

GENERAL NOTES

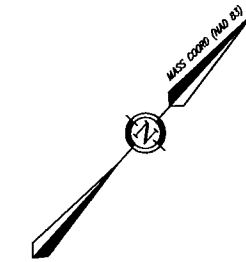
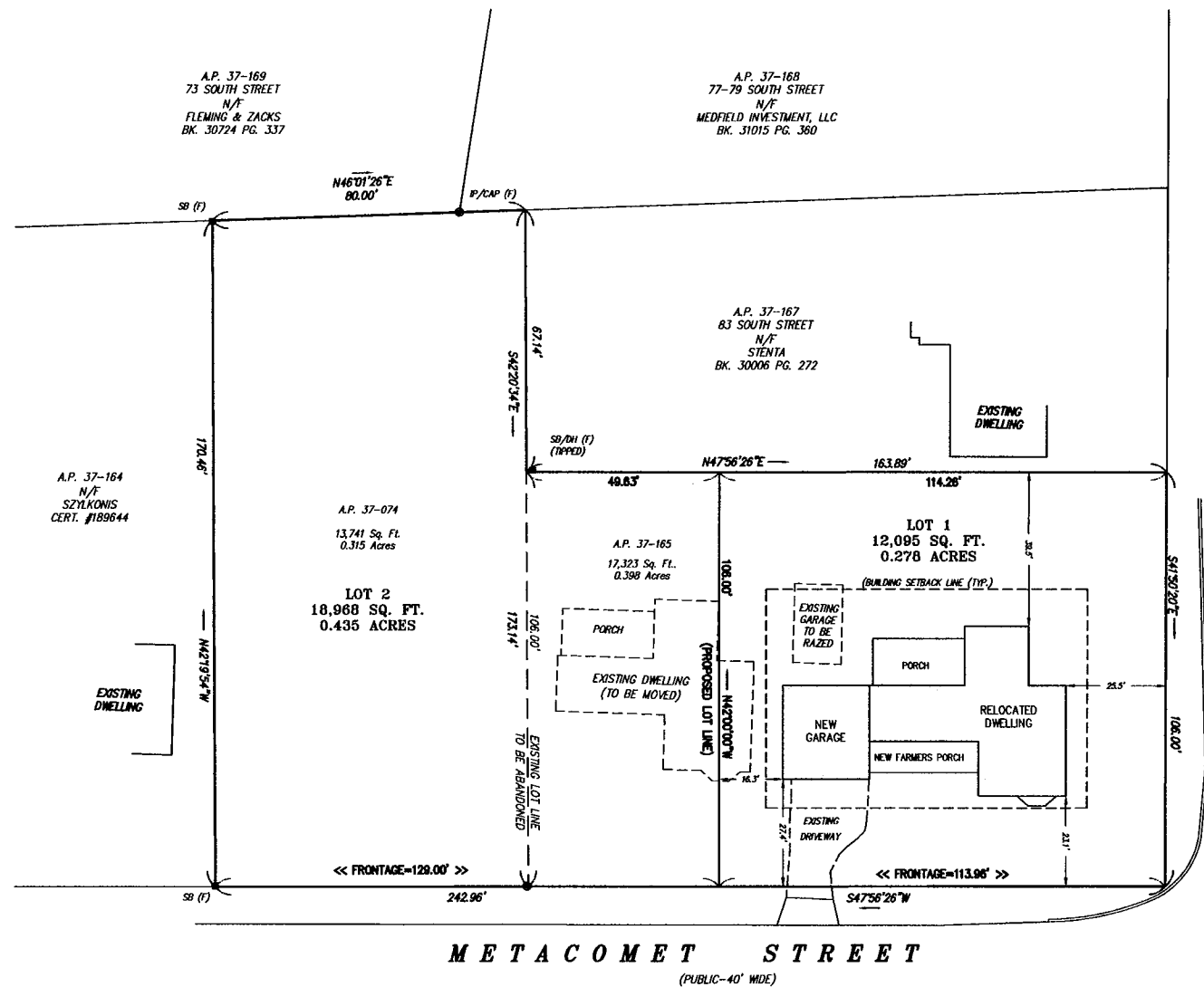
- CURRENT OWNER OF RECORD:
SEAN E. & KERRIE A MCENTEE
SITE ADDRESS: 8 METACOMET STREET, MEDFIELD, MA (NORFOLK COUNTY)
ASSESSORS PARCEL: MAP 37, LOT 165 AND LOT 74
DEED REFERENCE: BOOK 26686 PAGE 444
- THIS PLAN IS THE RESULT OF AN ON-THE-GROUND SURVEY PERFORMED BY ODONE SURVEY & MAPPING ON OCTOBER 8, 2016. SURVEY BY TRIMBLE S6 TOTAL STATION.

