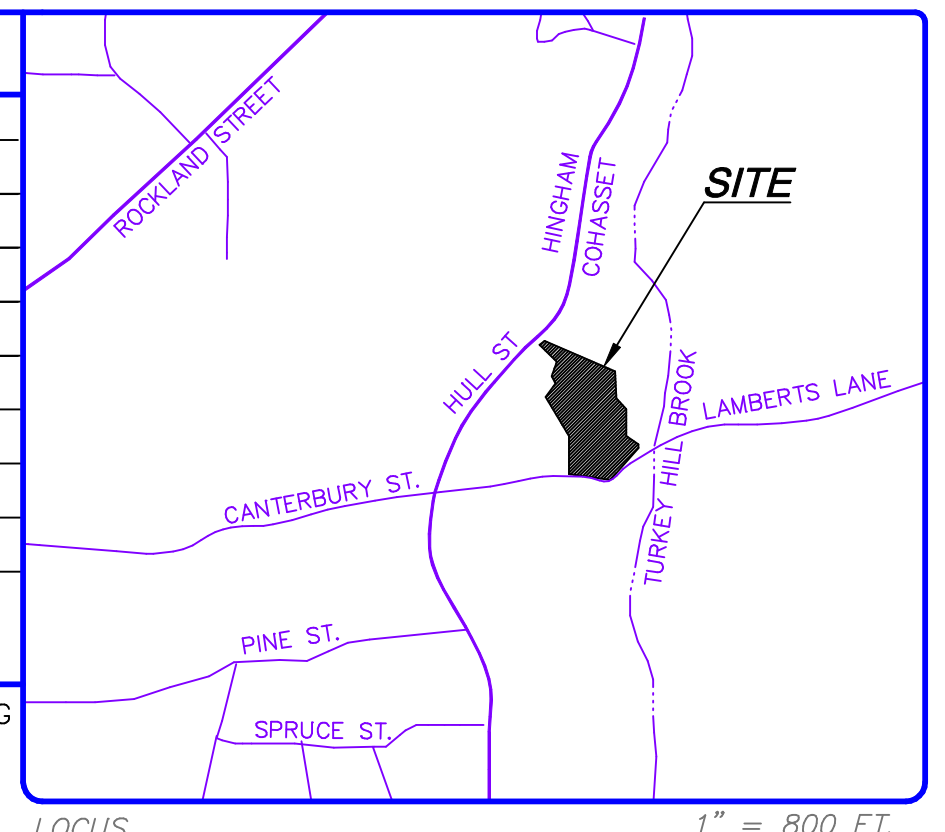


I certify that this plan was prepared in accordance with the rules and regulations of the Registry of Deeds.

