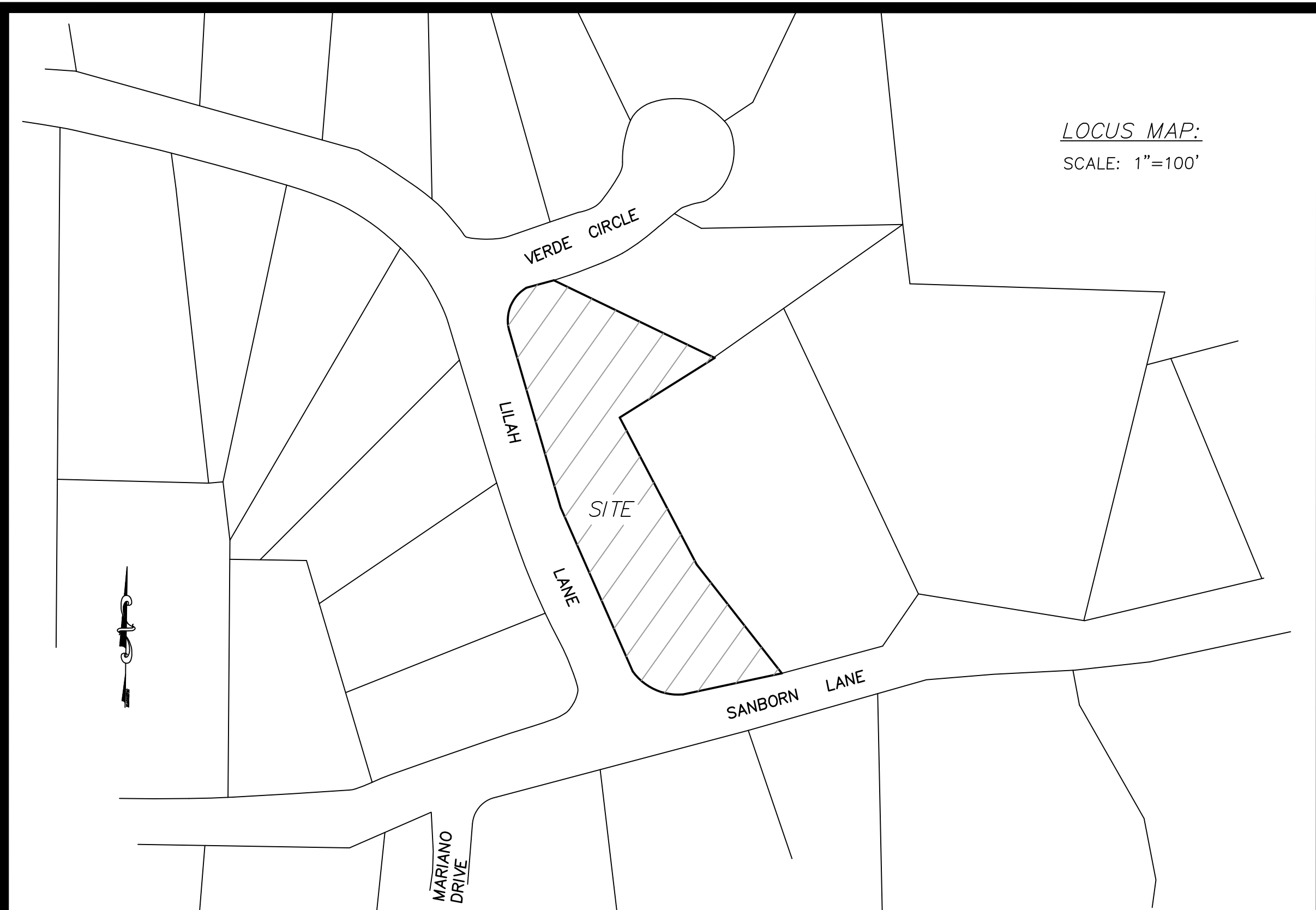


LOCUS MAP:
SCALE: 1"=100'



LOT DATA:

	EX. LOT AREA (S.F.)	EX. LOT FRONTAGE (FEET)	PROP. LOT AREA (S.F.)	PROP. LOT FRONTAGE (FEET)
#5 LILAH	20,002 *	149.01	20,002 *	188.63
#17 LILAH	20,001 *	232.95	20,001 *	193.33

* ENTIRE AREA IS UPLAND AREA

GENERAL NOTES:

1. 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.
2. PARCEL A & PARCEL B ARE NOT TO BE CONSIDERED BUILDABLE LOTS.
3. PARCEL A IS TO BE CONVEYED TO LOT 16.
4. PARCEL B IS TO BE CONVEYED TO LOT 17.

