

RESERVED FOR REGISTRY USE ONLY

PLANNING BOARD
WAREHAM, MASSACHUSETTS

APPROVAL UNDER THE SUBDIVISION
CONTROL LAW NOT REQUIRED

DATE: _____

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 TOWN BY-LAWS IN ACCORDANCE WITH DIVISION VI, ARTICLE I AND ITS IMPLEMENTING WETLANDS PROTECTION REGULATIONS AS WELL AS MASSACHUSETTS WETLANDS 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-LAW 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.

CURVE	RADIUS	ARC LENGTH	CHORD	BEARING	CHORD LENGTH
C1	30.00'	27.40'	N83°42'50"E		26.46'
C2	60.00'	134.75'	N45°32'22"E		108.17'
C3	30.00'	39.24'	N86°49'22"E		36.50'
C4	30.00'	40.88'	N16°40'35"W		37.79'

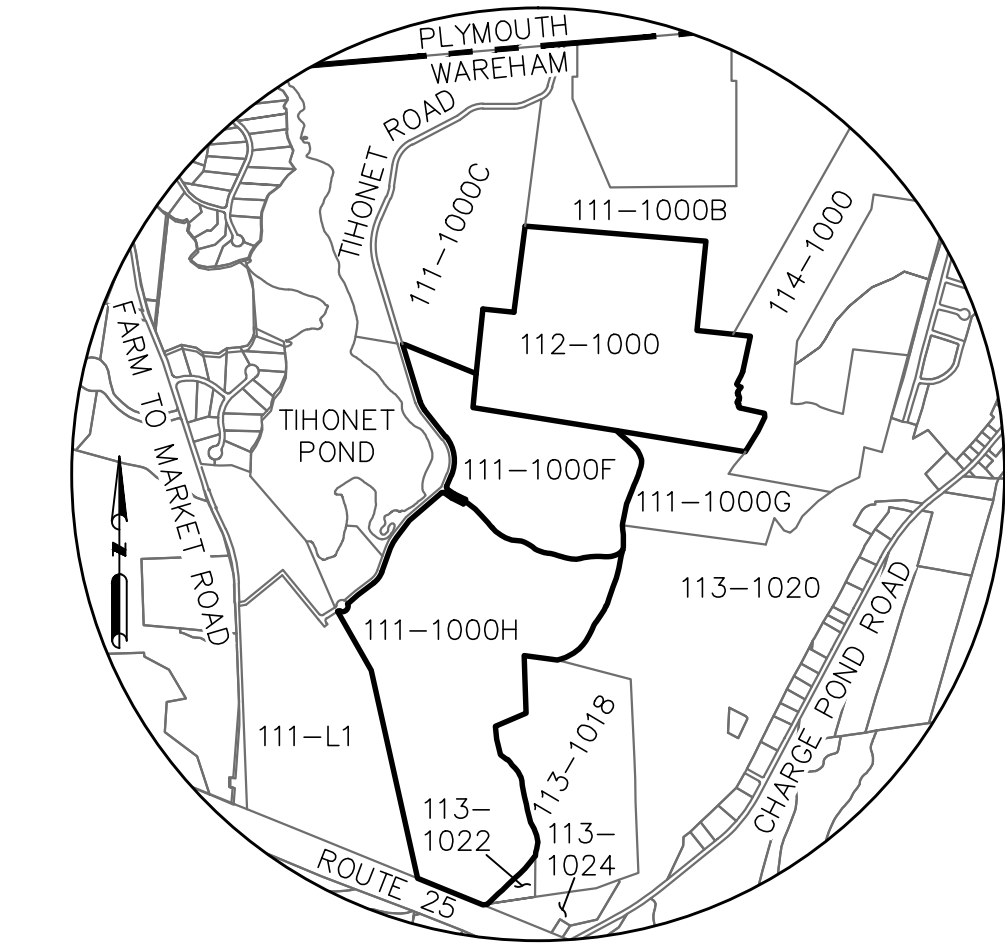
LINE	BEARING	DISTANCE
L1	S55°42'35"E	193.19'
L2	S64°09'42"E	132.59'
L3	N25°50'18"E	25.00'
L4	N25°50'18"E	25.00'
L5	N64°09'42"W	128.90'
L6	N55°42'35"W	83.13'
L7	N22°21'26"E	120.13'



