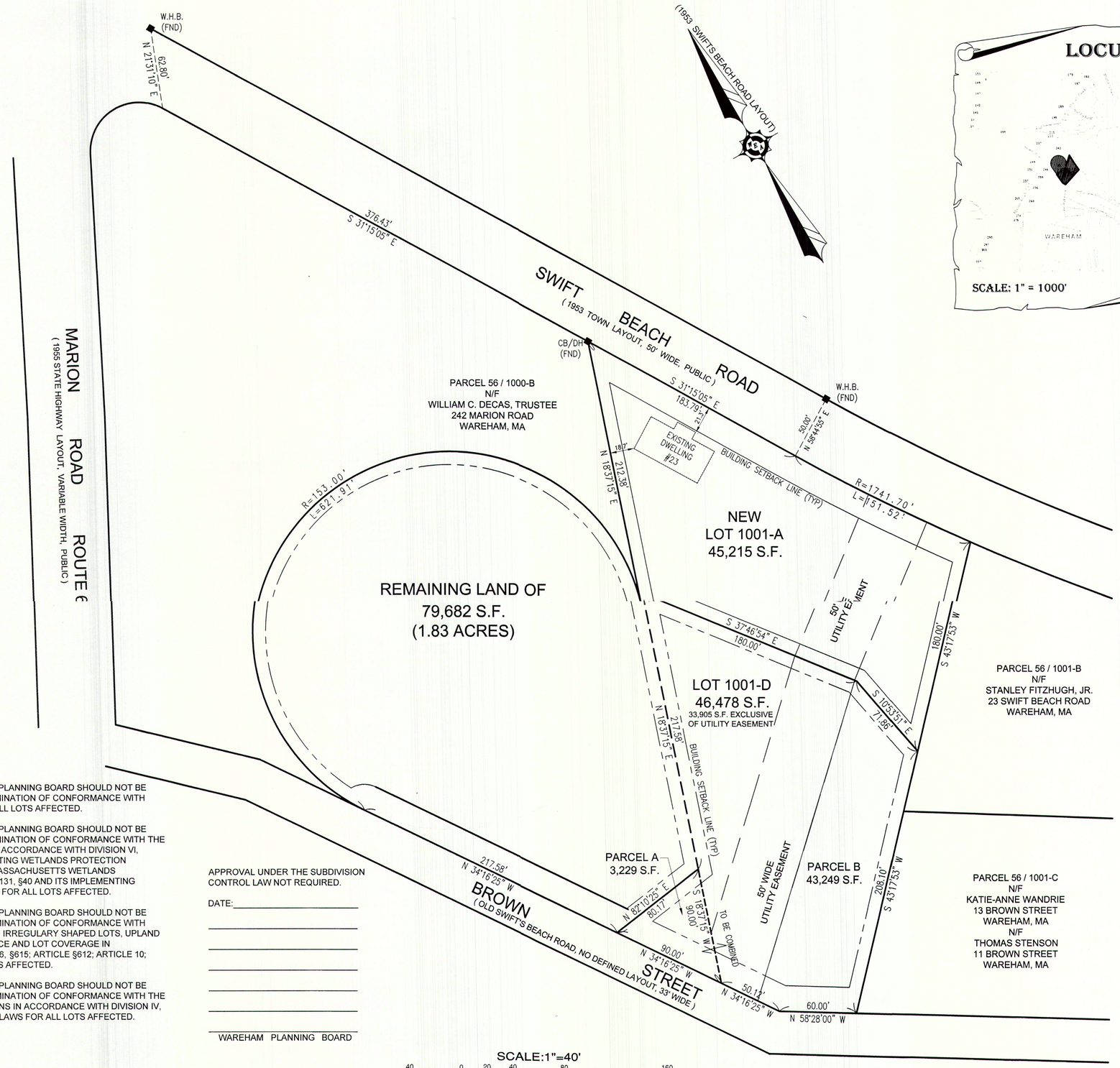

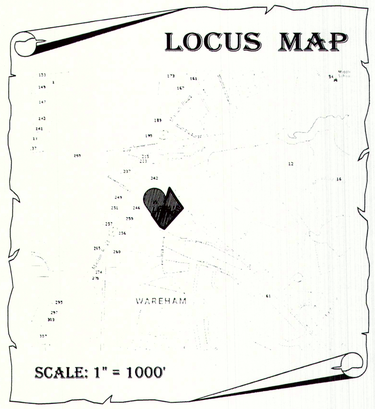

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES OF THE REGISTERS OF DEEDS AND WAS PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

COMMONWEALTH OF MASSACHUSETTS
JOSEPH E. WEBBY, JR.
No. 28717
REGISTERED PROFESSIONAL LAND SURVEYOR

Joseph E. Webby Jr. — REGISTERED LAND SURVEYOR — 6/26/23 DATE

RECORD NOTES:

1.) LOCUS IS SHOWN AS PARCEL 1001-A ON MAP 56 OF THE TOWN OF WAREHAM ASSESSOR'S PLANS.

2.) RECORD OWNERS: PARCEL 1001-A : SWEBCO, LLC
20 NORTH PARK AVE.
PLYMOUTH, MA. 02360
(BOOK 51047, PAGE 102)
40 LONE STREET
MARSHFIELD, MA 02050
(BOOK 46613, PAGE 342)

3.) RECORD PLAN REFERENCES: PLAN BOOK 60, PAGE 314
PLAN BOOK 46, PAGE 725

4.) ZONE DISTRICT: MR-30

5.) THE PURPOSE OF THIS PLAN IS TO COMBINE PARCEL A (TAKEN FROM LOT 1000-A & CONTAINING 3,229 S.F.) WITH PARCEL B (TAKEN FROM LOT 1001-A & CONTAINING 43,249 S.F.) TO CREATE A NEW LOT 1001-D CONTAINING 46,478 S.F.

NOTES:
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 ZONING BY-LAW RELATIVE TO IRREGULARY SHAPED LOTS, UPLAND AREA, LOT WIDTH, OPEN SPACE AND LOT COVERAGE IN ACCORDANCE WITH ARTICLE 6, §615; ARTICLE §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.

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED.

DATE:_____

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WAREHAM PLANNING BOARD

PLAN OF LAND
IN
WAREHAM, MASS.

PREPARED FOR
SWEBCO LLC

SCALE: 1"=40' JUNE 26, 2023

WEBBY ENGINEERING ASSOCIATES, INC.
ENGINEERS & LAND SURVEYORS
180 COUNTY ROAD - PLYMPTON, MA.
02367 TEL. 1-781-585-1164

DRAWN BY : GTH W-5815