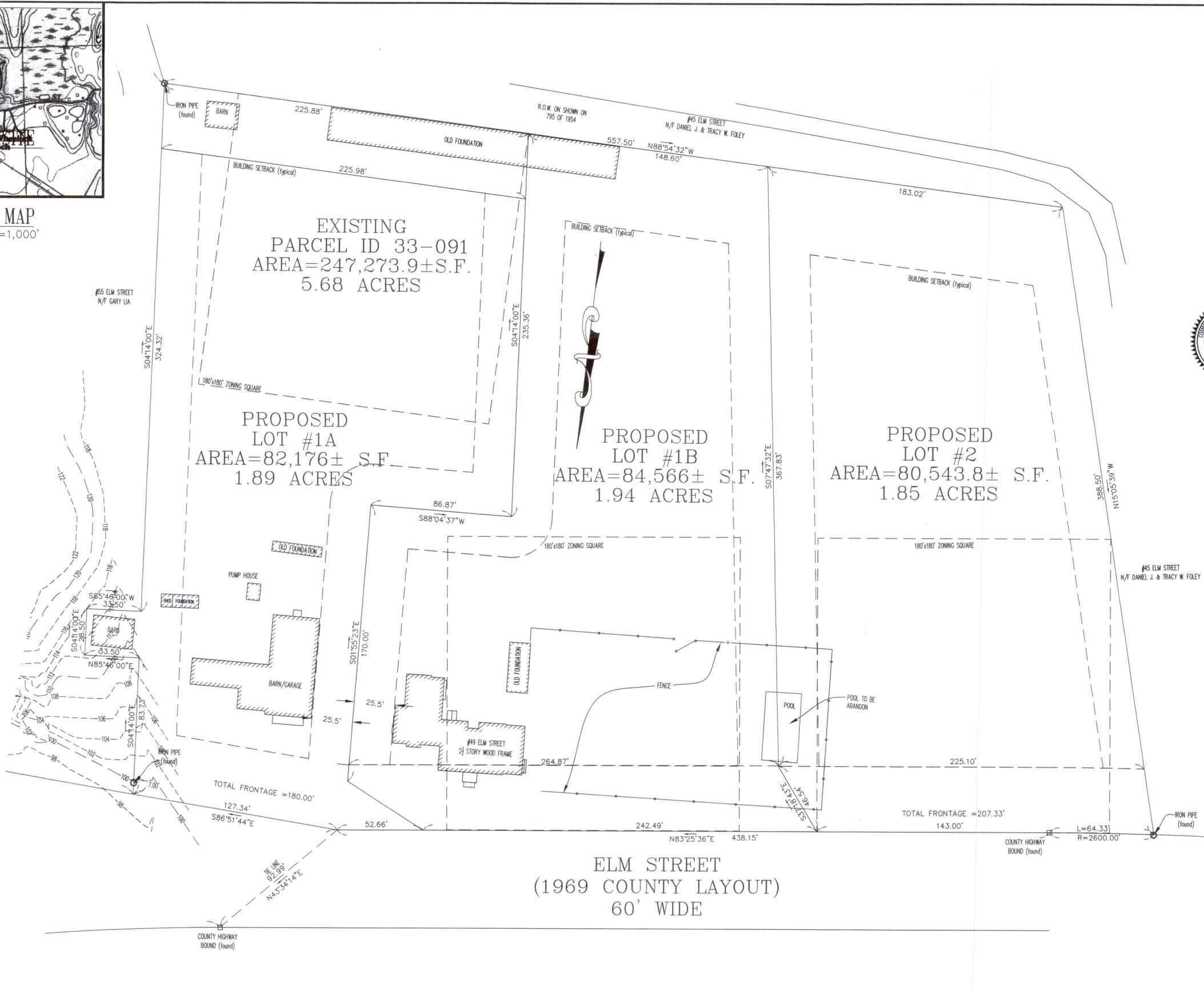


LOCUS MAP
SCALE: 1"=1,000'



FOR REGISTRY USE ONLY:

I CERTIFY THAT THIS PLAN COMPLIES WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.

