

NOTES :

THIS PLAN HAS BEEN PREPARED FOR THE PURPOSE OF CREATING A NEW BUILDING LOT AT TOWER TERRACE, HAVING A MINIMUM AREA OF 30,000 SQUARE FEET. EXISTING LOTS 16, 17, 33 AND 1171 ARE TO BE COMBINED, WITH A PORTION OF LOT 15 TO CREATE THE REQUIRED AREA.

LAND COURT LOT NO. 15 (TOWN OF WAREHAM ASSESSORS MAP 61, LOT LC-15) WILL BE DIVIDED INTO TWO PARCELS, SHOWN AS PARCEL '15-A' AND '15-B' HEREON. A SEPARATE LAND COURT PLAN HAS BEEN PREPARED SHOWING THE DIVISION OF LOT 15, IN ACCORDANCE WITH THE CURRENT LAND COURT SPECIFICATIONS.

PARCEL '15-B' IS NOT TO BE CONSIDERED AS A SEPARATE BUILDING LOT, BUT IS INTENDED TO BE COMBINED WITH LAND COURT LOTS 16, 17, 33, AND THE UNREGISTERED LOT SHOWN AS 1171, TO CREATE THE NEW BUILDING LOT.

PARCEL '15-A' IS NOT TO BE CONSIDERED AS A SEPARATE BUILDING LOT, BUT IS INTENDED TO REMAIN WITH THE OWNERS OF LAND COURT LOTS 12, 13 & 14.

PLAN REFERENCES :

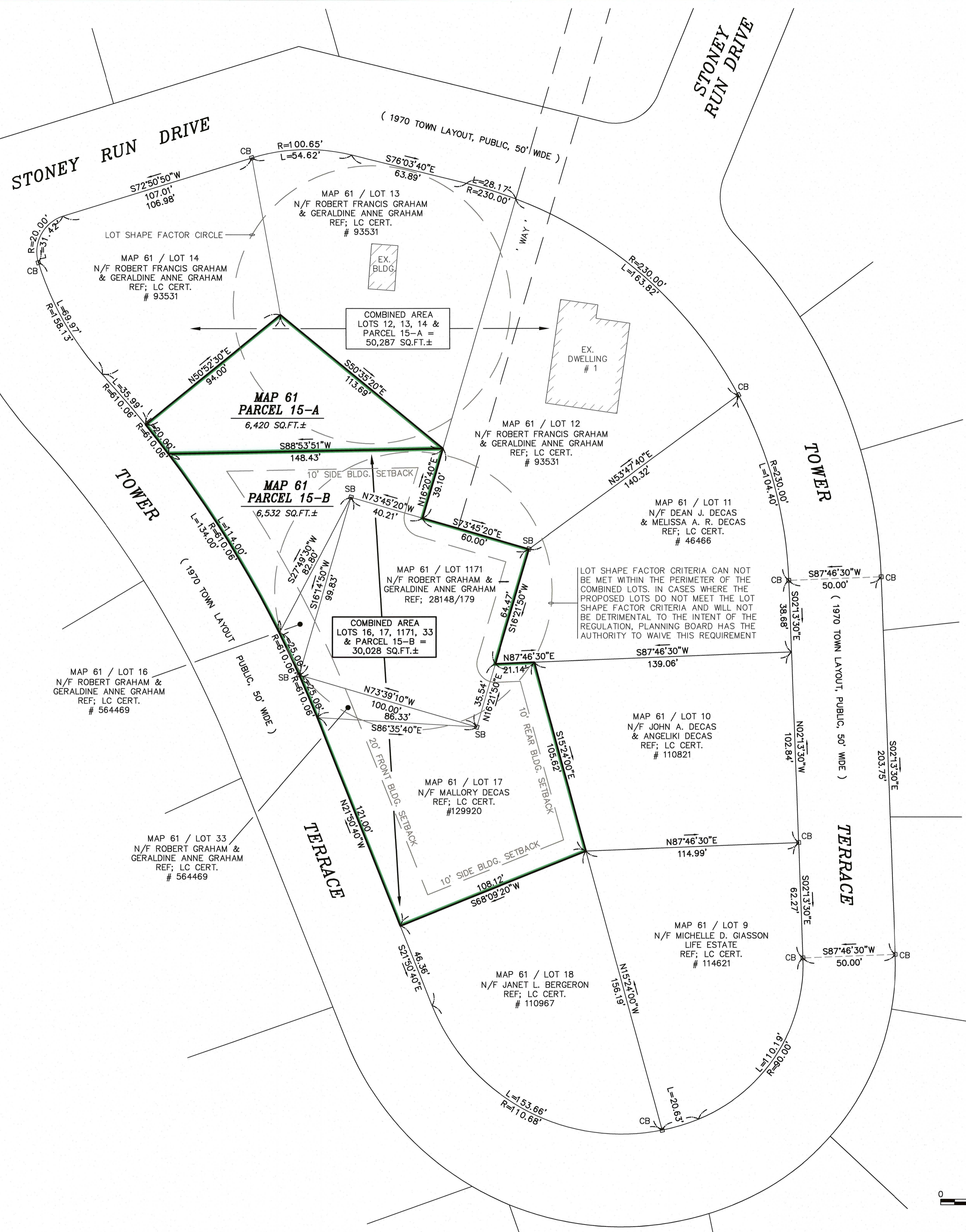
- LAND COURT PLAN 18302-G
LAND COURT PETITION PLAN, PREPARED BY WALTER E. ROWLEY & ASSOCIATES, PREPARED FOR HARRY L. RHODES, DATED JULY 1, 1970, SCALE : 1" = 60'.
1907 WAREHAM WATER WORKS PLAN PLAN BOOK 1, PAGE 538