ZONING:

DISTRICT - RESIDENTIAL (RU)
SINGLE-FAMILY DWELLING
MIN. AREA: 12,000 SQ. FT.
MIN. FRONTAGE: 80 FT.
MIN. WIDTH: 100 FT.
MIN. DEPTH: 100 FT.
MIN. FRONT YARD: 20 FT.
MIN. SIDE YARD: 12 FT.
MIN. REAR YARD: 30 FT.
MAX. BLDG. HEIGHT: 35 FT.
MAX. COVERAGE: 30%

LEGEND

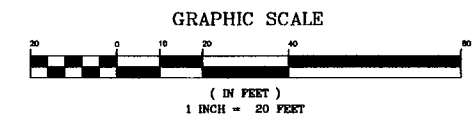
EXISTING BUILDING	EXISTING BUILDING
A.P.	ASSESSORS PARCEL
B.C.	BIT. CONC. CURB
B.K. PG.	DEED BOOK/PAGE
BIT. CONC.	BITUMINOUS CONCRETE
CONC.	CONCRETE SURFACE
CL.F.	CHAIN LINK FENCE
EDP	EDGE OF PAVEMENT
(F)	FOUND
N/F	NOW OR FORMERLY



FOR REGISTRY USE

MEDFIELD PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION
CONTROL LAW NOT REQUIRED

DATE



REVISIONS:

REV	DATE	COMMENT
1		
2		
3		
4		
5		

PREPARED BY:
OSM ODONE SURVEY & MAPPING
SURVEYING - MAPPING - PLANNING & CONSULTING
291 Main Street, Suite 5
Northborough, MA 01532
Tel: 508-351-6022 Fax: 508-351-6633

I HEREBY CERTIFY THAT:
THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.



GLENN D. ODONE JR.
REGISTERED LAND SURVEYOR NO. 45068
COMMONWEALTH OF MASSACHUSETTS

PREPARED FOR AND RECORD OWNER
SEAN E. AND KERRIE A. MCENTEE
8 METACOMET STREET
MEDFIELD, MA 02052

PREPARED BY:
CIVIL DESIGN GROUP, LLC
21 HIGH STREET, SUITE 207
NORTH ANDOVER, MA 01845
www.cdengineering.com
p: 978-794-5400 f: 978-965-3971

SHEET:
PLAN OF LAND
8 METACOMET STREET
MEDFIELD, MA

DATE: APRIL 10, 2018
DWG FILE: 1004-01B
PROJECT NO. 20161004

SUBDIVISION OF LAND

Form 1

Application for Endorsement of Plan Believed not to Require Approval

April 10, 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, Metacomet Street, or a private way, namely, _____.

2. The division of land shown on the accompanying plan is not a subdivision for the following reason(s):

Proposed Lots 1 & 2 meet the frontage and area requirements as defined under current zoning.

3. The owner's title to the land is derived under deed from The Joseph R. Parker Jr. Trust dated 5/22/2009 and recorded in Norfolk County Registry of Deeds, Book 26686, Page 444 and Medfield Assessors' Map 37, Lot 74 and 165

RECEIVED
TOWN OF MEDFIELD, MASS
2018 APR 17 PM 5:18
OFFICE OF THE
TOWN CLERK

Received by Town Clerk: _____

Applicant's signature

Date _____

Applicant's address

8 Metacomet Street

Medfield, MA 02052

Signature _____

Applicant's printed name:

Sean E. McEntee

Owner's signature, if not the applicant

Sean E. McEntee

Owner's printed name:

Sean E. McEntee

Owner's address, if not the applicant

