

NOTE: EXISTING STRUCTURES  
TO BE RAZED.

APPLICANT: 44 MAPLE STREET, LLC  
PO BOX 920298  
NEEDHAM, MA 02492

OWNER: JOHN M. KENYAN LIVING TRUST  
c/o JOHN KENYAN  
#101 9560 CYPRESS HAMMOCK CIRCLE  
BONITA SPRINGS, FL 34135

PLAN OF LAND  
FOR  
PLAT 7, LOT 47  
32 LANTERN LANE  
WELLESLEY, MASSACHUSETTS

MAY, 2021  
SCALE: 1 INCH EQUALS 40 FEET  
REVISED: 6-24-21  
7-8-21

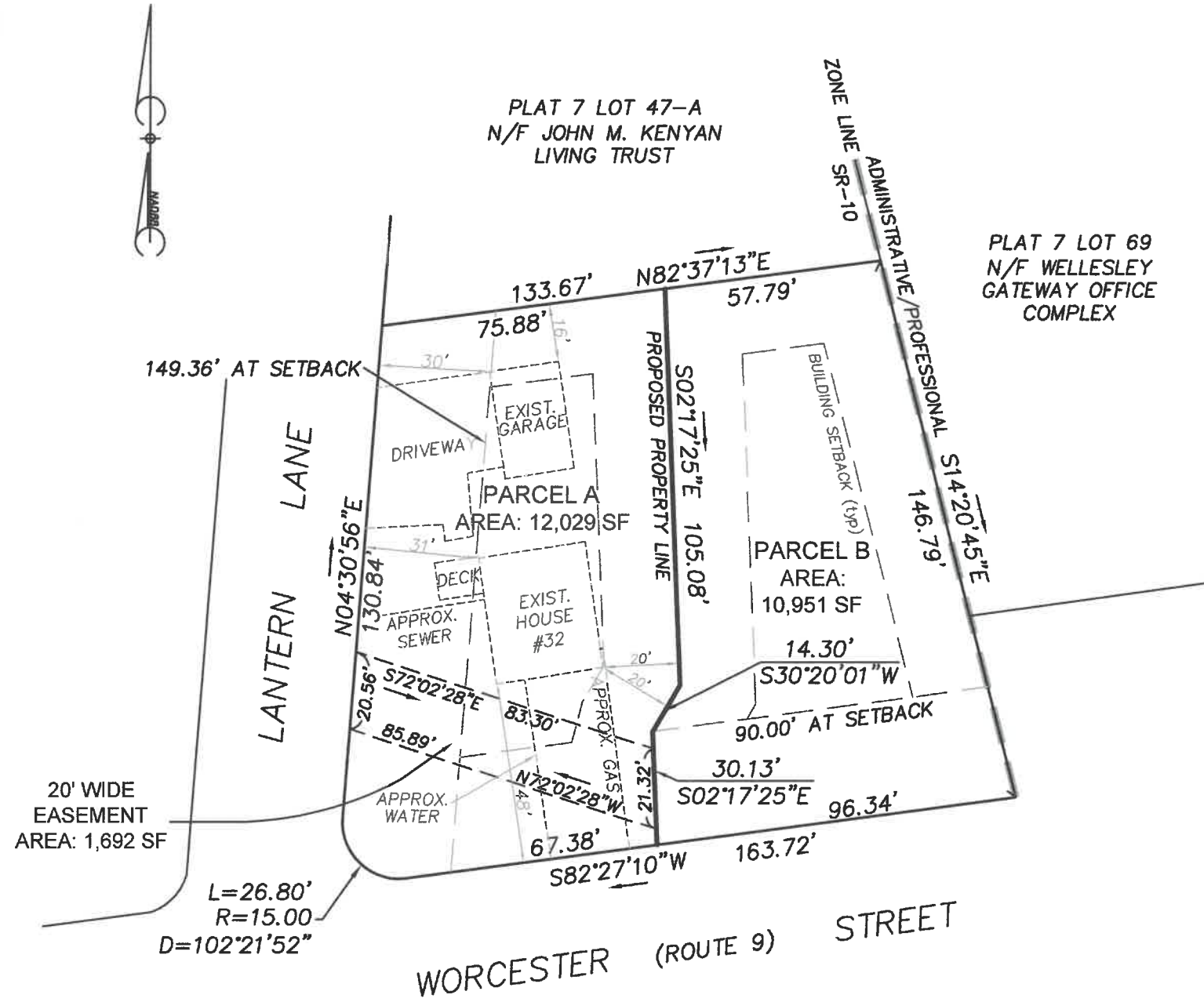


I HEREBY CERTIFY THAT THIS PLAN AND THE SURVEY UPON WHICH IT WAS BASED WAS PREPARED UNDER MY IMMEDIATE DIRECTION, AND HAS BEEN DESIGNED IN COMPLIANCE WITH ALL APPLICABLE ZONING AND SUBDIVISION REGULATIONS.

*Marc N. Nyberg*  
MARC N. NYBERG, REGISTERED LAND SURVEYOR

PLAT 7 LOT 47-A  
N/F JOHN M. KENYAN  
LIVING TRUST

PLAT 7 LOT 69  
N/F WELLESLEY  
GATEWAY OFFICE  
COMPLEX



I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

*Marc N. Nyberg*

ZONING DISTRICT: SR-10  
MINIMUM LOT AREA: 10,000 SF  
MINIMUM FRONTAGE: 90'  
BUILDING SETBACKS: FRONT - 30'  
SIDE - 20'  
REAR - 18'

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED.

NOTES:

- TOTAL LOT AREA: 22,980 SF
- DEED BOOK 37190 PAGE 555
- A PORTION OF THE PROPERTY IS LOCATED WITHIN OTHER FLOOD AREAS ZONE X, AREAS OF 0.2% ANNUAL CHANCE FLOOD AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP PANEL 28 OF 430, MAP NUMBER 25021C0028E, EFFECTIVE DATE JULY 17, 2012.
- THERE ARE NO LAND AREAS SUBJECT TO THE WETLANDS PROTECTION ACT & INLAND WETLANDS ACT (INCLUDING BUFFERS) LOCATED ON THE PROPERTY.
- PARCEL A BUILD FACTOR: 14  
PARCEL B BUILD FACTOR: 16.9

DATE: \_\_\_\_\_

INSITE Engineering Services, LLC  
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