ZONING DATA ; MR-30 DISTRICT

- MINIMUM LOT AREA 30,000 SQ.FT.
MINIMUM FRONTAGE 150'
MINIMUM FRONT SETBACK 20'
MINIMUM SIDE SETBACK 10'
MINIMUM REAR SETBACK 10'

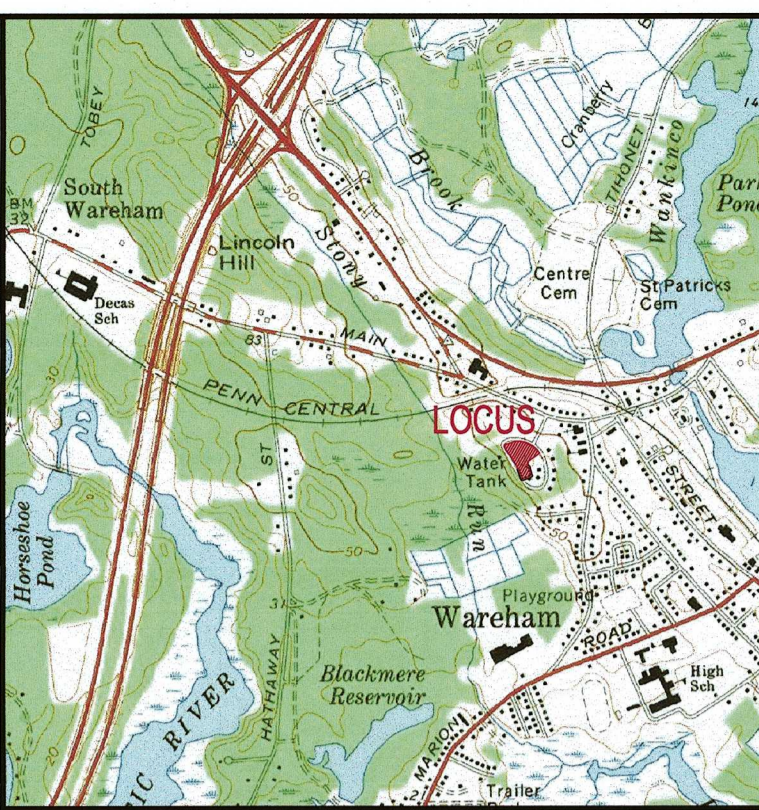
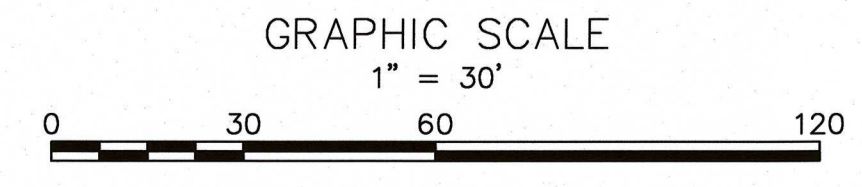
FLOOD ZONE DATA :

THE ENTIRE LOCUS SHOWN HEREON IS WITHIN ZONE X, AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAPS. SEE PANEL NO. 25023C048BJ, DATED JULY 17, 2012.



