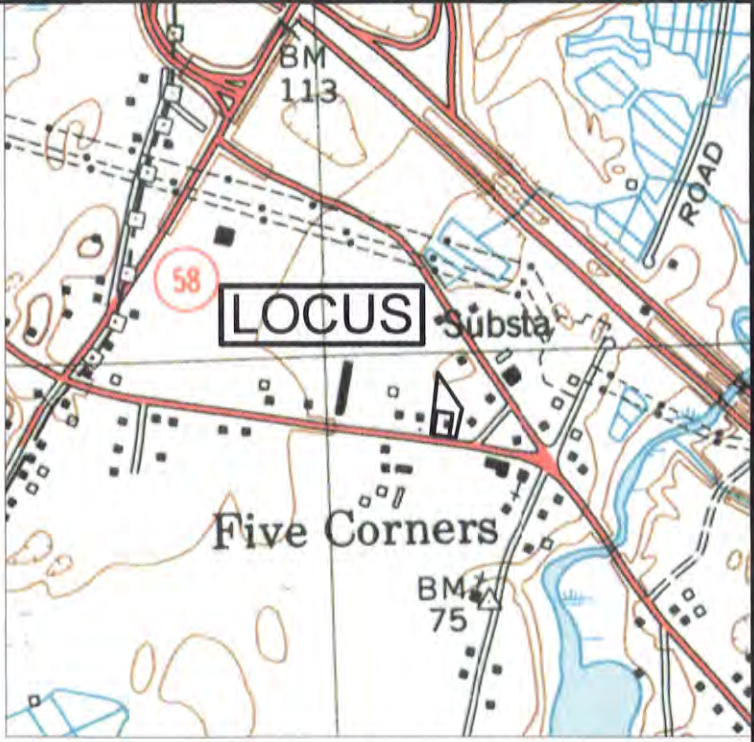


TOWN OF WAREHAM

APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED

ENDORSED DATE _____



LOCUS PLAN
SCALE: 1" = 1000'

FOR REGISTRY USE ONLY

THE PURPOSE OF THIS PLAN IS TO MODIFY THE BOUNDARY LINES TO ELIMINATE THE DWELLING ON LOT 1021 FROM ENCRANCHING INTO LOT 1022, WHILE NOT CHANGING THE TOTAL FRONTAGE FOR EITHER LOT.

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



JOHN L. CHURCHILL, JR., P.L.S.

