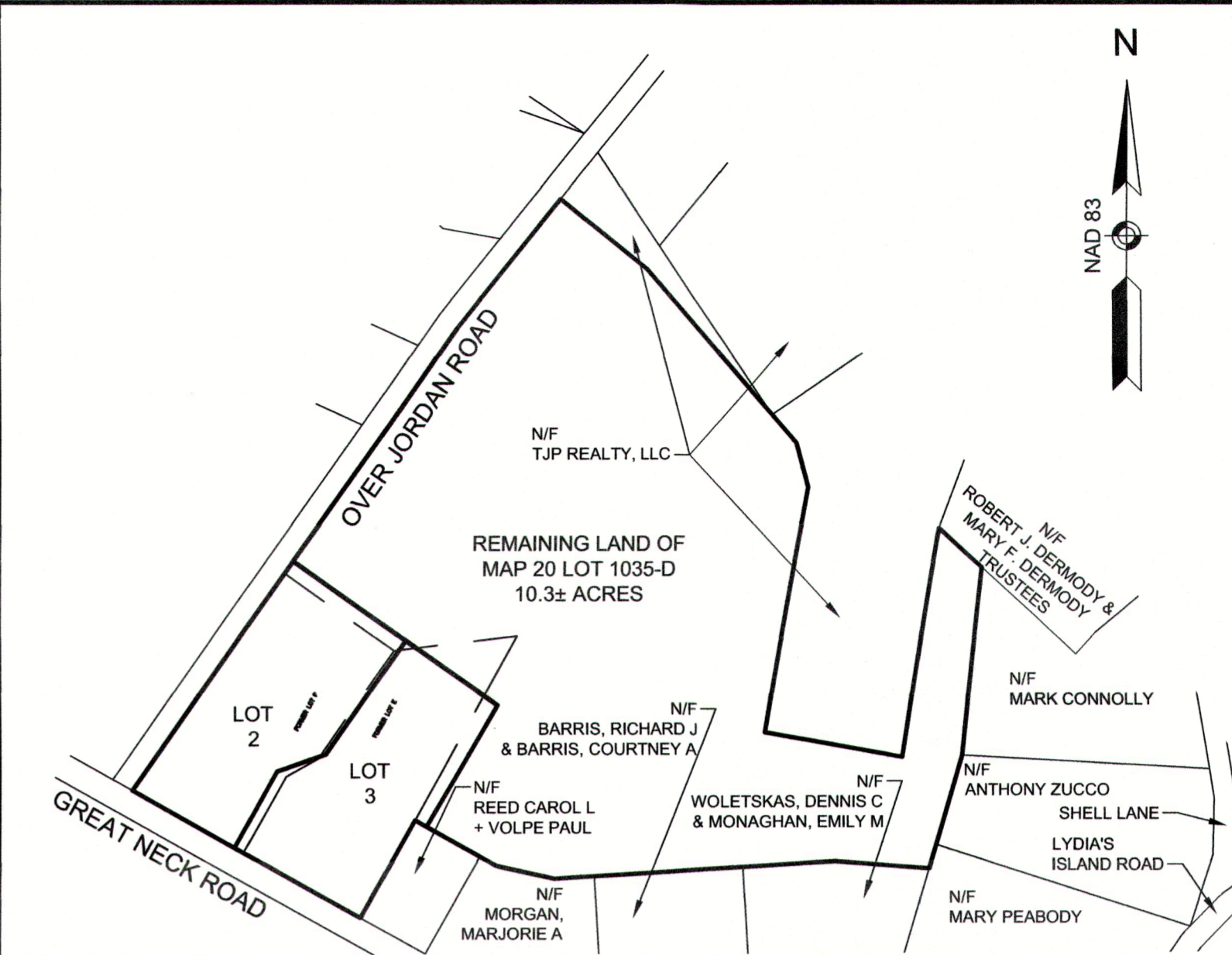


I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS FOR FILING PLANS IN THE MASSACHUSETTS REGISTRIES OF DEEDS.