Roderick R. Frandino 4/25/2022
Registered Land Surveyor Date

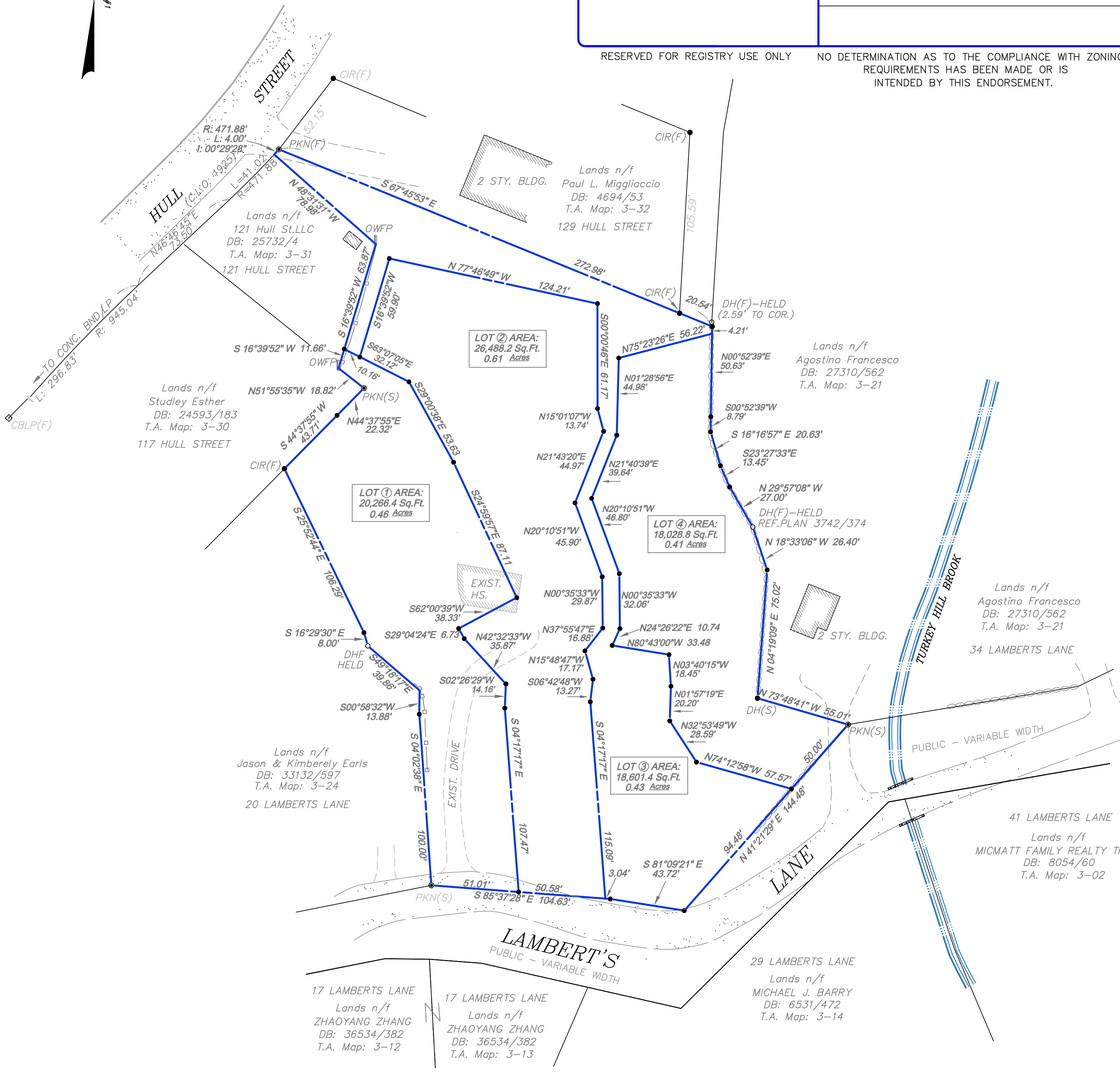
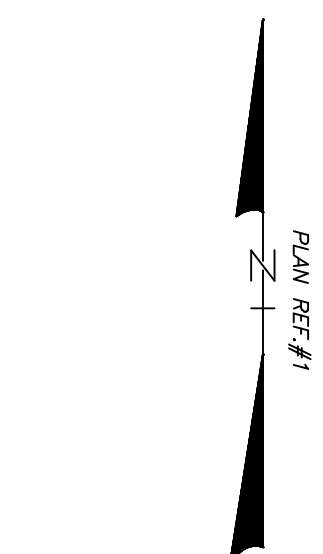
TOWN OF COHASSET PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED CH 41 SECT. 81P.
DATE OF APPROVAL:
DATE OF ENDORSEMENT:



RESERVED FOR REGISTRY USE ONLY NO DETERMINATION AS TO THE COMPLIANCE WITH ZONING REQUIREMENTS HAS BEEN MADE OR IS INTENDED BY THIS ENDORSEMENT.

LOCUS 1" = 800 FT.



LAND TITLE ABSTRACT

THIS SURVEY HAS THE BENEFIT OF A LAND TITLE SEARCH & REPORT PERFORMED BY BARTLETT TITLE SERVICES, BOSTON, MA. ON THE SUBJECT PARCEL T.A. #A3-03-24 & ON T.A. # A3-03-21

SURVEY NOTES:

1. PERIMETER BOUNDARY OF THE 4 LOTS AS SURVEYED ON THE GROUND = 83,384.7 S.F. 1.91 ACRES.
2. ALL BOUNDARY MONUMENTS FOUND (F) AND SHOWN ON THIS PLAN WERE HELD AND HONORED, USED IN FINAL BOUNDARY DETERMINATION.
3. THIS SURVEY ENCOMPASSES LOT "D-2" SHOWN ON PLAN REF.#2, AND THE SOLE LOT IN PLAN REF.#3
4. TOTAL FRONTAGE ON LAMBERT'S LANE IS A DISTANCE OF 292.83 FT.

