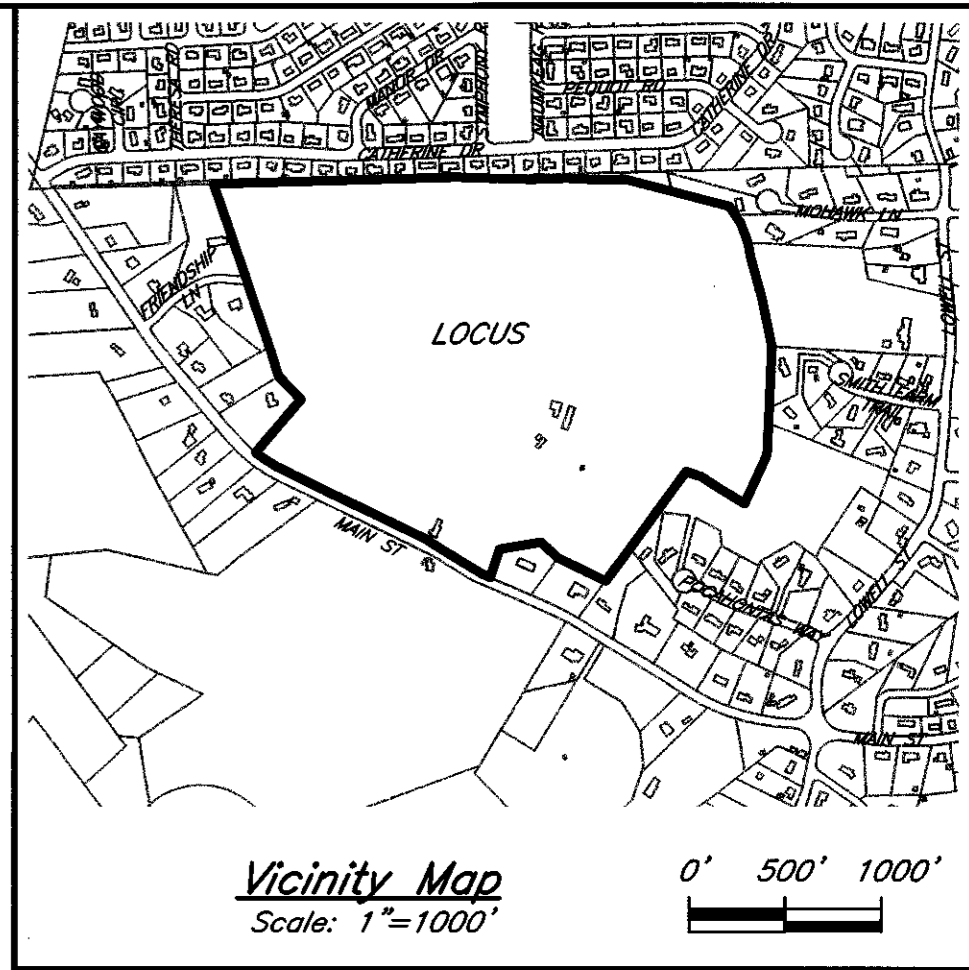
**LEGEND OF ABBREVIATIONS**

- 1374/43: BOOK/PAGE REFERENCE RECORDED AT THE ESSEX SOUTH DISTRICT REGISTRY OF DEEDS
- CBE: CENTER BACK EDGE
- DH: DRILL HOLE
- ECSB: ESSEX COUNTY STONE BOUND
- F: FOUND
- IP: IRON PIPE
- SBDH: STONE BOUND DRILL HOLE

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN IN THE CITY OF PEABODY ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS OR WAYS SHOWN IN THE CITY OF PEABODY ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS IN THE CITY OF PEABODY ARE SHOWN.

DATE: October 25, 2021

*[Signature]*  
 PROFESSIONAL LAND SURVEYOR



**Coordinate System**  
 N: 923,051,531 m  
 E: 237,998,243 m

Massachusetts Mainland State Plane  
 Coordinates in meters based upon  
 MaCORS Real-Time Network  
 NAD 83 (2011) (Epoch 2010.00) datum

**ZONING DISTRICT: SINGLE RESIDENCE D**

MINIMUM LOT AREA = 60,000 S.F.  
 MINIMUM LOT FRONTAGE = 210 FEET (CORNER TO CORNER)  
 MINIMUM LOT WIDTH = 168 FEET (80% FRONTAGE)  
 MAXIMUM PERMITTED LOT COVERAGE = 35%  
 LOT SHAPE = NOT > 20' FROM PERPENDICULAR FOR A DISTANCE OF AT LEAST 50% OF THE FRONTAGE (65 FEET PERMITTED LOT COVERAGE = 35 PERCENT)

MINIMUM SETBACKS:  
 FRONT = 40 FEET (60 FEET FROM STREET CENTERLINE)  
 SIDE = 30 FEET  
 REAR = 20 FEET

NOTE: THIS PLAN IS BASED UPON AN ACTUAL SURVEY BY HAYES ENGINEERING, INC. BETWEEN OCTOBER 22, 1990 AND DECEMBER 3, 2021. CONTROL MONUMENT STATUS IS CURRENT.

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED  
 LYNNFIELD PLANNING BOARD

*[Signature]*  
 DATE: January 26, 2022

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

**PLAN OF LAND**  
 MAIN STREET,  
 LYNNFIELD, MASS.

ASSESSOR'S PARCEL ID: 0013 0000 0855

DATE: OCTOBER 25, 2021  
 REVISIONS:

**CURRENT RECORD OWNERSHIP**  
 SHAMORE SPRING REAL ESTATE TRUST  
 Book 4078, Page 442  
 Essex South District Registry of Deeds

ENGINEER  
 HAYES ENGINEERING, INC.  
 603 S. MAIN STREET  
 WAKEFIELD, MASS. 01880  
 SCALE: 1" = 100'

RECEIVED  
 TOWN CLERK'S OFFICE  
 LYNNFIELD, MA  
 JAN 11 P. 26  
 2022

SEAL

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

*[Signature]*, P.L.S.  
 PROFESSIONAL LAND SURVEYOR  
 HAYES ENGINEERING, INC.

SO ESSEX #173 BK: 40797 Pg: 69  
 03/17/2022 11:30 PLM Pg 1/1

#173  
 3-17-2022  
 BK 40797-PG 69