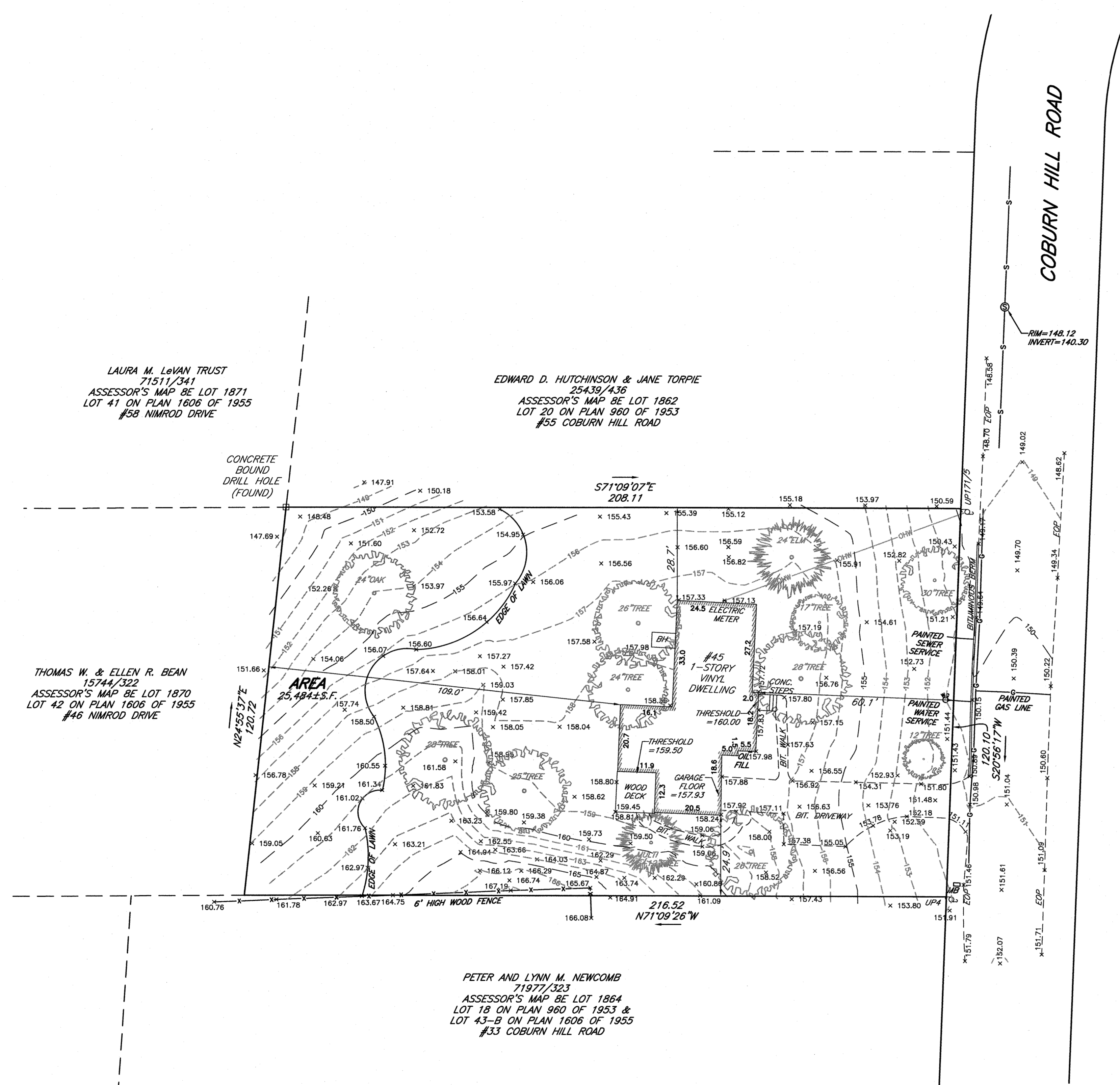


LOCUS MAP:
(1"=400')



Laura M. LeVan Trust
71511/341
Assessor's Map BE Lot 1871
Lot 41 on Plan 1806 of 1955
#58 Nimrod Drive

Edward D. Hutchinson & Jane Torpie
25439/436
Assessor's Map BE Lot 1862
Lot 20 on Plan 960 of 1953
#55 Coburn Hill Road