ZONING BOARD DECISIONS:

THERE ARE NO KNOWN VARIANCES OR SPECIAL PERMITS THAT HAVE BEEN GRANTED BY THE READING ZONING BOARD OF APPEALS FOR THESE PROPERTIES.

LEGEND:

- SBDH STONE BOUND WITH DRILL HOLE
- FND FOUND
- S.F. SQUARE FEET
- EX. EXISTING
- VGC VERTICAL GRANITE CURB

FOR REGISTRY OF DEEDS USE ONLY

I DECLARE, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

JOHN D. SULLIVAN III, P.E. DATE
LICENSE #: 41586

READING COMMUNITY PLANNING & DEVELOPMENT COMMISSION APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

APPROVED _____, 20__

NO DETERMINATION OF COMPLIANCE WITH ZONING REGULATIONS HAS BEEN MADE OR IS INTENDED.

ZONING INFORMATION:

- ZONING DISTRICT: S-20
- MIN. LOT AREA : 20,000 S.F.
- MIN. LOT FRONTAGE : 120 FEET
- MIN. BUILDING SETBACKS:
FRONT : 20 FEET
SIDE : 15 FEET
REAR : 20 FEET

REFERENCES:

- PLAN No. 1364 of 1985
- PLAN No. 1305 of 1947
- PLAN No. 622 OF 2015
- PLAN No. 920 OF 2003

