

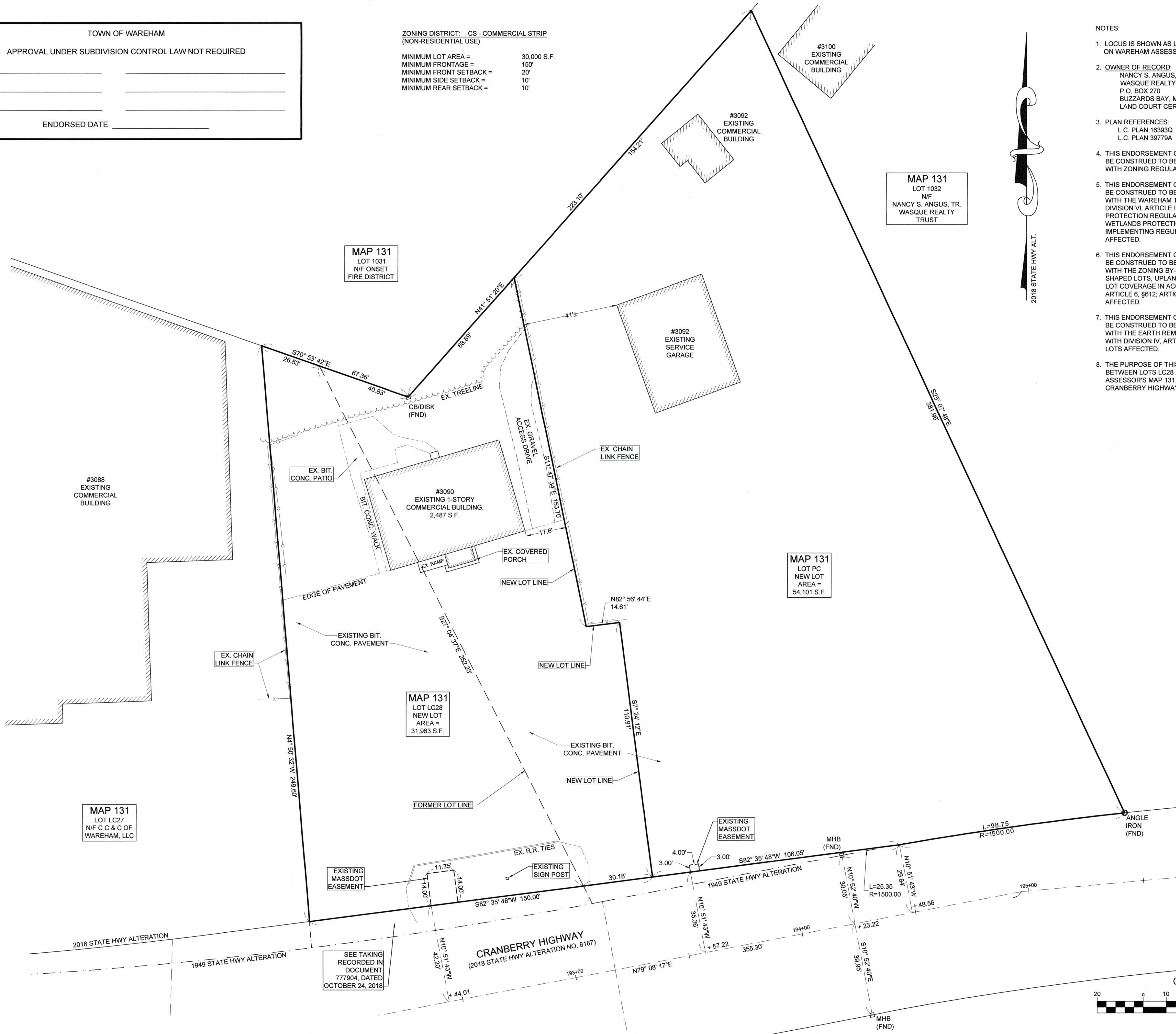
TOWN OF WAREHAM  
 APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

ENDORSED DATE \_\_\_\_\_

ZONING DISTRICT: CS - COMMERCIAL STRIP  
 (NON-RESIDENTIAL USE)

