

LOT DATA:

ASSESSORS MAP 35 / LOT 20
 OWNERS: RICHARD & DONNA BOWERS
 ADDRESS: 57 EDGEWATER DRIVE, WAREHAM, MA 02571
 DEED REF: BOOK 51291, PAGE 303

ASSESSORS MAP 35 / LOT 19
 OWNER: RICHARD BOWERS
 ADDRESS: 57 EDGEWATER DRIVE, WAREHAM, MA 02571
 DEED REF: BOOK 55597, PAGE 323

ASSESSORS MAP 35 / LOT 18
 OWNERS: * DIANNE L. FECK, CHERYL L. PATRUNO, RUSSELL M. CHRISTIAN, DONNA M. CHRISTIAN JOINT LIFE ESTATE
 ADDRESS: 61 EDGEWATER DRIVE, WAREHAM, MA 02571
 DEED REF: BOOK 44402, PAGE 271

PLAN DATA:

ASSESSORS MAP: 35 / LOTS 18, 19 & 20
 ORIGINAL PLAN OF STANDISH SHORES, BY IRVING ROSENBLATT, ENGINEER, SCALE 1"=80', DATED APRIL 5, 1954. SEE PLYMOUTH COUNTY REGISTRY OF DEEDS, PLAN BOOK 9, PAGE 778.

REVISED PLAN OF STANDISH SHORES, BY IRVING ROSENBLATT, ENGINEER, SCALE 1"=80', REVISED FEBRUARY 8, 1955. SEE PLYMOUTH COUNTY REGISTRY OF DEEDS, PLAN BOOK 10, PAGE 215.

PLAN STATEMENT:

THE PURPOSE OF THIS PLAN IS TO DIVIDE THE EXISTING LOT 19 SHOWN ON THE STANDISH SHORES PLAN INTO TWO PARCELS, AND CONVEY EACH PARCEL TO THE ADJACENT OWNERS. NEITHER PARCEL 19A OR PARCEL 19B ARE TO BE CONSIDERED AS SEPARATE BUILDING LOTS.

THE 1954/1955 STANDISH SHORES PLANS DENOTE THE NORTHEASTERLY LOT LINE FOR LOTS 18, 19 AND 20 AS THE 'LOW WATER MARK'. THE CURRENT LOW WATER MARK HAS NOT BEEN DETERMINED BY ELEVATION AT THIS TIME.

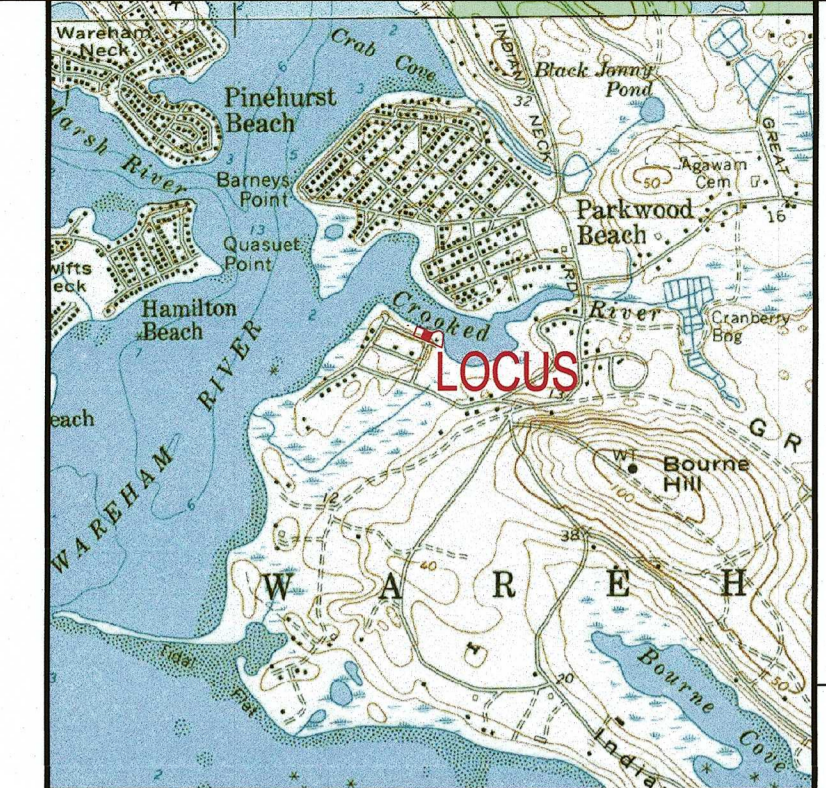
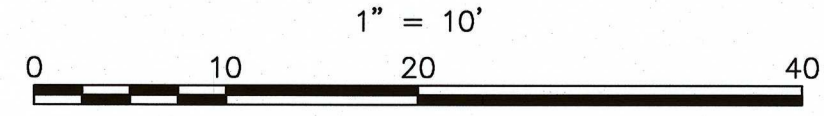
FLOOD ZONE DATA:

THE LOCUS PROPERTY IS WITHIN THE FOLLOWING FLOOD ZONES: SHADED X, AE-15, VE-17 & VE-19. REFER TO THE F.E.M.A. FLOOD INSURANCE RATE MAP PANEL NUMBER 25023C0577-J, DATED: JULY 17, 2012.

ZONING DATA:

ZONE: R-30 SETBACKS:
 MINIMUM LOT AREA: 30,000 SQ.FT.
 MINIMUM FRONTAGE: 150'
 MINIMUM FRONT SETBACK: 20'
 MINIMUM SIDE SETBACK: 10'
 MINIMUM REAR SETBACK: 10'
 MAXIMUM BUILDING HEIGHT: 35'

GRAPHIC SCALE



LOCUS MAP SCALE: 1" = 2083'

DATE: SEPT. 23, 2021	DRAWN BY: JH	CHECKED BY: WFM	JOB NO.: 19-9385	SCALE: 1" = 10'
----------------------	--------------	-----------------	------------------	-----------------

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

Robert A. Braman, Jr. 10/5/2021
 ROBERT A. BRAMAN, JR.
 P.L.S. # 45850

REV.	DATE	BY	DESCRIPTION

TOWN OF WAREHAM
 APPROVAL UNDER SUBDIVISION
 CONTROL LAW NOT REQUIRED

WAREHAM PLANNING BOARD

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 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 EARTH REMOVAL REGULATIONS IN ACCORDANCE WITH DIVISION IV, ARTICLE III OF THE TOWN BY-LAWS FOR ALL LOTS AFFECTED.

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

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

APPROVAL NOT REQUIRED
 PLAN OF LAND
 59 EDGEWATER DRIVE
 WAREHAM, MA

PREPARED FOR:
 RICHARD BOWERS
 57 EDGEWATER DRIVE
 WAREHAM, MA

JOB NO.: 19-9385
 DWG. 1 OF 1