NOTES:

1. BOUNDARY BEARING BASE IS ROTATED FROM FIELD ORIENTATION 2021 TO ROSS ENGINEERING'S SURVEY DATED JANUARY 1, 2020, OF 125 HULL STREET.

LEGEND:

- PKN(S) PK NAIL (S)SET (F)FOUND
- DH(F) DRILL HOLE FOUND
- CIR(F) CAPPED IRON REBAR (F)FOUND (S)SET
- IPF: 1.5' IRON PIPE-1.5 FT. REVEAL
- PLAN CALCULATED POINT(CIR(S) PER OWNER)
- CBLP(F) CONCRETE BOUND LEAD PLUG FOUND
- SMR STONE RETAIN WALL
- OWFP OLD WOODEN FENCE POST
- PB PLAN BOOK
- DB DEED BOOK
- T.A. TAX ASSESSORS

DEED REFERENCE:

WILLIAM POLITO & CATHERINE M. CARAMANICA, TRUSTEES TO: JOHN ORMOND DEED BK. 38318 PG. 458 RECORDED: SEPTEMBER 8, 2020 AT THE NORFOLK REGISTRY OF DEEDS.

PLAN REFERENCES:

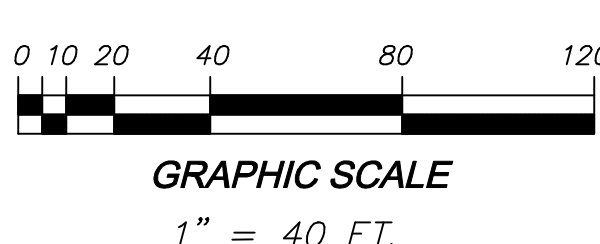
- 1) ROSS ENGINEERING- PLAN FOR 125 HULL STREET
- 2) PB: 573, 5 OF 2007
- 3) PB: 3742 PG.374 OF 1959
- 4) PB: 3948 PG.70 OF 726 OF 1961
- 5) PB: 4973 PG.70 OF 1973
- 6) PB: 5540 PG. 690 OF 1978
- 7) PB: 241 PG. 22 OF 1974
- 8) PB: 568, 8 OF 2007
- 9) 1931 TAX ASSESSORS MAP (ARCHIVES REG. OF DEEDS)

ZONING REGULATIONS:

DISTRICT: R-A
MINIMUM REQUIRED LOTS: AREA: 18,000 S.F. FRONTAGE: 50 FT. WIDTH: 100 FT. MINIMUM YARDS: FRONT: 20 FT. SIDE: 15 FT. REAR DEPTH: 15 FT. MAXIMUM PERMITTED: HEIGHT: 35 FT. COVERAGE: 30% COVERAGE BUILDING: 20% (PRE-EX)

PURPOSE OF PLAN:

THIS IS A M.G.L. CHAPTER 41, §81P A.N.R. LOT PLAN.



Roderick R. Frandino
I, do hereby certify the information shown hereon accurately plots found, field recovered record boundary evidence and features and that the work performed was compliant to the State of Massachusetts CMR 250, 6.

CIRCUMSPECT BOUNDARY, PLANNING & CONSTRUCTION
Roderick R. Frandino, Professional Land Surveyor
Massachusetts Registration # 55047
47 Railroad Street #449 Island Pond, VT 05846
508-209-1853 rod@circumspectlandsurvey.com

SIGNED & SEALED ARE VALID
Roderick R. Frandino
REGISTERED SURVEYOR

FOUR LOT A.N.R. PLAN
26 LAMBERTS LANE
TOWN of COHASSET
Lands of JOHN P. ORMOND
TAX ASSESSORS PARCELS: A3 MAP 3 PARCELS 22 & 23
NORFOLK COUNTY
STATE of MASSACHUSETTS
REGISTERED SURVEYOR DATE: APRIL 25, 2022 FILE: COH-100 FB: YB-15 BM FILE: 146 CAD: COH-100V2-ANR

THIS PLAN WAS PREPARED FOR:
JOHN ORMOND, 26 LAMBERTS LANE, COHASSET, MA.