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



MAP 131  
 LOT 1031  
 N/F ONSET  
 FIRE DISTRICT

MAP 131  
 LOT 1032  
 N/F  
 NANCY S. ANGUS, TR.  
 WASQUE REALTY TRUST

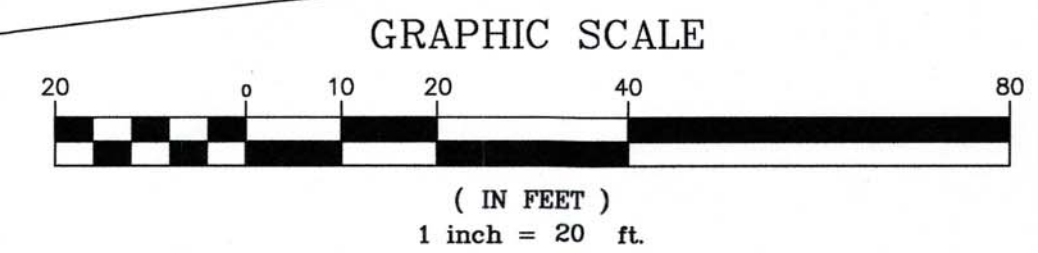
MAP 131  
 LOT PC  
 NEW LOT  
 AREA =  
 54,101 S.F.

MAP 131  
 LOT LC28  
 NEW LOT  
 AREA =  
 31,963 S.F.

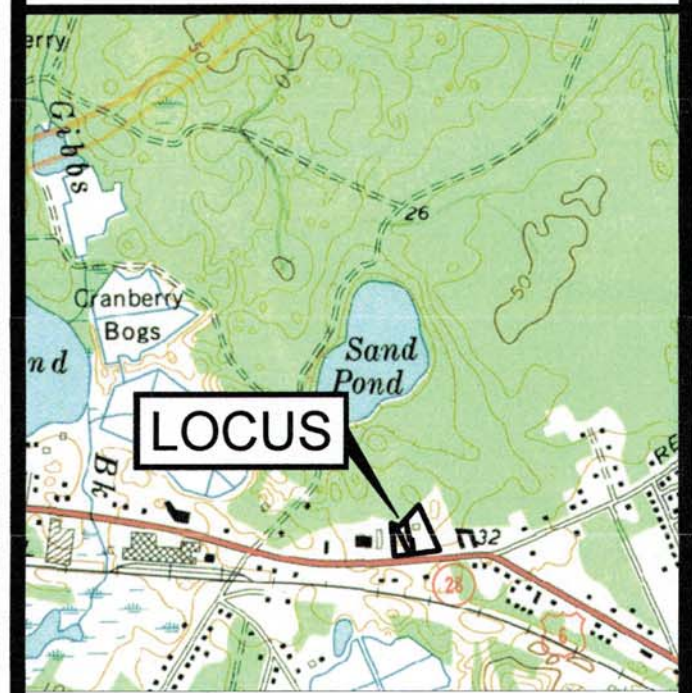
MAP 131  
 LOT LC27  
 N/F C.C. & C OF  
 WAREHAM, LLC

SEE TAKING  
 RECORDED IN  
 DOCUMENT  
 777904, DATED  
 OCTOBER 24, 2018

- NOTES:
1. LOCUS IS SHOWN AS LOT LC28 & LOT PC ON WAREHAM ASSESSOR'S MAP 131.
  2. OWNER OF RECORD:  
 NANCY S. ANGUS, TR.  
 WASQUE REALTY TRUST  
 P.O. BOX 270  
 BUZZARDS BAY, MA 02532  
 LAND COURT CERT. 70954
  3. PLAN REFERENCES:  
 L.C. PLAN 16393Q  
 L.C. PLAN 39779A
  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, §815, ARTICLE 6, §812, 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. THE PURPOSE OF THIS PLAN IS TO ADJUST THE PROPERTY LINE BETWEEN LOTS LC28 AND PC, AS SHOWN ON WAREHAM ASSESSOR'S MAP 131, SO THAT THE EXISTING BUILDING AT #3090 CRANBERRY HIGHWAY IS ENTIRELY ON A SEPARATE LOT.



FOR REGISTRY USE ONLY



LOCUS MAP  
 SCALE 1" = 1500'

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



JOHN L. CHURCHILL, JR., P.L.S. DATE 6/23/23

**APPROVAL NOT REQUIRED  
 PLAN OF LAND  
 AT  
 CRANBERRY HIGHWAY  
 IN  
 WAREHAM  
 MASSACHUSETTS  
 (PLYMOUTH COUNTY)**

REVISIONS:

No.	DATE	DESC.

PREPARED FOR:  
 NANCY S. ANGUS, TR.  
 WASQUE REALTY TRUST  
 P.O. BOX 270  
 BUZZARDS BAY, MA 02532

ENGINEERING BY:  
 JC ENGINEERING, INC.  
 2854 CRANBERRY HIGHWAY  
 EAST WAREHAM, MA 02538  
 508-273-0377

DATE:	JUNE 23, 2023
FIELD:	MD/RB
CALC./DESIGN:	BMB
DRAWN:	BMB
CHECK:	JLC
JOB NO.:	6632-1