LEGEND:

- 111-1000F ASSESSOR'S ID
- N/F NOW OR FORMERLY
- ▲ CALCULATED POINT
- STONE BOUND FOUND
- WETLAND AREA
- LOCUS PROPERTY LINE
- ADJOINERS LINE (±)
- EASEMENT LINE
- WETLAND DELINEATION

ZONING DISTRICT		R-60
MIN. LOT AREA:		60,000 SQ. FT.
MIN. FRONTAGE (RES.):		180'
MIN. FRONTAGE (NON-RES.):		180'
MIN. FRONT SETBACK (RES.):		60'
MIN. FRONT SETBACK (NON-RES.):		20'
MIN. SIDE/REAR SETBACK (RES.):		20'
MIN. SIDE/REAR SETBACK (NON-RES.):		10'
MAX. BLDG. HEIGHT (RES.):		35'
MAX. BLDG. HEIGHT (NON-RES.):		35'



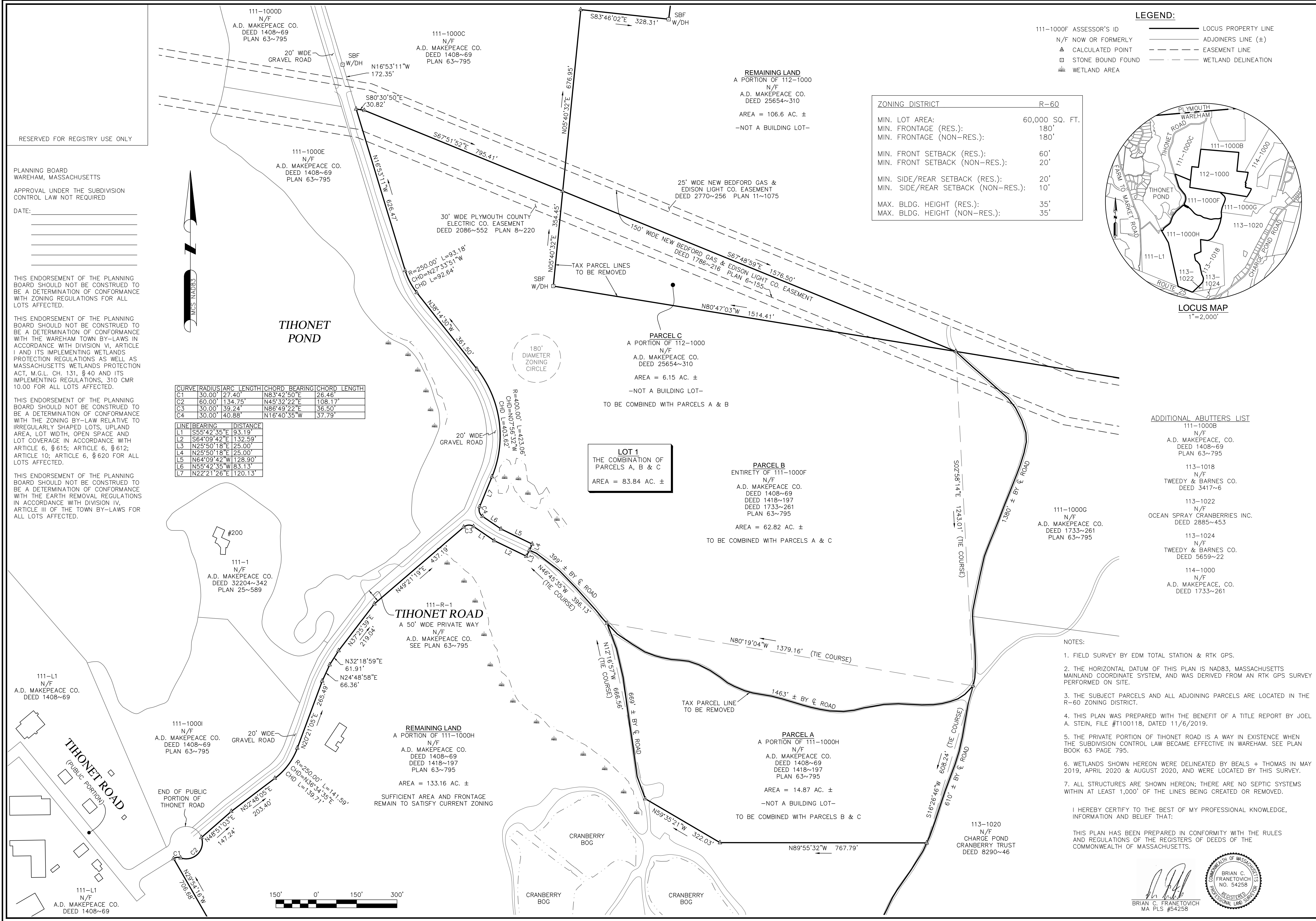
LOCUS MAP
1"=2,000'

