

TOWN OF NAHANT

FEB 24 2022

RECEIVED

TOWN CLERK

SO. ESSEX 114 BK. 41309 Pg. 387

#124  
BK:41309 PG:387  
11/18/2022

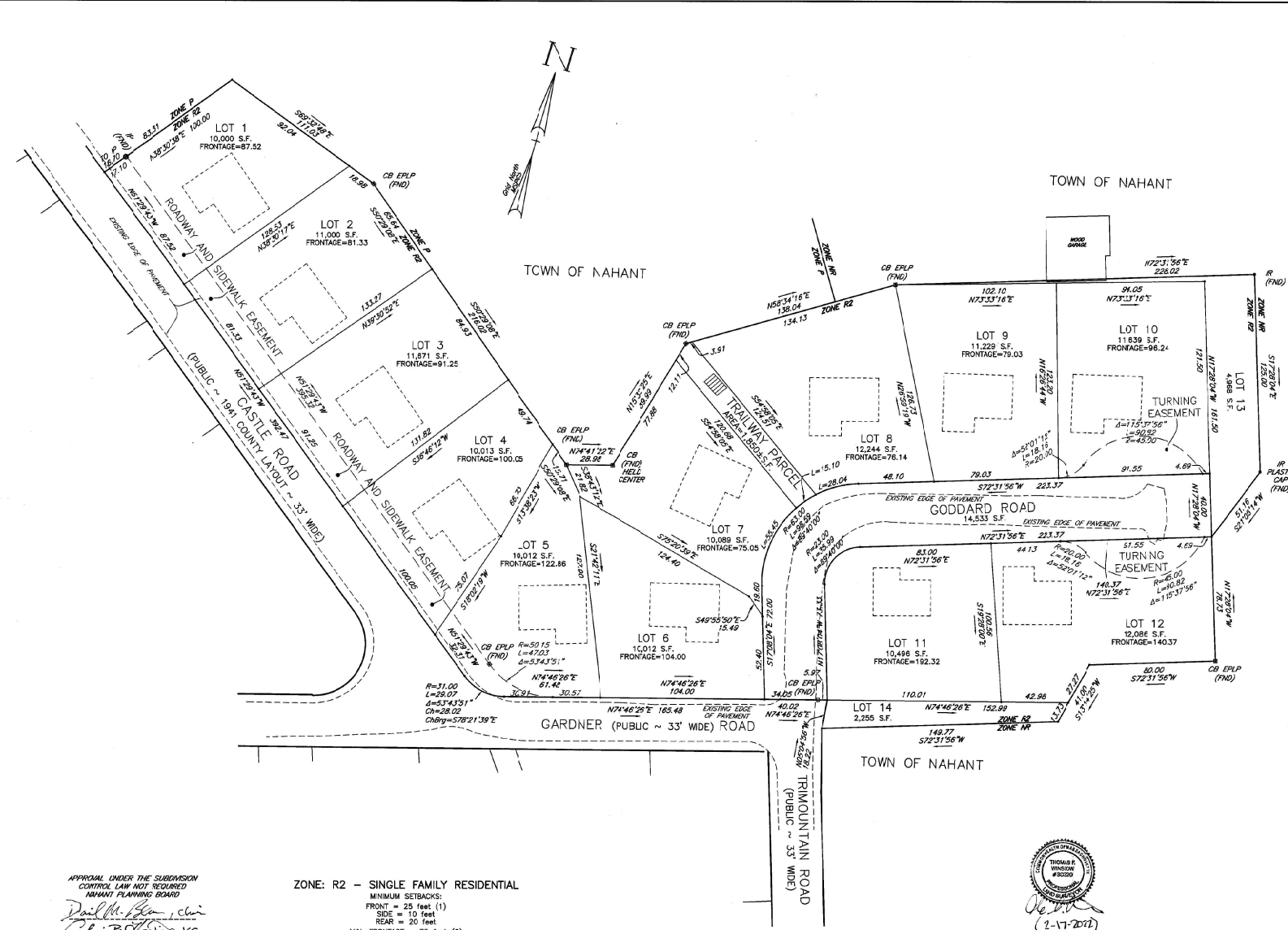
I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS IN PREPARING THIS PLAN.  
*J. G. Hayes, P.L.S.*  
HAYES ENGINEERING, INC.

LEGEND OF ABBREVIATIONS

- 1374/A3 - BOOK/PAGE REFERENCE RECORDED AT THE REGISTRY OF DEEDS
- CB - CONCRETE BOUND
- CBE - CENTER BACK EDGE
- DH - DRILL HOLE
- ECSB - ESSEX COUNTY STONE BOUND
- EP - ESCUTCHEON PIN
- ESRD - ESSEX SOUTH DISTRICT REGISTRY OF DEEDS
- (FND) - FOUND
- IP - IRON PIPE
- IR - IRON ROD
- LP - LEAD PLUG

NOTES:

- This plan is based on an actual field survey by Hayes Engineering, Inc. performed between February 5-14, 2020 and December 15, 2021.
- Building locations and sizes depicted hereon taken from a survey by Hancock Associates and the resulting plan titled, "Topographic Plan of Land" dated December 21, 2005. Major corners verified in the field by Hayes Engineering, Inc.
- Existing buildings are to be razed.
- Lot 13, Lot 14 and Trailway Parcel are not to be considered separate building lots and are to be retained by the Town of Nahant to correct encroachments on the focus property and to provide future access to Town land.
- Goddard Road constitutes a good and passable way in accordance with the requirements of M.G.L. c. 41, Section 81A.



ZONE: R2 - SINGLE FAMILY RESIDENTIAL

MINIMUM SETBACKS:  
FRONT = 25 feet (1)  
SIDE = 10 feet  
REAR = 20 feet  
MIN. FRONTAGE = 75 feet (2)  
MIN. LOT AREA = 10,000 square feet

- Where adjacent houses are closer to the street than 25 feet, this dimension may be reduced to the average of the front yards of the other houses on the street within the same block, but in no event shall less than 15 feet be provided.
- Upon approval of the Planning Board, the required frontage for lots on curved streets where the radius of the arc at its degree of greatest curve is less than 100 feet, and lots on turning circles, may be reduced by not more than 50%, provided that the required lot width is attained at the required minimum front setback line.

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED NAHANT PLANNING BOARD

*Daniel M. ...*  
*Robert B. ...*  
*...*

DATE: 2-27-2022



2-17-2022

Plan of Land in NAHANT, MASS.

Hayes Engineering, Inc. Civil Engineers & Land Surveyors 603 Salem Street Wakefield, MA 01880

*Hayes*

Telephone: 781.246.2800 Facsimile: 781.246.3596 www.hayeseng.com

Scale: 1" = 30'



February 11, 2022

CURRENT RECORD INFORMATION  
TOWN OF NAHANT  
DEED REFERENCE: BOOK 24011, PAGE 401 & CONFIRMATORY DEED BOOK 40420, PAGE 233  
ESSEX SOUTH DISTRICT REGISTRY OF DEEDS  
NAHANT ASSESSOR'S PARCEL ID: 120-0-41  
#294 CASTLE ROAD, NAHANT, MA