

SUBDIVISION OF LAND

Form 1
Application for Endorsement of Plan Believed not to Require Approval

March 27, 2018

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, _____, or a private way, namely, _____.
2. The division of land shown on the accompanying plan is not a subdivision for the following reason(s):
The plan shows a division of a tract of land on which two or more buildings were standing when the subdivision control law went into effect in the Town of Medfield into separate lots on each of which one of such buildings remains standing (M.G.L. c. 41, secs. 81L and 81P.
3. The owner's title to the land is derived under deed from Deborah A. Phillips dated 12/20/2013 and recorded in Norfolk County Registry of Deeds, Book Cert. No. 188033 Page _____ and Medfield Assessors' Map 34, Lots 001 and 002

Received by Town Clerk:

Applicant's signature

Date _____

David Hern, Jr., Attorney for David P. Reilly
Applicant's address and Kathleen M. Reilly

Time _____

Cheney & Hern LLC
470 Washington Street

Signature _____

Norwood, MA 02062

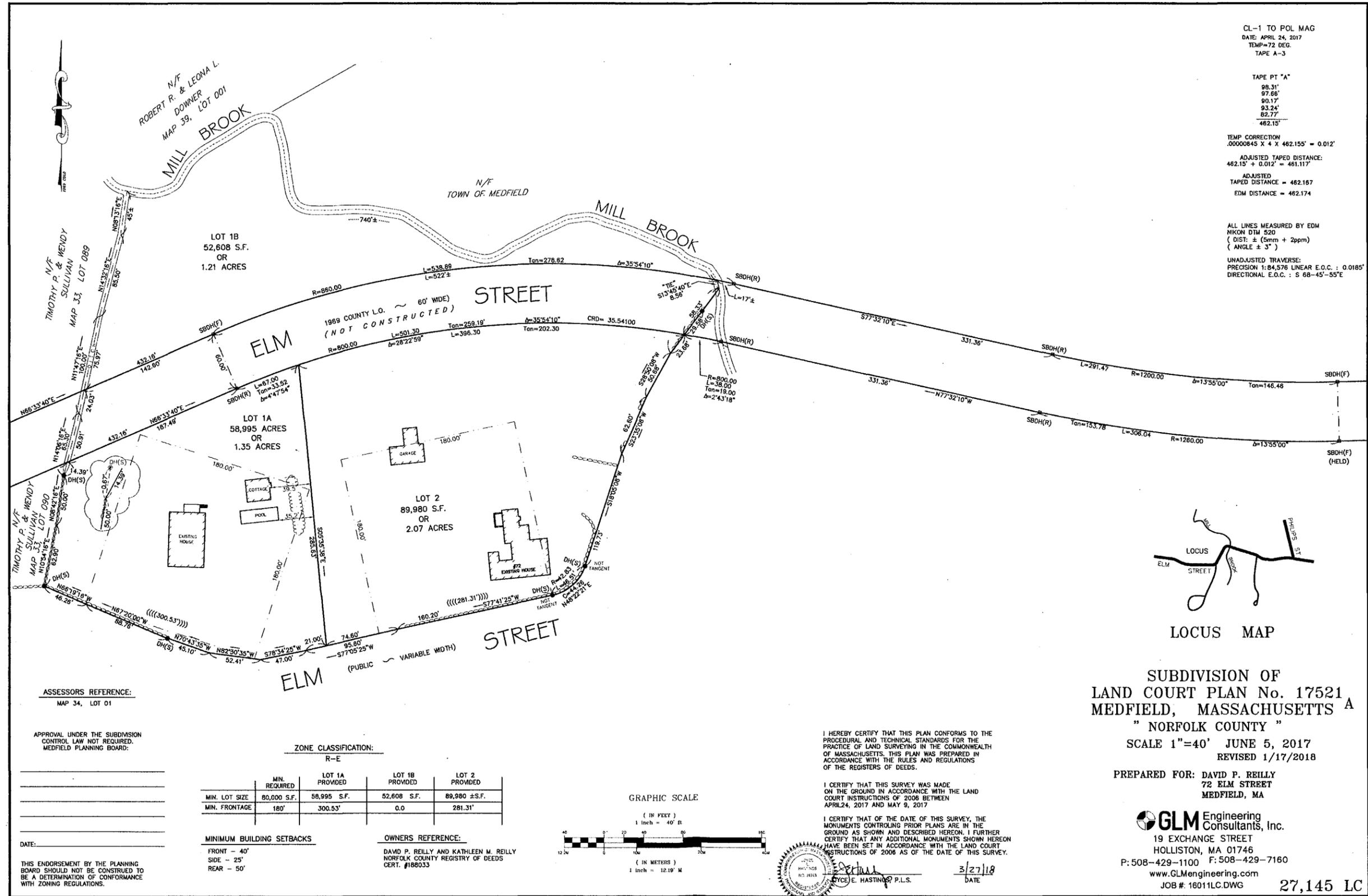
Applicant's printed name:

Owner's signature, if not the applicant

Owner's printed name:

Owner's address, if not the applicant

RECEIVED TOWN OF MEDFIELD, MASS 2018 MAR 28 A 5:46 OFFICE OF THE TOWN CLERK



CL-1 TO POL MAG
 DATE: APRIL 24, 2017
 TEMP=72 DEG.
 TAPE A-3

TAPE PT "A"
 98.31'
 97.66'
 90.17'
 93.24'
 82.77'
 462.15'

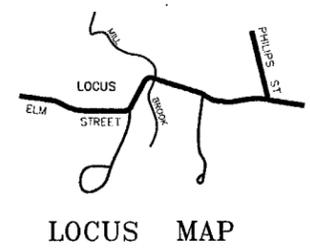
TEMP CORRECTION
 .0000845 X 4 X 462.155' = 0.012'

ADJUSTED TAPED DISTANCE:
 462.15' + 0.012' = 461.117'

ADJUSTED
 TAPED DISTANCE = 462.167
 EDM DISTANCE = 462.174

ALL LINES MEASURED BY EDM
 NIKON DTM 520
 (DIST: ± (5mm + 2ppm)
 (ANGLE ± 3")

UNADJUSTED TRAVERSE:
 PRECISION 1:84,576 LINEAR E.O.C. : 0.0185'
 DIRECTIONAL E.O.C. : S 68-45'-55"E



SUBDIVISION OF
 LAND COURT PLAN No. 17521
 MEDFIELD, MASSACHUSETTS A
 " NORFOLK COUNTY "

SCALE 1"=40' JUNE 5, 2017
 REVISED 1/17/2018

ASSESSORS REFERENCE:
 MAP 34, LOT 01

APPROVAL UNDER THE SUBDIVISION
 CONTROL LAW NOT REQUIRED.
 MEDFIELD PLANNING BOARD:

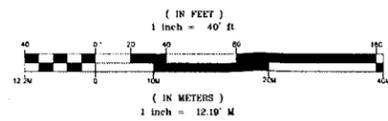
ZONE CLASSIFICATION:
 R-E

	MIN. REQUIRED	LOT 1A PROVIDED	LOT 1B PROVIDED	LOT 2 PROVIDED
MIN. LOT SIZE	80,000 S.F.	58,995 S.F.	52,608 S.F.	89,980 ±S.F.
MIN. FRONTAGE	180'	300.53'	0.0	281.31'

MINIMUM BUILDING SETBACKS
 FRONT - 40'
 SIDE - 25'
 REAR - 50'

OWNERS REFERENCE:
 DAVID P. REILLY AND KATHLEEN M. REILLY
 NORFOLK COUNTY REGISTRY OF DEEDS
 CERT. #188033

GRAPHIC SCALE



I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 BETWEEN APRIL 24, 2017 AND MAY 9, 2017

I CERTIFY THAT OF THE DATE OF THIS SURVEY, THE MONUMENTS CONTROLLING PRIOR PLANS ARE IN THE GROUND AS SHOWN AND DESCRIBED HEREON. I FURTHER CERTIFY THAT ANY ADDITIONAL MONUMENTS SHOWN HEREON HAVE BEEN SET IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 AS OF THE DATE OF THIS SURVEY.

DAVID P. REILLY
 REG. NO. 188033
 DATE: 3/27/18

PREPARED FOR: DAVID P. REILLY
 72 ELM STREET
 MEDFIELD, MA

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