Thomas W. & Ellen R. Bean
15744/322
Assessor's Map BE Lot 1870
Lot 42 on Plan 1806 of 1955
#46 Nimrod Drive

Peter and Lynn M. Newcomb
71977/323
Assessor's Map BE Lot 1864
Lot 18 on Plan 960 of 1953 &
Lot 43-B on Plan 1806 of 1955
#33 Coburn Hill Road

RECORD OWNER:

Joyce A. Pettus
45 Coburn Hill Road, Concord MA
47432/262
Assessor's Map BE Lot 1863
Lot 19 on Plan 960 of 1953
#45 Coburn Hill Road

- NOTES:**
1. THIS PLAN IS BASED ON AN ACTUAL ON-THE-GROUND FIELD SURVEY CONDUCTED BY HAYES ENGINEERING, INC. ON APRIL 28 & 29, 2022.
 2. THE ELEVATIONS DEPICTED HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) BASED UPON MACORS REAL-TIME NETWORK MAD 83 (2011) (EPOCH 2010.00) DATUM USING GEOID 2018 FOR ORTHOMETRIC HEIGHTS.
 3. THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA (ZONE A OR V) AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 25017C0359F; EFFECTIVE DATE: 07/07/2014.

LEGEND:

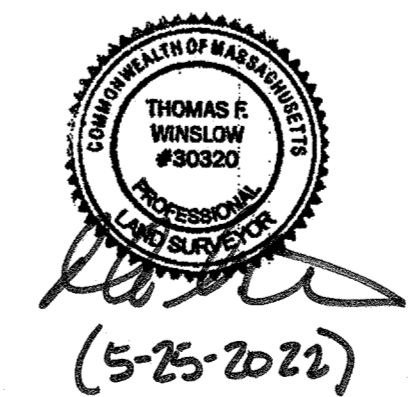
---154---	MINOR CONTOUR
---155---	MAJOR CONTOUR
x 153.97	SPOT ELEVATION
-x-x-	FENCE
-G-	GAS LINE
-OHW-	OVERHEAD WIRE
-UP-	UTILITY POLE
-W-G-	WATER GATE
-S-	SEWER LINE
-S-	SEWER MANHOLE
-C-	CONIFEROUS TREE
-D-	DECIDUOUS TREE
-BT-	BITUMINOUS
-BH-	BULKHEAD
-EOP-	EDGE OF PAVEMENT
-CONC-	CONCRETE
-MB-	MAILBOX
-PVC-	POLYVINYL CHLORIDE

ZONE: Residence B
MINIMUM SETBACKS:
FRONT = 20 ft.
SIDE = 15 ft.
REAR = 30 ft.
MIN. FRONTAGE = 125 ft.
MIN. LOT AREA = 20,000 sq. ft.

I CERTIFY THAT THIS STRUCTURE IS LOCATED ON THE GROUND AS SHOWN, AND THAT IT CONFORMS TO THE SETBACK REQUIREMENTS OF THE ZONING BY-LAWS OF THE TOWN OF CONCORD. I FURTHER CERTIFY THAT THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA (ZONE A OR V) AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 25017C0359F; EFFECTIVE DATE: JULY 7, 2014.

DATE: May 25, 2022

Thomas E. Winslow
PROFESSIONAL LAND SURVEYOR

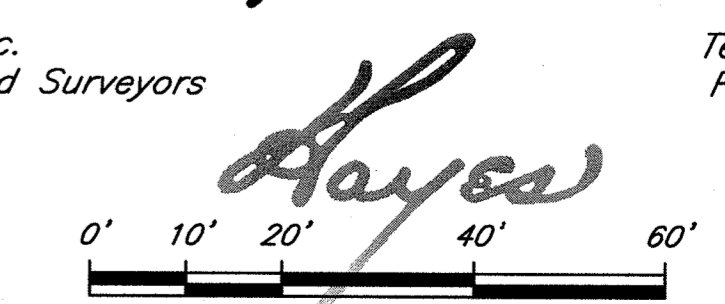


Existing Conditions Plot Plan in CONCORD, MASS.

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

Telephone: 781.246.2800
Facsimile: 781.246.7596
www.hayeseng.com

Scale: 1" = 20'



May 5, 2022

#45 COBURN HILL ROAD