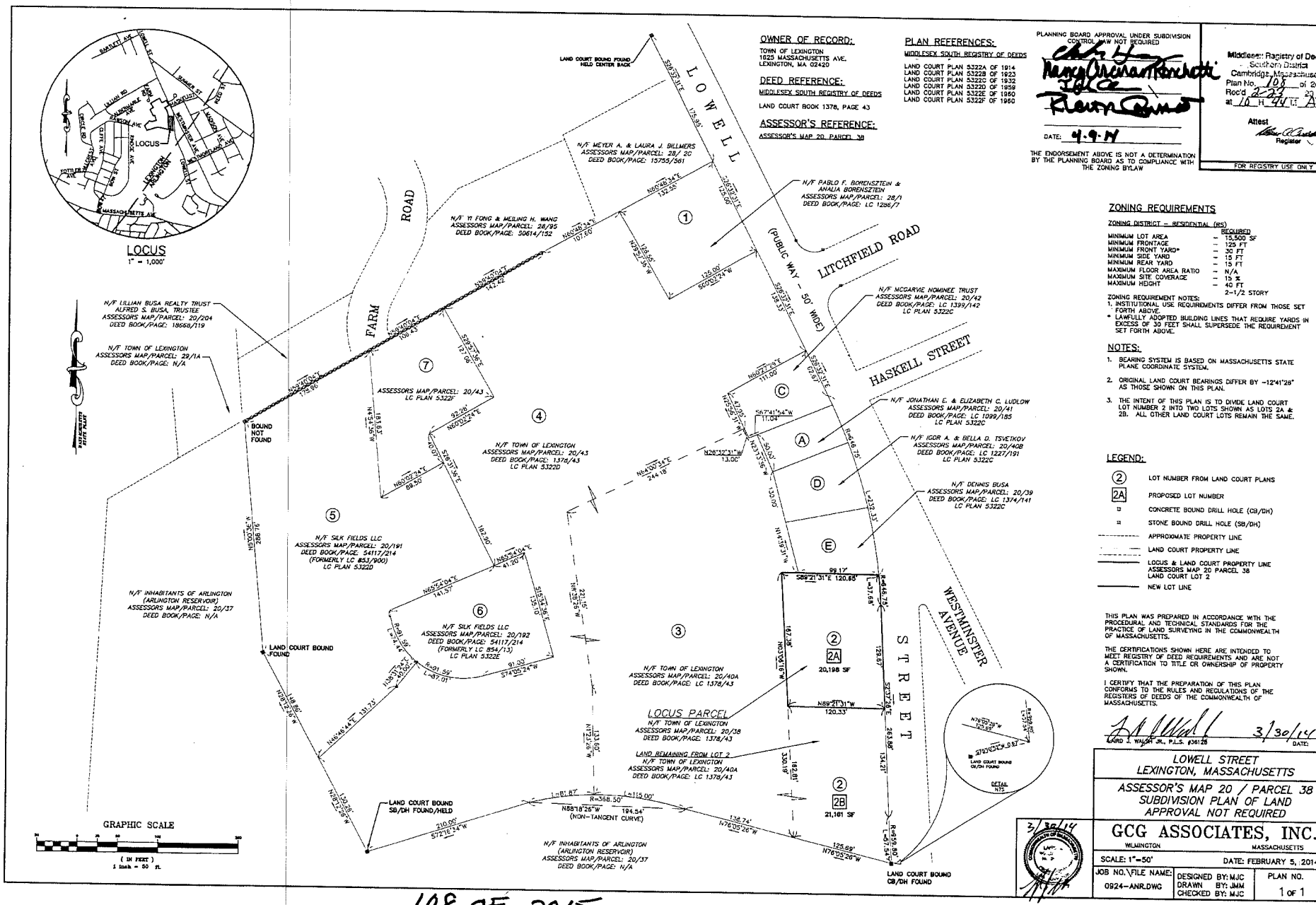
LOCUS
1" = 1,000'



OWNER OF RECORD:

TOWN OF LEXINGTON
1625 MASSACHUSETTS AVE.
LEXINGTON, MA 02420

DEED REFERENCE:

MIDDLESEX SOUTH REGISTRY OF DEEDS

LAND COURT BOOK 1378, PAGE 43

ASSESSOR'S REFERENCE:

ASSESSOR'S MAP 20, PARCEL 38

PLAN REFERENCES:

MIDDLESEX SOUTH REGISTRY OF DEEDS

LAND COURT PLAN 5322A OF 1914
LAND COURT PLAN 5322B OF 1923
LAND COURT PLAN 5322C OF 1932
LAND COURT PLAN 5322D OF 1959
LAND COURT PLAN 5322E OF 1960
LAND COURT PLAN 5322F OF 1960

PLANNING BOARD APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED

DATE: 4-9-14

THE ENDORSEMENT ABOVE IS NOT A DETERMINATION BY THE PLANNING BOARD AS TO COMPLIANCE WITH THE ZONING BYLAW

Middlesex Registry of Deeds
Southern District
Cambridge, Massachusetts
Plan No. 108 of 2015
Rec'd 2-23 20 15
at 10 H 44 M A M
Attest
Register

FOR REGISTRY USE ONLY

ZONING REQUIREMENTS

ZONING DISTRICT – RESIDENTIAL (RS)

	REQUIRED
MINIMUM LOT AREA	– 15,500 SF
MINIMUM FRONTAGE	– 125 FT
MINIMUM FRONT YARD*	– 30 FT
MINIMUM SIDE YARD	– 15 FT
MINIMUM REAR YARD	– 15 FT
MAXIMUM FLOOR AREA RATIO	– N/A
MAXIMUM SITE COVERAGE	– 15 %
MAXIMUM HEIGHT	– 40 FT 2-1/2 STORY

ZONING REQUIREMENT NOTES:
1. INSTITUTIONAL USE REQUIREMENTS DIFFER FROM THOSE SET FORTH ABOVE.
* LAWFULLY ADOPTED BUILDING LINES THAT REQUIRE YARDS IN EXCESS OF 30 FEET SHALL SUPERSEDE THE REQUIREMENT SET FORTH ABOVE.

NOTES:

1. BEARING SYSTEM IS BASED ON MASSACHUSETTS STATE PLANE COORDINATE SYSTEM.
2. ORIGINAL LAND COURT BEARINGS DIFFER BY –12°41'28" AS THOSE SHOWN ON THIS PLAN.
3. THE INTENT OF THIS PLAN IS TO DIVIDE LAND COURT LOT NUMBER 2 INTO TWO LOTS SHOWN AS LOTS 2A & 2B. ALL OTHER LAND COURT LOTS REMAIN THE SAME.

LEGEND:

- (2) LOT NUMBER FROM LAND COURT PLANS
- [2A] PROPOSED LOT NUMBER
- CONCRETE BOUND DRILL HOLE (CB/DH)
- STONE BOUND DRILL HOLE (SB/DH)
- APPROXIMATE PROPERTY LINE
- LAND COURT PROPERTY LINE
- LOCUS & LAND COURT PROPERTY LINE ASSESSORS MAP 20 PARCEL 38 LAND COURT LOT 2
- NEW LOT LINE

THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

THE CERTIFICATIONS SHOWN HERE ARE INTENDED TO MEET REGISTRY OF DEED REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN.

I CERTIFY THAT THE PREPARATION OF THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

LAND J. WALSH JR., P.L.S. #36128 — DATE: 3/30/14

LOWELL STREET
LEXINGTON, MASSACHUSETTS

ASSESSOR'S MAP 20 / PARCEL 38
SUBDIVISION PLAN OF LAND
APPROVAL NOT REQUIRED

GCG ASSOCIATES, INC.
WILMINGTON MASSACHUSETTS

SCALE: 1"=50' DATE: FEBRUARY 5, 2014

JOB NO.\FILE NAME:	DESIGNED BY: MJC	PLAN NO.
0924-ANR.DWG	DRAWN BY: JMM CHECKED BY: MJC	1 OF 1

108 OF 2015