I CERTIFY THAT THIS PLAN AND SURVEY CONFORMS TO THE ETHICAL, PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

ABUTTERS DATA IS ACCORDING TO THE TOWN OF WAREHAM TAX ASSESSMENT RECORDS.

Matthew C. Costa
 MATTHEW C. COSTA P.L.S. DATE 2/28/22



REMAINING LOT 1035-D DETAIL

0 200 400
 SCALE: 1" = 200'

GENERAL NOTES

OWNER: TJP REALTY, LLC
 310 KENNETH WELCH DRIVE
 LAKEVILLE, MA 02347

ASSESSORS PARCEL INFO: MAP 20/ LOTS 1019-C4, 1051 & 1035-D

PORTIONS OF THESE LOTS ARE LOCATED WITHIN AREAS HAVING ZONE DESIGNATIONS OF X, X(0.2%), AE(EL.15), VE(EL.17) & VE(EL.18) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 25023C0581K WITH A MAP EFFECTIVE DATE OF FEBRUARY 5, 2014.

DEED REFERENCES:
 MAP 20 LOT 1051 = BOOK 51249 PAGE 224 (#176 GREAT NECK ROAD)
 MAP 20 LOT 1019C4 = BOOK 51249 PAGE 227, PARCEL 2 (#172 GREAT NECK ROAD)
 MAP 20 LOT 1035D = BOOK 51249 PAGE 227, PARCEL 14 (#5 OVER JORDAN ROAD)

PLAN REFERENCES: PLAN BOOK 65 PAGE 20

PLAN PURPOSE

THE PURPOSE OF THIS PLAN IS:

TO CREATE LOT 1 BY COMBINING LOTS J & K AS SHOWN ON PLAN BOOK 65 PAGE 20.

TO CREATE LOTS 2 & 3 BY RECONFIGURING LOTS 1035-D, LOT E & LOT F AS SHOWN ON PLAN BOOK 65 PAGE 20.

ZONING NOTES

ZONING DISTRICT: R-60
 MINIMUM LOT AREA = 60,000 S.F.
 MINIMUM LOT FRONTAGE = 180 FT.
 MINIMUM YARD SETBACKS:
 FRONT = 60 FT.
 SIDE & REAR = 20 FT.

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS NOT REQUIRED

DATE APPROVED _____ DATE SIGNED _____

WAREHAM PLANNING BOARD

THIS ENDORSEMENT OF THE PLANNING BOARD SHOULD NOT BE CONSTRUED TO BE A DETERMINATION OF CONFORMANCE WITH THE 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 BYLAWS 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 SEC 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 BYLAWS FOR ALL LOTS AFFECTED.

CAPE & ISLANDS ENGINEERING
 SUMMERFIELD PARK
 600 PALMOUTH ROAD SUITE 301C
 WASHPEE, MA 02669
 508.477.7272 PHONE
 508.477.9072 FAX
 www.CapeEng.com

NOTICE: THIS PLAN MAY NOT BE ADDED TO, DELETED OR OTHERWISE ALTERED IN ANY MANNER OTHER THAN BY CAPE & ISLANDS ENGINEERING, INC. UNLESS AND UNTIL SUCH TIME AS AN ORIGINAL STAMP AND SIGNATURE APPEARS ON THIS PLAN, THE USER SHALL BE RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION CONTAINED HEREIN, AND THIS PLAN REMAINS THE PROPERTY OF CAPE & ISLANDS ENGINEERING, INC. COPYRIGHT (C) BY CAPE & ISLANDS ENGINEERING, INC. ALL RIGHTS RESERVED.

COMMONWEALTH OF MASSACHUSETTS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MATTHEW C. COSTA
 No. 52282

Drawn By: JVB
 Checked By: MC

Rev	Date	Description

Project: 5 OVER JORDAN ROAD
 172 & 176 GREAT NECK ROAD
 WAREHAM, MASSACHUSETTS

Drawing Title: PLAN OF LAND DRAWN FOR TJP REALTY, LLC

Date: FEBRUARY 16, 2022

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