

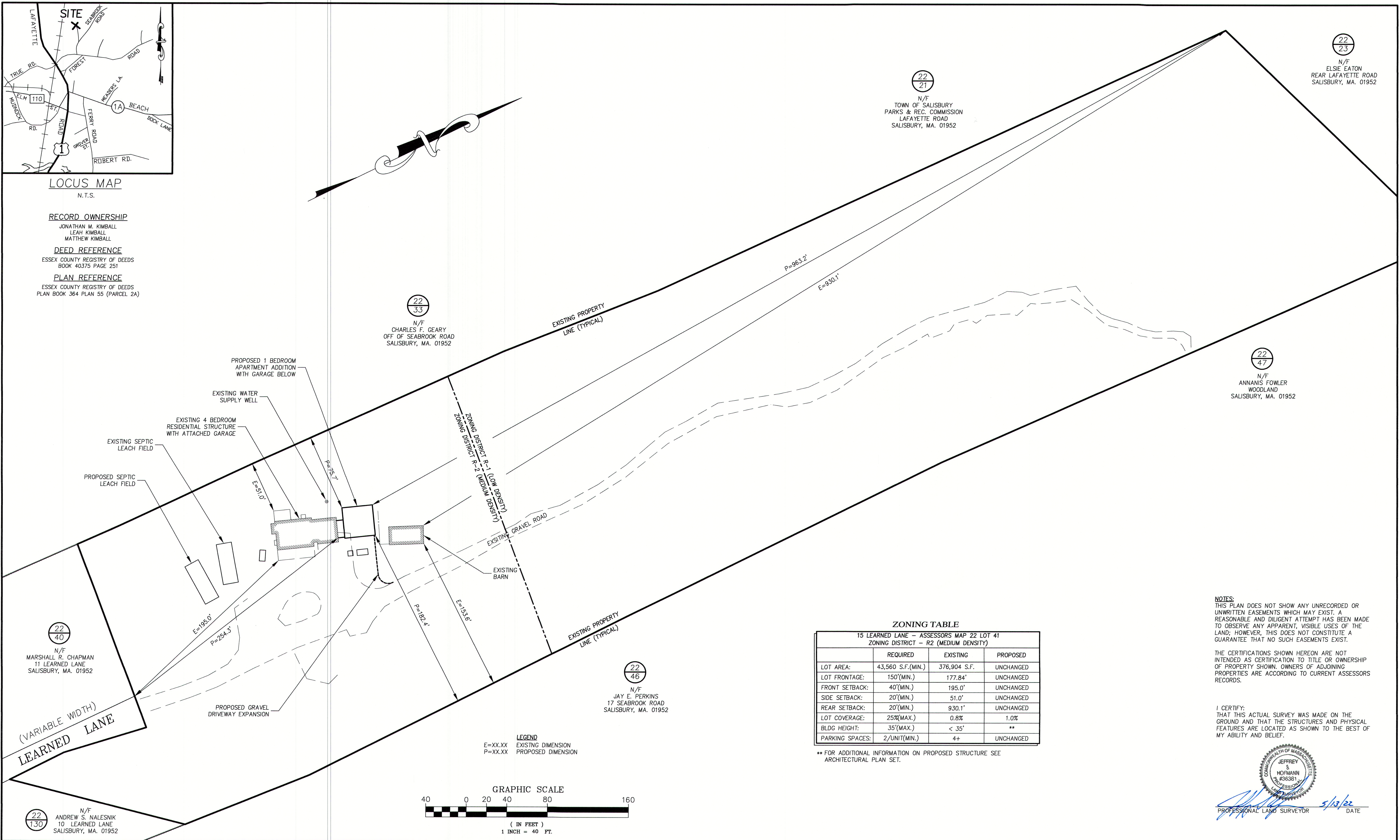
JONATHAN M. KIMBALL
LEAH KIMBALL
MATTHEW KIMBALL

DEED REFERENCE

ESSEX COUNTY REGISTRY OF DEEDS
BOOK 40375 PAGE 251

PLAN REFERENCE

ESSEX COUNTY REGISTRY OF DEEDS
PLAN BOOK 364 PLAN 55 (PARCEL 2A)



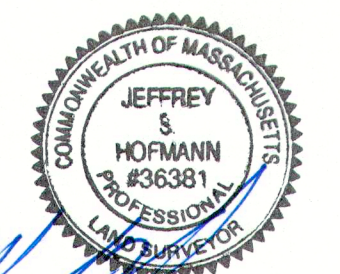
ZONING TABLE			
15 LEARNED LANE – ASSESSORS MAP 22 LOT 41			
ZONING DISTRICT – R2 (MEDIUM DENSITY)			
	REQUIRED	EXISTING	PROPOSED
LOT AREA:	43,560 S.F.(MIN.)	376,904 S.F.	UNCHANGED
LOT FRONTAGE:	150'(MIN.)	177.84'	UNCHANGED
FRONT SETBACK:	40'(MIN.)	195.0'	UNCHANGED
SIDE SETBACK:	20'(MIN.)	51.0'	UNCHANGED
REAR SETBACK:	20'(MIN.)	930.1'	UNCHANGED
LOT COVERAGE:	25%(MAX.)	0.8%	1.0%
BLDG HEIGHT:	35'(MAX.)	< 35'	**
PARKING SPACES:	2/UNIT(MIN.)	4+	UNCHANGED

** FOR ADDITIONAL INFORMATION ON PROPOSED STRUCTURE SEE ARCHITECTURAL PLAN SET.

NOTES:
THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

THE CERTIFICATIONS SHOWN HEREON ARE NOT
INTENDED AS CERTIFICATION TO TITLE OR OWNERSHIP
OF PROPERTY SHOWN. OWNERS OF ADJOINING
PROPERTIES ARE ACCORDING TO CURRENT ASSESSORS
RECORDS.

I CERTIFY:
THAT THIS ACTUAL SURVEY WAS MADE ON THE
GROUND AND THAT THE STRUCTURES AND PHYSICAL
FEATURES ARE LOCATED AS SHOWN TO THE BEST OF
MY ABILITY AND BELIEF.



PROFESSIONAL LAND SURVEYOR 5/13/22 DATE

[illegible]

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CERTIFIED PLOT PLAN
IN
SALISBURY, MA

MATTHEW KIMBALL

15 LEARNED LANE
SALISBURY, MA. 01952
PHONE: (978) 270-9793
EMAIL: MCKR33@GMAIL.COM

SHOWING

A PROPOSED IN-LAW APARTMENT

15 LEARNED LANE
(MAP 22, LOT 41)

SCALE: AS NOTED	CALC. BY: M.A.S.	PROJECT: M224065
DATE: MAY 13, 2022	CHKD. BY: J.S.H.	SHEET: 1 OF 1