

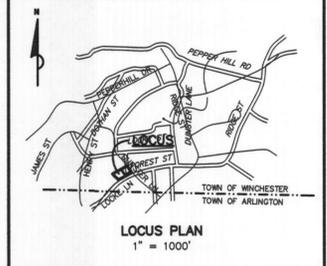
"Being a majority of the Winchester Planning Board
Approved under the Subdivision Control Law

Approved: _____
 Endorsed: _____

LOT CLOSURE TABLES

Lot name: A
 North: 1244.0081 East: 1722.6945
 Line Course: S 69-31-51 W Length: 113.01
 North: 1204.4881 East: 1616.8205
 Line Course: S 36-58-00 E Length: 99.78
 North: 1124.7619 East: 1676.8256
 Line Course: N 69-31-51 E Length: 88.65
 North: 1155.7636 East: 1759.8793
 Line Course: N 22-50-59 W Length: 95.76
 North: 1244.0081 East: 1722.6945
 Perimeter: 397.20 Area: 9,647 sq.ft. 0.22 acres

Lot name: B
 North: 1186.3660 East: 1841.8628
 Line Course: N 25-10-30 W Length: 96.00
 North: 1273.2472 East: 1801.0259
 Line Course: S 69-31-51 W Length: 83.61
 North: 1244.0081 East: 1722.6945
 Line Course: S 22-50-59 E Length: 95.76
 North: 1155.7636 East: 1759.8793
 Line Course: N 69-31-51 E Length: 87.51
 North: 1186.3660 East: 1841.8628
 Perimeter: 362.88 Area: 8,186 sq.ft. 0.19 acres



REFERENCES
 MIDDLESEX COUNTY REGISTRY OF DEEDS
 DEED BOOK 71968 PAGE 409 (LOCUS DEED)
 PLAN BOOK 206 PLAN 23 (LOCUS PLAN)
 PLAN BOOK 411 PLAN 49
 PLAN 552 OF 1947

LOT A
 FRONTAGE = 88.65'
 WIDTH = MINIMUM 85.00'

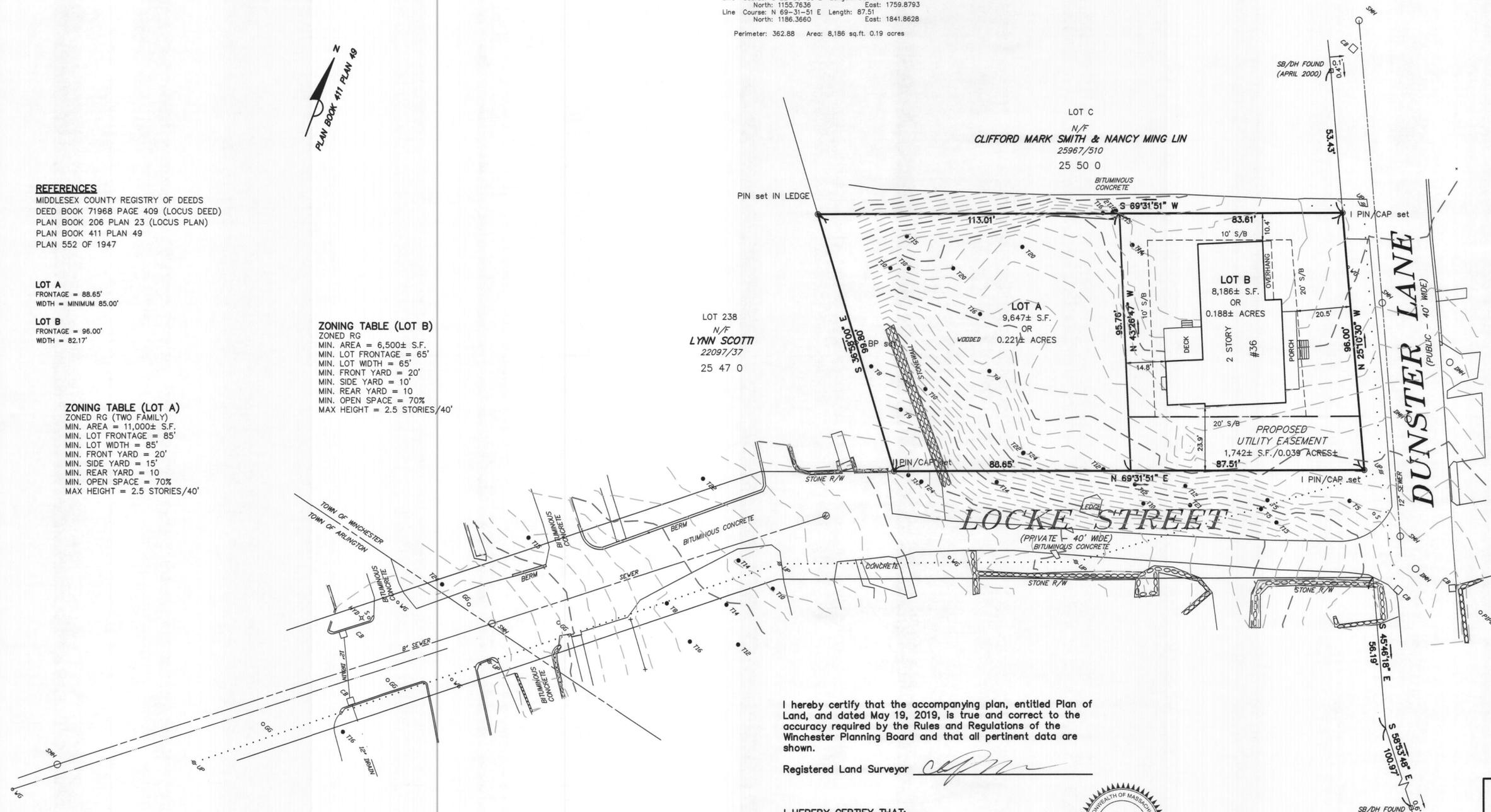
LOT B
 FRONTAGE = 96.00'
 WIDTH = 82.17'