JAMES W. NIEVA
JAMES W. NIEVA, P.L.S. #39399



8-13-2020

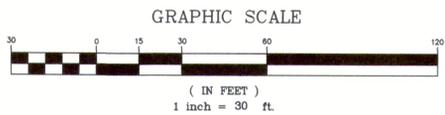
APPROVAL NOT REQUIRED UNDER THE SUBDIVISION CONTROL LAWS, MEDFIELD, PLANNING BOARD
DATE: _____

ZONING REGULATIONS	
ZONE DISTRICT:	RE
AREA REQUIRED:	80,000 S.F.
FRONTAGE:	180'
PERFECT SQUARE:	180'x180'
LOT WIDTH:	225'
FRONT SETBACK:	40'
SIDE SETBACK:	25'
REAR SETBACK:	50'

DEED REFERENCE:
BOOK 9747 PAGE 716
PLAN REFERENCE:
PLAN NO: 795 OF 1954 IN PLAN BOOK 188
PLAN NO: 277 OF 1969 IN PLAN BOOK 225
PLAN NO: 610 OF 1945 IN PLAN BOOK 136

SITE LOCATION:
49 ELM STREET
MEDFIELD, MA 02052

ASSESSORS REFERENCE
PARCEL 33-091
ZONING REFERENCE
RESIDENCE E (RE)



NO.	DATE	REVISIONS
2	8-12-20	RE-DO LOT FROM 2 TO 3
1	8-3-20	EDIT THE FORM A REFERENCE

DATE : AUGUST 9, 2019

RESEARCH BY: JWN
FIELD SURVEY: KGM
COMPUTED BY: JWN
DRAFTED BY: JWN
DESIGNED BY: N/A
CHECKED BY: JWN

Dunn · McKenzie, Inc.
LAND SURVEYING AND CIVIL ENGINEERING
206 DEDHAM STREET, Rt. 1A at Rt. 115
NORFOLK, MASSACHUSETTS 02056
(508) 384-3990 - FAX (508) 384-3905
jimmy@dunnmckenzie.com

PREPARED FOR:
MATTHEW SMITH
13 CARRIAGE HOUSE WAY
MEDWAY, MASSACHUSETTS, 02053
OWN BY:
TIMOTHY P. & WENDY M. SULLIVAN
49 ELM STREET
MEDFIELD, MA 02052

PLAN OF LAND
For land in
MEDFIELD, MASSACHUSETTS

SHEET NO.	SCALE	JOB NO.
1	1"=30'	6308/XREF 5856

SUBDIVISION OF LAND

Form 1

Application for Endorsement of Plan Believed not to Require Approval

August 13, 20 20

To the Planning Board of the Town of Medfield:

The undersigned wishes to record the accompanying plan and requests a determination by said Board that approval by it under the Subdivision Control Law is not required. The undersigned believes that such approval is not required for the following reasons:

1. The division of land shown on the accompanying plan is not a subdivision because every lot shown thereon has the amount of frontage, area and depth required by the Medfield Zoning Bylaw and is on a public way, namely, ELM Street, or a private way, namely, Row on plan 795 of 1954

2. The division of land shown on the accompanying plan is not a subdivision for the following reason(s): This ANR is not a subdivision of Lot I to IA & IB
Because Each new lot contains over 80,000 sf of Area
& each lot has the minimum 180' of frontage
Further more each lot contains structures predating Subdivision Control Law

3. The owner's title to the land is derived under deed from Stefanie Jo Pollard & Ralph S. Henry Jr dated 2/18/93 and recorded in Norfolk County Registry of Deeds, Book 9747, Page 716 and Medfield Assessors' Map 33, Lot 091

Received by Town Clerk:

Applicant's signature

Date

Matthew B. Smith

Time

Applicant's address

Signature

13 Carriage House Way
Medway, MA
02053

Applicant's printed name:

Owner's signature, if not the applicant

MATTHEW B. SMITH

Wendy M. Sullivan

Owner's printed name:

Owner's address, if not the applicant

Timothy P. SULLIVAN
Wendy M. SULLIVAN

49 ELM STREET
MEDFIELD, MA 02052

