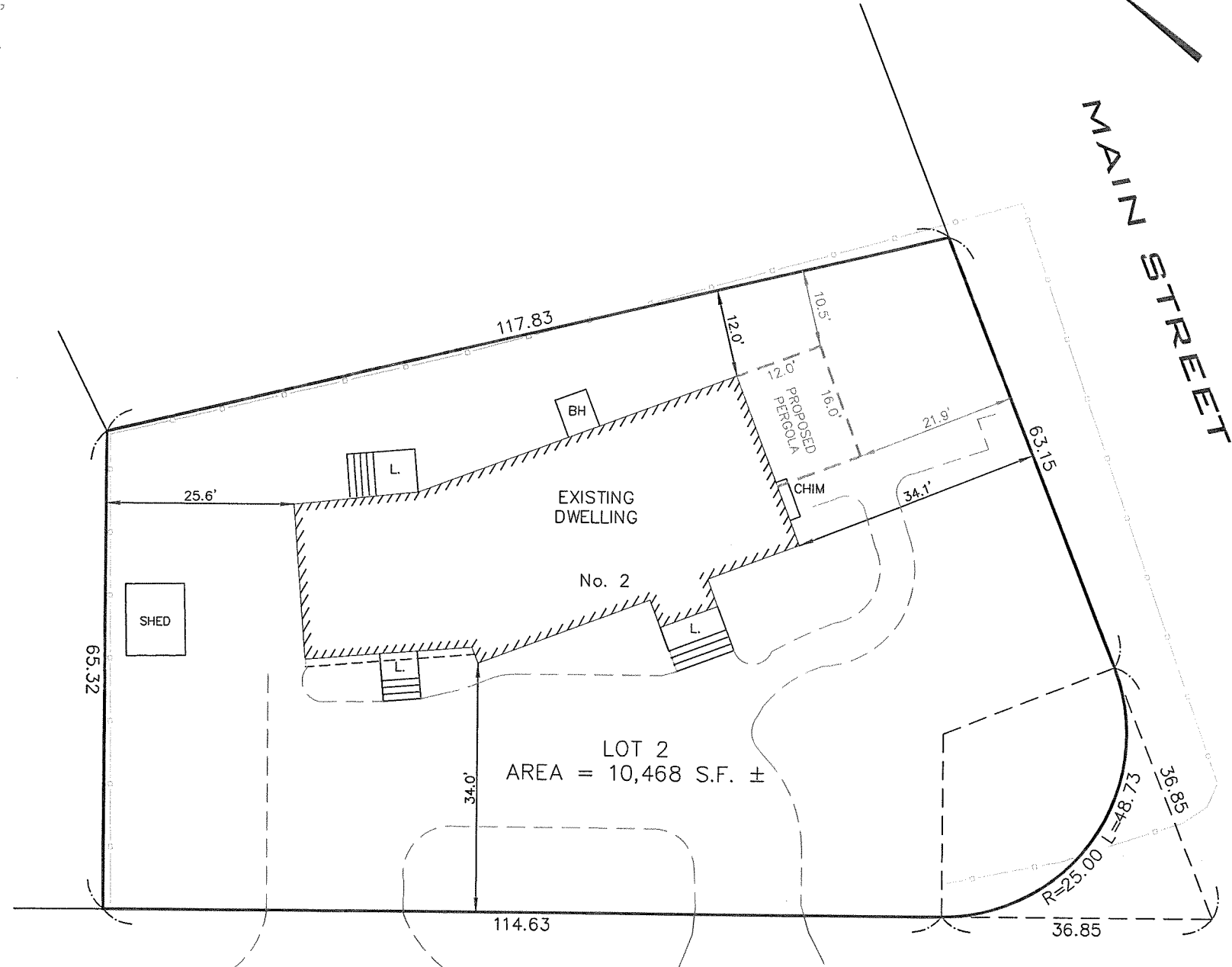
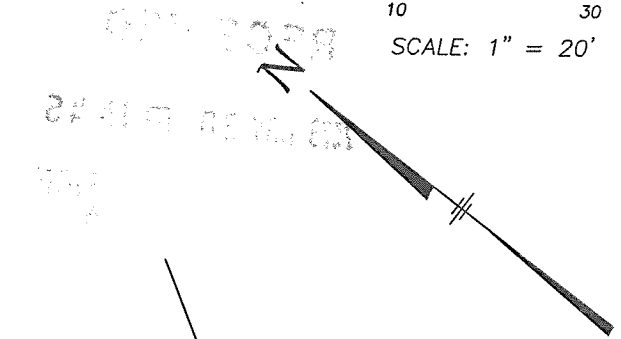
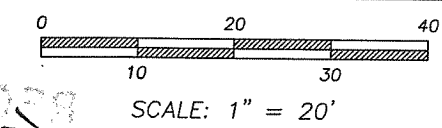


ZONE: SINGLE RESIDENCE B (RB)

AREA	REQUIRED 30,000 s.f.	EXISTING 10,468 s.f.	PROPOSED (PERGOLA) 10,468 s.f.
FRONTAGE	150	151.47 139.00 1/2 RADIUS	151.47 PI 139.00 1/2 RADIUS
FRONT YARD	40	34.0	34.0 DWELLING
FRONT YARD	40	34.1	21.9 PERGOLA
SIDE YARD	20	25.6	25.6
REAR YARD	20	12.0	10.5 PERGOLA
MAX LOT COVERAGE%	35%	15.6%	17.5%




CURRENT OWNER: FRANCIS LOPILATO  
 TITLE REFERENCE: BK 38594 PG 94  
 PLAN REFERENCE: BK 74 PG 73

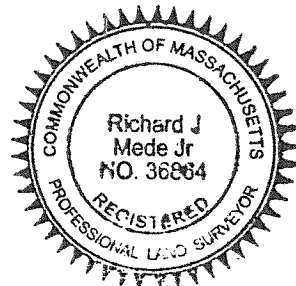
THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

SURVEYOR'S CERTIFICATION:  
 TO: FRANCIS LOPILATO

I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.


THE FIELD WORK WAS COMPLETED ON: NOVEMBER 16, 2020  
 DATE OF PLAN: DECEMBER 04, 2020  
 DATE OF PLAN: NOVEMBER 9, 2023 (PERGOLA)

  
 RICHARD J. MEDE, JR. P.L.S. DATE: 11/09/2023



EDWARD AVENUE

CERTIFIED PLOT PLAN  
 2 EDWARD AVENUE  
 LYNNFIELD, MA  
 (ESSEX COUNTY)

PREPARED BY:  
  
**MEDFORD ENGINEERING & SURVEY**  
 ANGELO B. VENEZIANO ASSOCIATES  
 15 HALL STREET, MEDFORD, MA 02155  
 781-396-4466 fax: 781-396-8052

PREPARED FOR:  
 FRANCIS LOPILATO

DRAWN CAV	CHECKED RJM	FILE NO. 20981
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