NORTHEAST SURVEY CONSULTANTS
116 PLEASANT ST., SUITE 302
EASTHAMPTON, MA 01027
(413) 203-5144

140
TIHONET ROAD

SURVEYOR:	BCF	ENGINEER:	JDG
DRAFTING:	NAE	DESIGN:	MHL
FIELD WORK:	20-012.3	HORZ. SCALE:	1"=150'
PROJECT NUMBER:	20-012.3	VERT. SCALE:	
DRAWING NAME:	20-012.3 ANR.DWG	DATE:	09-03-2020

APPROVAL NOT REQUIRED PLAN DRAWN FOR
A.D. MAKEPEACE, CO.
OF LAND IN
WAREHAM, MA
PLYMOUTH REGISTRY



ADDITIONAL ABUTTERS LIST

- 111-1000B N/F A.D. MAKEPEACE, CO. DEED 1408~69 PLAN 63~795
- 113-1018 N/F TWEEDY & BARNES CO. DEED 3417~6
- 113-1022 N/F OCEAN SPRAY CRANBERRIES INC. DEED 2885~453
- 113-1024 N/F TWEEDY & BARNES CO. DEED 5659~22
- 114-1000 N/F A.D. MAKEPEACE, CO. DEED 1733~261

- NOTES:
1. FIELD SURVEY BY EDM TOTAL STATION & RTK GPS.
 2. THE HORIZONTAL DATUM OF THIS PLAN IS NAD83, MASSACHUSETTS MAINLAND COORDINATE SYSTEM, AND WAS DERIVED FROM AN RTK GPS SURVEY PERFORMED ON SITE.
 3. THE SUBJECT PARCELS AND ALL ADJOINING PARCELS ARE LOCATED IN THE R-60 ZONING DISTRICT.
 4. THIS PLAN WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT BY JOEL A. STEIN, FILE #T100118, DATED 11/6/2019.
 5. THE PRIVATE PORTION OF TIHONET ROAD IS A WAY IN EXISTENCE WHEN THE SUBDIVISION CONTROL LAW BECAME EFFECTIVE IN WAREHAM. SEE PLAN BOOK 63 PAGE 795.
 6. WETLANDS SHOWN HEREON WERE DELINEATED BY BEALS + THOMAS IN MAY 2019, APRIL 2020 & AUGUST 2020, AND WERE LOCATED BY THIS SURVEY.
 7. ALL STRUCTURES ARE SHOWN HEREON; THERE ARE NO SEPTIC SYSTEMS WITHIN AT LEAST 1,000' OF THE LINES BEING CREATED OR REMOVED.

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THAT:

THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

Brian C. Franetovich
BRIAN C. FRANETOVICH
MA PLS #54258