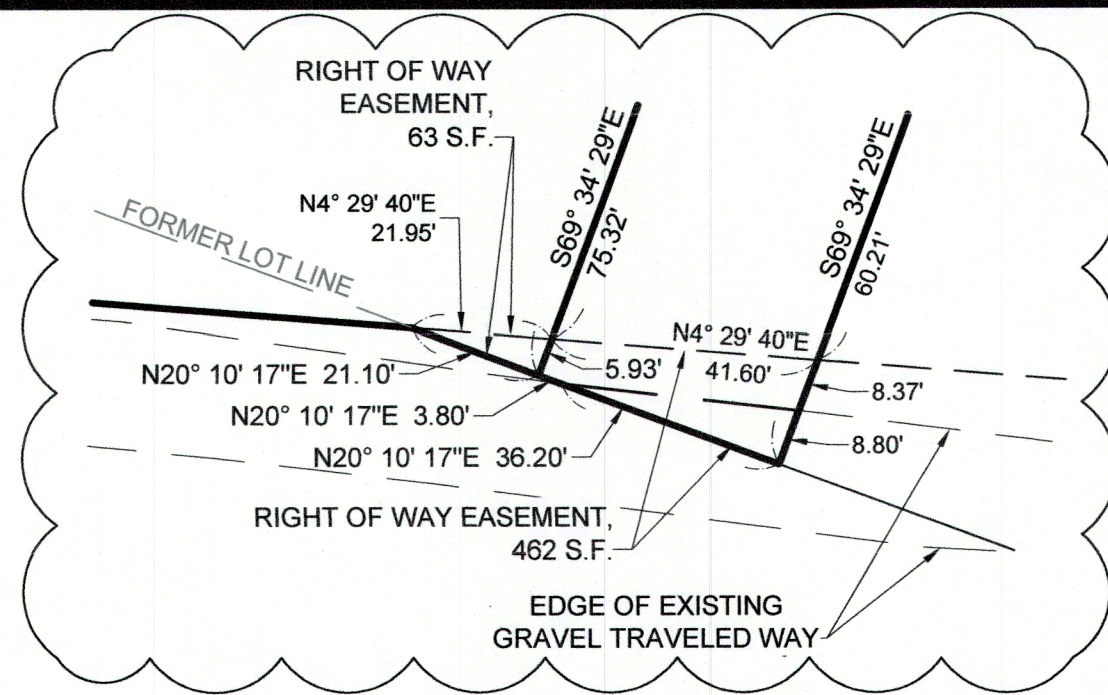


SQUIRREL ISLAND ROAD:
 NO KNOWN LAYOUT EXISTS FOR SQUIRREL ISLAND ROAD OTHER THAN WHAT HAS BEEN DEPICTED ON PRIOR RECORDED PLANS. A METES AND BOUNDS DESCRIPTION ALONG THE EASTERN EDGE OF THE TRAVELED WAY WITHIN THE LOCUS PROPERTY HAS BEEN ESTABLISHED AND IS DEPICTED IN ORDER TO DEMONSTRATE THAT SAID LOTS HAVE MEASURABLE FRONTAGE ON THE TRAVELED WAY. A METES AND BOUNDS DESCRIPTION FOR THE WESTERN EDGE OF THE TRAVELED WAY HAS BEEN PREVIOUSLY ESTABLISHED AS SHOWN IN PLAN BOOK 62, PAGE 311. THE PROPERTY OWNER HAS NOT RELINQUISHED ANY RIGHTS IN SQUIRREL ISLAND ROAD.

RIGHT OF WAY EASEMENT:
 THE RIGHT OF WAY EASEMENT SHOWN HEREON IS AN EXTENSION TO THE EXISTING LAYOUT PREVIOUSLY CREATED ON ABUTTING PROPERTIES AS DEPICTED IN PLAN BOOK 65, PAGE 446. THE RIGHT OF WAY EASEMENT IS INTENDED TO DEFINE THE AREA TO BE USED FOR ROADWAY PURPOSES. LOT 2 & PARCEL C SHOWN HEREON IS SUBJECT TO THIS RIGHT OF WAY EASEMENT AND TO THE RIGHTS THAT OTHERS MAY HAVE IN AND OVER THE TRAVELED WAY KNOWN AS SQUIRREL ISLAND ROAD.