ZONING TABLE (LOT B)
 ZONED RG
 MIN. AREA = 6,500± S.F.
 MIN. LOT FRONTAGE = 65'
 MIN. LOT WIDTH = 65'
 MIN. FRONT YARD = 20'
 MIN. SIDE YARD = 10'
 MIN. REAR YARD = 10'
 MIN. OPEN SPACE = 70%
 MAX HEIGHT = 2.5 STORIES/40'

ZONING TABLE (LOT A)
 ZONED RG (TWO FAMILY)
 MIN. AREA = 11,000± S.F.
 MIN. LOT FRONTAGE = 85'
 MIN. LOT WIDTH = 85'
 MIN. FRONT YARD = 20'
 MIN. SIDE YARD = 15'
 MIN. REAR YARD = 10'
 MIN. OPEN SPACE = 70%
 MAX HEIGHT = 2.5 STORIES/40'

LOT 238
 N/F
 LYNN SCOTT
 22097/37
 25 47 0



I hereby certify that the accompanying plan, entitled Plan of Land, and dated May 19, 2019, is true and correct to the accuracy required by the Rules and Regulations of the Winchester Planning Board and that all pertinent data are shown.

Registered Land Surveyor *[Signature]*

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.



[Signature]
 CLIFFORD E. ROBER

[Signature]
 DATE

I hereby certify that notice of approval of this plan by the Winchester Planning Board was received and recorded _____ at this office, and no appeal was received during the twenty (20) days next after such receipt and recording of said notice."

Town Clerk, Winchester, Ma

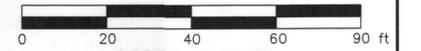
Date _____

APPLICANT: MICHAEL DIMARTINO

OWNER: LOTS A & B
 #36 DUNSTER LANE
 PARCEL ID - 25 48 0
 DUNSTERLOCKE, LLC
 71968/409

PLAN OF LAND
 IN
WINCHESTER, MA
 (MIDDLESEX COUNTY)

SCALE: 1"= 20' DATE: MAY 13, 2019
 REVISED: JANUARY 30, 2020



ROBER SURVEY
 1072A MASSACHUSETTS AVENUE
 ARLINGTON, MA 02476
 (781) 648-5533
 5643PL5.DWG

CONTOURS BASED ON NAVD 1988.

SHEET C-3