SANBORN (VAR. WIDTH-PUBLIC) LANE
PLAN NO. 920 OF 2003

SEE EXHIBIT PLAN IN BOOK: 81343 PAGE: 412

TAX MAP 56 LOT 25
#67 SANBORN LANE
N/F CAROLYN BOVIARD
DEED: 58146/538

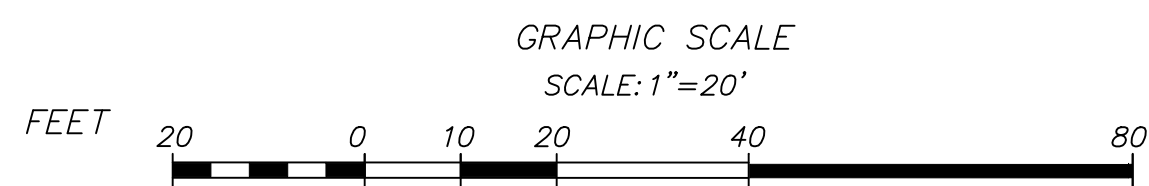
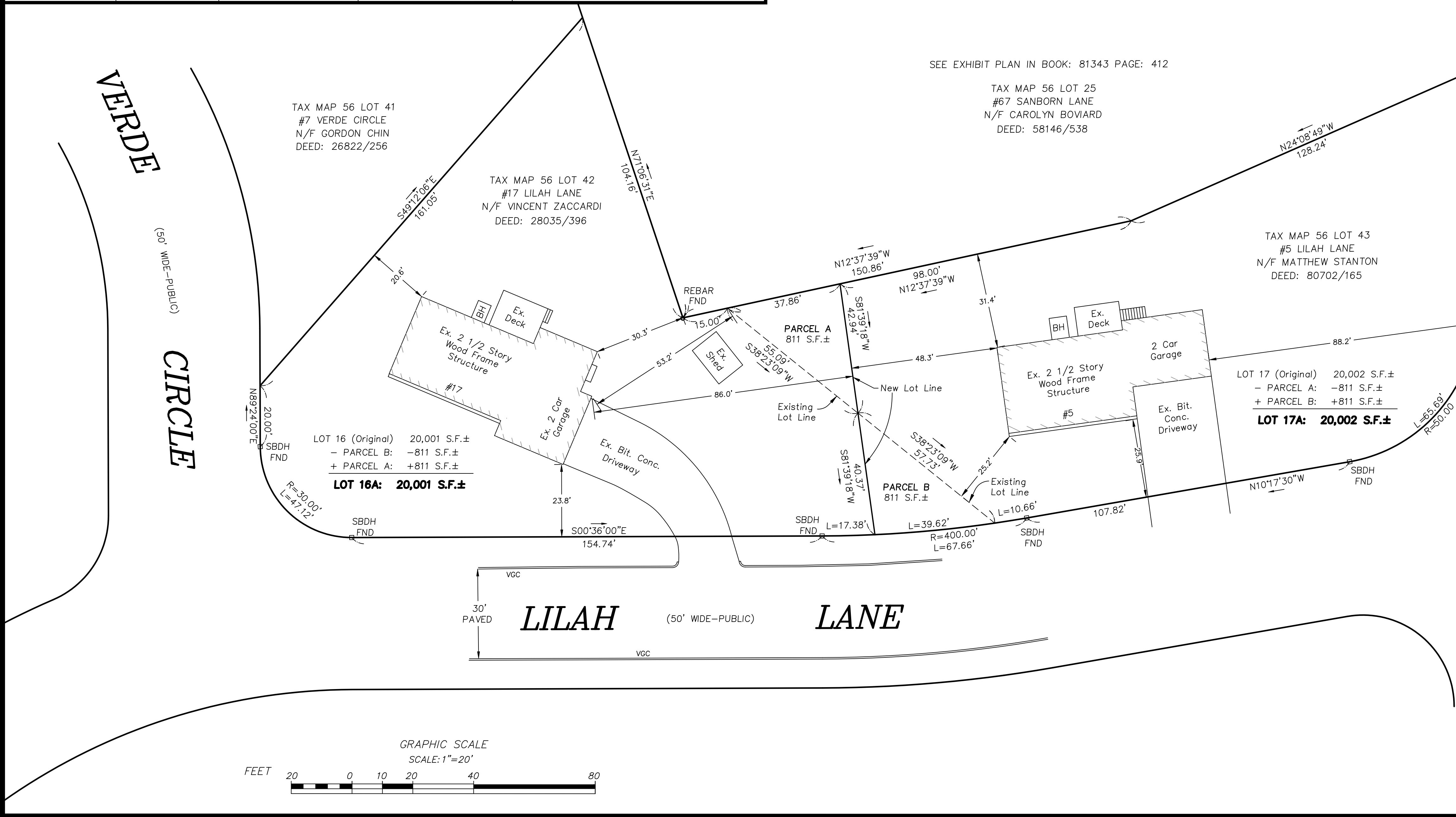
TAX MAP 56 LOT 43
#5 LILAH LANE
N/F MATTHEW STANTON
DEED: 80702/165

TAX MAP 56 LOT 41
#7 VERDE CIRCLE
N/F GORDON CHIN
DEED: 26822/256

TAX MAP 56 LOT 42
#17 LILAH LANE
N/F VINCENT ZACCARDI
DEED: 28035/396

LOT 16 (Original) 20,001 S.F.±
- PARCEL B: -811 S.F.±
+ PARCEL A: +811 S.F.±
LOT 16A: 20,001 S.F.±

LOT 17 (Original) 20,002 S.F.±
- PARCEL A: -811 S.F.±
+ PARCEL B: +811 S.F.±
LOT 17A: 20,002 S.F.±



5 & 17 LILAH LANE

PLAN OF LAND
LOCATED IN
READING, MASSACHUSETTS
(MIDDLESEX COUNTY)

PREPARED FOR
VINCENT ZACCARDI

SCALE: 1"=20' DATE: MAY 1, 2023

PREPARED BY

SULLIVAN ENGINEERING GROUP, LLC

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WOBURN, MA 01888
(781) 854-8644

SHEET No. 1 OF 1