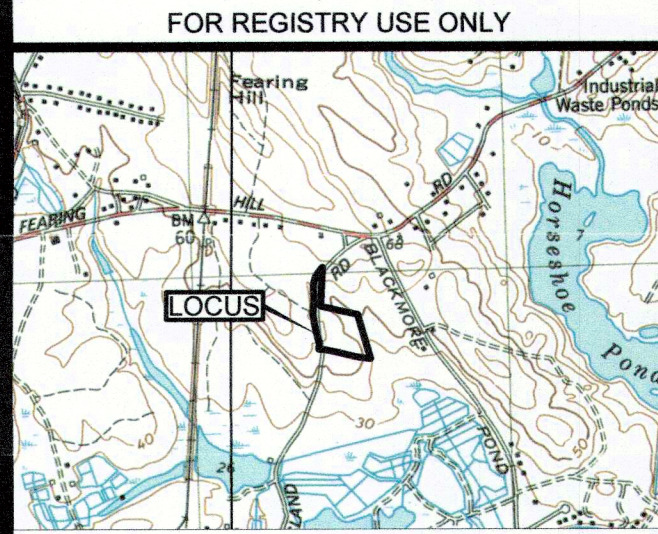
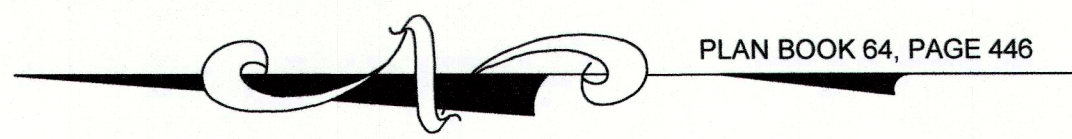


DETAIL
 SCALE: 1" = 30'

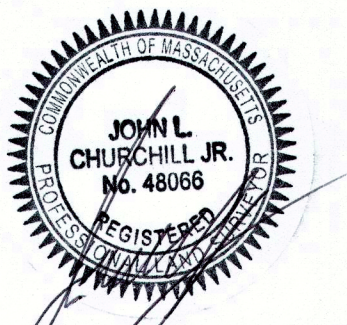
APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED

APPROVED _____

ENDORSED DATE _____



I CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.



JOHN L. CHURCHILL JR., PLS. DATE 10/6/21

APPROVAL NOT REQUIRED
PLAN OF LAND
 AT
SQUIRREL ISLAND ROAD
 IN
W. WAREHAM, MASSACHUSETTS
 (PLYMOUTH COUNTY)

REVISIONS:

No.	DATE	DESC.

PREPARED FOR:
DOS AMIGOS REALTY, LLC
 12 FELLOWSHIP CIRCLE
 W. WAREHAM, MA 02576
 &
ROBERT L. PERRY
 29 SQUIRREL ISLAND ROAD
 W. WAREHAM, MA 02576

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

DATE:	OCTOBER 6, 2021
FIELD:	GK
CALC./DESIGN:	SJI
DRAWN:	SJI
CHECK:	JLC
JOB NO.:	5190

- NOTES:**
- OWNER (LOT 1010A): DOS AMIGOS REALTY, LLC 12 FELLOWSHIP CIRCLE W. WAREHAM, MA 02576
 - LOCUS IS SHOWN AS LOTS 1010A & S1.B ON WAREHAM ASSESSOR'S MAP 74.
 - LOCUS DEED REFERENCES: BOOK 55606, PAGE 344 (LOT 1010A) BOOK 25083, PAGE 81 (LOT S1.B)
 - PLAN REFERENCES: PLAN BOOK 46, PAGE 825; PLAN BOOK 49, PAGE 743; PLAN BOOK 51, PAGE 365; PLAN BOOK 55, PAGE 814; PLAN BOOK 56, PAGE 1115; PLAN BOOK 61, PAGE 566; PLAN BOOK 62, PAGE 311; PLAN BOOK 64, PAGE 1069; PLAN BOOK 65, PAGE 446
 - LOCUS PROPERTIES ARE LOCATED WITHIN THE R-60 ZONING DISTRICT.
 - THE PURPOSE OF THIS PLAN IS TO CREATE LOTS 1 & 2 AND PARCEL C FROM FORMER LOTS 1010A & S1.B AS SHOWN ON WAREHAM ASSESSOR'S MAP 74. PARCEL A & B HAVE BEEN CREATED FOR CONVEYANCE PURPOSES ONLY. PARCEL A IS TO BE INCLUDED WITH LOT 1 AND PARCEL B IS TO BE INCLUDED WITH LOT 2.
 - NO FURTHER SUBDIVISION AND NO RELOCATION OF LOT LINES SHOWN ON THIS PLAN MAY BE MADE UNLESS PERMITTED BY THE PLANNING BOARD AFTER FURTHER HEARINGS.
 - 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.

ZONING DISTRICT: R-60

REGULATION	REQUIRED
MIN. LOT AREA	60,000 sq'
MIN. FRONTAGE	180'
MIN. FRONT SETBACK	60'
MIN. SIDE SETBACK	20'
MIN. REAR SETBACK	20'

