

CITY OF PEABODY
TOWN OF LYNNFIELD

APPROXIMATE LOCATION OF TOWN/CITY LINE

FRIENDSHIP LANE

RIEY FAMILY REAL ESTATE TRUST
 LOT 24 ON PB 18, PL 18, 19

JESSICA H. RICCIO & JULIAN K. RICCIO
 LOT E & LAND STONE WOKW CLIFFORD STORV ON PB 81, PL 87

CARLTON PRYOR SULLIVAN & TROPOR
 308A, 308B, 308C, 308D, 308E, 308F, 308G, 308H, 308I, 308J, 308K, 308L, 308M, 308N, 308O, 308P, 308Q, 308R, 308S, 308T, 308U, 308V, 308W, 308X, 308Y, 308Z

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

PROFESSIONAL LAND SURVEYOR

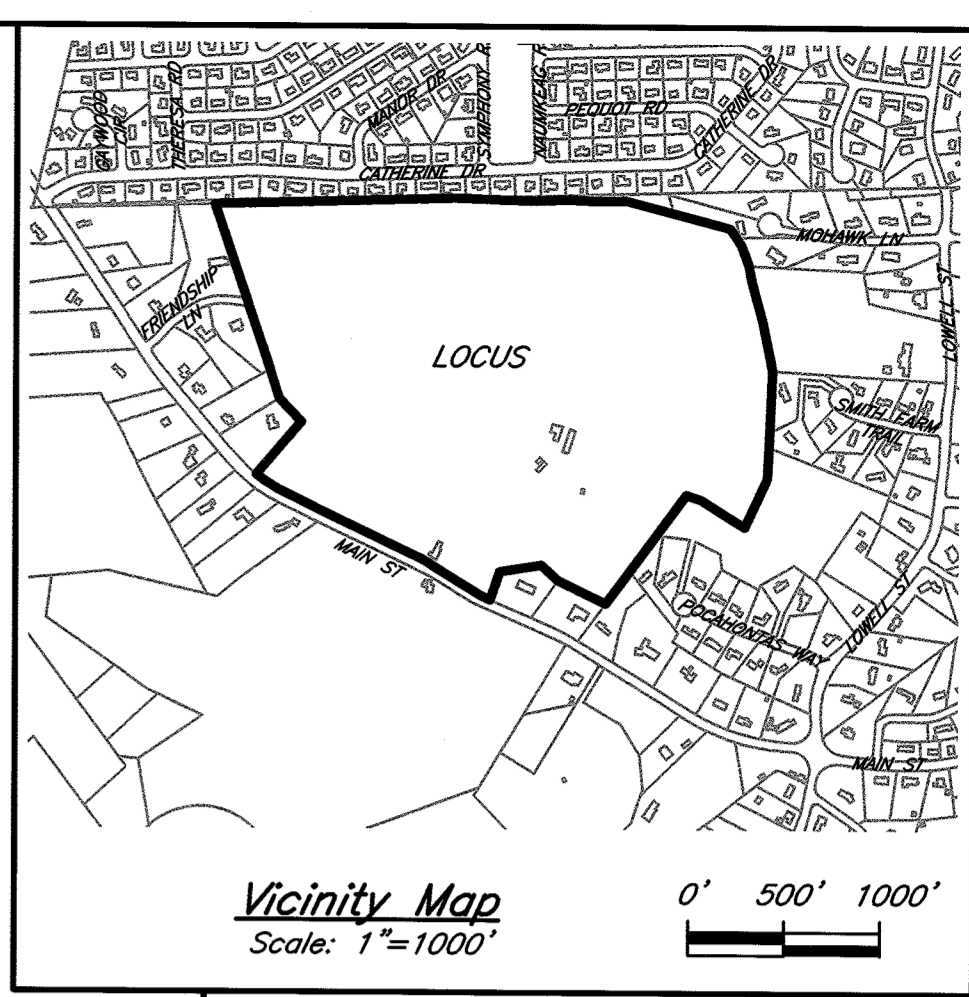
PLANNING BOARD ENDORSEMENT OF THIS PLAN UNDER THE SUBDIVISION CONTROL LAW SHOULD NOT BE CONSTRUED AS A REPRESENTATION OR REQUIREMENTS OF THE TOWN OF LYNNFIELD.

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



Coordinate System

N: 923,051.531 m
 E: 237,998.243 m

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

ZONING DISTRICT: SINGLE RESIDENCE D

MINIMUM LOT AREA = 80,000 S.F.
 MINIMUM LOT FRONTAGE = 270 FEET (CORNER TO CORNER)
 MINIMUM LOT WIDTH = 165 FEET (SIDE FRONTAGE)
 MINIMUM MINIMUM 10' FROM PERMITTED LOT FRONTAGE
 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

NOTE: THIS PLAN IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY. THE SURVEY WAS COMPLETED ON OCTOBER 25, 2021. THE SURVEY CONTROL MONUMENT STATUS IS CURRENT.

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
 LYNNFIELD PLANNING BOARD

DATE: _____

PLANNING BOARD ENDORSEMENT OF THIS PLAN UNDER THE SUBDIVISION CONTROL LAW SHOULD NOT BE CONSTRUED AS A REPRESENTATION OR 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: _____

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

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

SCALE: 1" = 100'

12-16-2021

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

PROFESSIONAL LAND SURVEYOR
 HAYES ENGINEERING, INC.