APPLICANT : MALLORY DECAS, 3 TOWER TERRACE, WAREHAM, MA 02571
LOT OWNERS ; LAND COURT LOT 17 WAREHAM MAP 61, LOT LC-17 ;
MALLORY DECAS, 3 TOWER TERRACE, WAREHAM, MA 02571
DEED BOOK 649, PAGE 120, LAND COURT CERTIFICATE #129920, DOCUMENT #796107
LOT OWNER ; LAND COURT LOT 15 WAREHAM MAP 61, LOT LC-15 ;
ROBERT FRANCIS GRAHAM, GERALDINE ANNE GRAHAM, 1 TOWER TERRACE, WAREHAM, MA 02571
DEED BOOK 467, PAGE 131, LAND COURT CERTIFICATE # 93531, DOCUMENT #429226
LOT OWNER ; LAND COURT LOTS 16 & 33 WAREHAM MAP 61, LOT LC-16 & LC-33 ;
ROBERT GRAHAM AND GERALDINE ANNE GRAHAM, 1 TOWER TERRACE, WAREHAM, MA 02571
DEED BOOK 467, PAGE 131, LAND COURT CERTIFICATE #105304, DOCUMENT # 564469
LOT OWNER ; UNREGISTERED LAND WAREHAM MAP 61, LOT 1171 ;
ROBERT GRAHAM AND GERALDINE ANNE GRAHAM, 1 TOWER TERRACE, WAREHAM, MA 02571
DEED BOOK 28148, PAGE 179

NOTE : PROPOSED LOT WILL BE SERVICED BY MUNICIPAL WATER AND SEWER



LOCUS MAP : SCALE 1" = 2083'

Table with columns: DATE, DRAWN BY, CHECKED BY, JOB NO., SCALE. Values: DATE: AUG. 10, 2020; DRAWN BY: JH; CHECKED BY: RAB; JOB NO.: 20-9500; SCALE: 1" = 30'

FOR REGISTRY USE ONLY

"I CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS."

THE CERTIFICATION MADE HEREON IS INTENDED TO MEET THE REGISTRY OF DEEDS REQUIREMENTS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN.

ABUTTERS SHOWN ARE ACCORDING TO THE TOWN OF WAREHAM TAX ASSESSMENT RECORDS

APPROVED BY: [Signature] 8/14/2020
ROBERT A. BRAMAN, JR.
P.L.S. # 45850

Table with columns: REV., DATE, BY, APP'D, DESCRIPTION. Contains revision information.

TOWN OF WAREHAM APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED

WAREHAM PLANNING BOARD

THIS ENDORSEMENT OF THE PLANNING BOARD SHOULD NOT BE CONSTRUED TO BE A DETERMINATION OF CONFORMANCE WITH ZONING REGULATIONS FOR ALL LOTS AFFECTED.

THIS ENDORSEMENT OF THE PLANNING BOARD SHOULD NOT BE CONSTRUED TO BE A DETERMINATION OF CONFORMANCE WITH THE WAREHAM ZONING BY-LAWS IN ACCORDANCE WITH DIVISION VI, ARTICLE I AND ITS IMPLEMENTING WETLANDS PROTECTION REGULATIONS AS WELL AS MASSACHUSETTS WETLAND PROTECTION ACT, M.G.L. CH. 131, §40 AND ITS IMPLEMENTING REGULATIONS, 310 CMR 10.00 FOR ALL LOTS AFFECTED.

THIS ENDORSEMENT OF THE PLANNING BOARD SHOULD NOT BE CONSTRUED TO BE A DETERMINATION OF CONFORMANCE WITH THE ZONING BY-LAWS RELATIVE TO IRREGULARLY SHAPED LOTS, UPLAND AREA, LOT WIDTH, OPEN SPACE AND LOT COVERAGE IN ACCORDANCE WITH ARTICLE 6, §615, ARTICLE 6, §612, ARTICLE 10, ARTICLE 6, §620 FOR ALL LOTS AFFECTED.

THIS ENDORSEMENT OF THE PLANNING BOARD SHOULD NOT BE CONSTRUED TO BE A DETERMINATION OF CONFORMANCE WITH THE EARTH REMOVAL REGULATIONS IN ACCORDANCE WITH DIVISION IV, ARTICLE III OF THE TOWN BY-LAWS FOR ALL LOTS AFFECTED.

Professional Engineer Seal for Robert A. Braman, Jr., State of Massachusetts, License # 45850.

G.A.F. ENGINEERING, INC. PROFESSIONAL ENGINEERS & LAND SURVEYORS. 266 MAIN STREET - WAREHAM, MA 02571. TEL: (508) 295-6600 FAX: (508) 295-6634

APPROVAL NOT REQUIRED PLAN OF LAND TOWER TERRACE. PREPARED FOR: MALLORY DECAS. TOWER TERRACE, WAREHAM, MA.

1:1 (DWG) BROWNS/2020 BROWNS/20-9500 (DECAS) (500) (1) (500) (1)