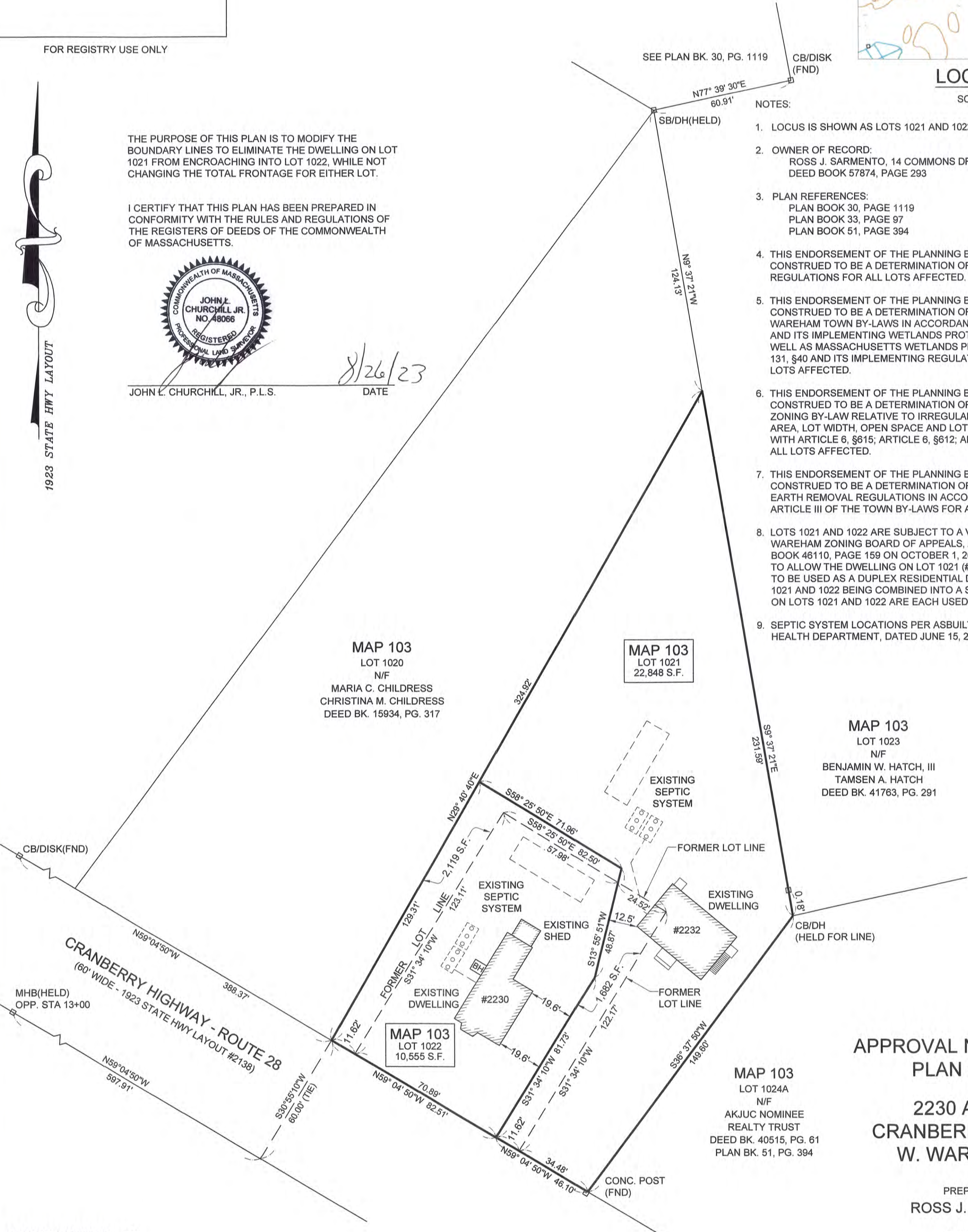
8/26/23

DATE

SEE PLAN BK. 30, PG. 1119 CB/DISK (FND)

NOTES:

1. LOCUS IS SHOWN AS LOTS 1021 AND 1022 ON ASSESSOR'S MAP 103.
2. OWNER OF RECORD:
ROSS J. SARMENTO, 14 COMMONS DRIVE, CARVER, MA 02330
DEED BOOK 57874, PAGE 293
3. PLAN REFERENCES:
PLAN BOOK 30, PAGE 1119
PLAN BOOK 33, PAGE 97
PLAN BOOK 51, PAGE 394
4. THIS ENDORSEMENT OF THE PLANNING BOARD SHOULD NOT BE CONSTRUED TO BE A DETERMINATION OF CONFORMANCE WITH ZONING REGULATIONS FOR ALL LOTS AFFECTED.
5. 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.
6. 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.
7. 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.
8. LOTS 1021 AND 1022 ARE SUBJECT TO A VARIANCE DECISION BY THE WAREHAM ZONING BOARD OF APPEALS, AS RECORDED IN DEED BOOK 46110, PAGE 159 ON OCTOBER 1, 2015. A VARIANCE WAS ISSUED TO ALLOW THE DWELLING ON LOT 1021 (#2232 CRANBERRY HIGHWAY) TO BE USED AS A DUPLEX RESIDENTIAL DWELLING, SUBJECT TO LOTS 1021 AND 1022 BEING COMBINED INTO A SINGLE LOT. THE DWELLINGS ON LOTS 1021 AND 1022 ARE EACH USED AS A SINGLE FAMILY DWELLING.
9. SEPTIC SYSTEM LOCATIONS PER ASBUILT PLANS ON RECORD AT THE HEALTH DEPARTMENT, DATED JUNE 15, 2022.



MAP 103
LOT 1020
N/F
MARIA C. CHILDRRESS
CHRISTINA M. CHILDRRESS
DEED BK. 15934, PG. 317

MAP 103
LOT 1021
22,848 S.F.

MAP 103
LOT 1023
N/F
BENJAMIN W. HATCH, III
TAMSEN A. HATCH
DEED BK. 41763, PG. 291

MAP 103
LOT 1022
10,555 S.F.

MAP 103
LOT 1024A
N/F
AKJUC NOMINEE
REALTY TRUST
DEED BK. 40515, PG. 61
PLAN BK. 51, PG. 394

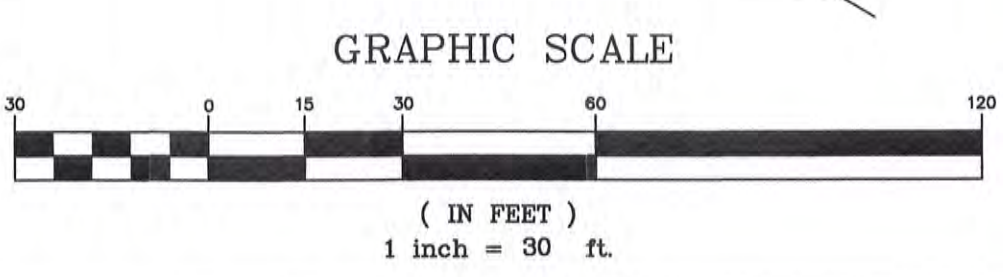
**APPROVAL NOT REQUIRED
PLAN OF LAND
AT
2230 AND 2232
CRANBERRY HIGHWAY
W. WAREHAM, MA**

PREPARED FOR:
ROSS J. SARMENTO

PREPARED BY:
JC ENGINEERING, INC.
2854 CRANBERRY HIGHWAY
EAST WAREHAM, MA 02538

ZONING DISTRICT: CS

MIN. AREA = 30,000 S.F.
FRONTAGE = 150'
FRONT YARD SETBACK = 20'
SIDE YARD SETBACK = 10'
REAR YARD SETBACK = 10'



SCALE: 1" = 30' AUGUST 26, 2023