

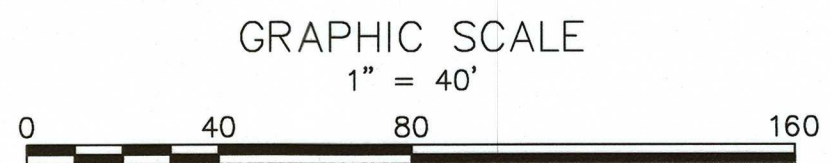
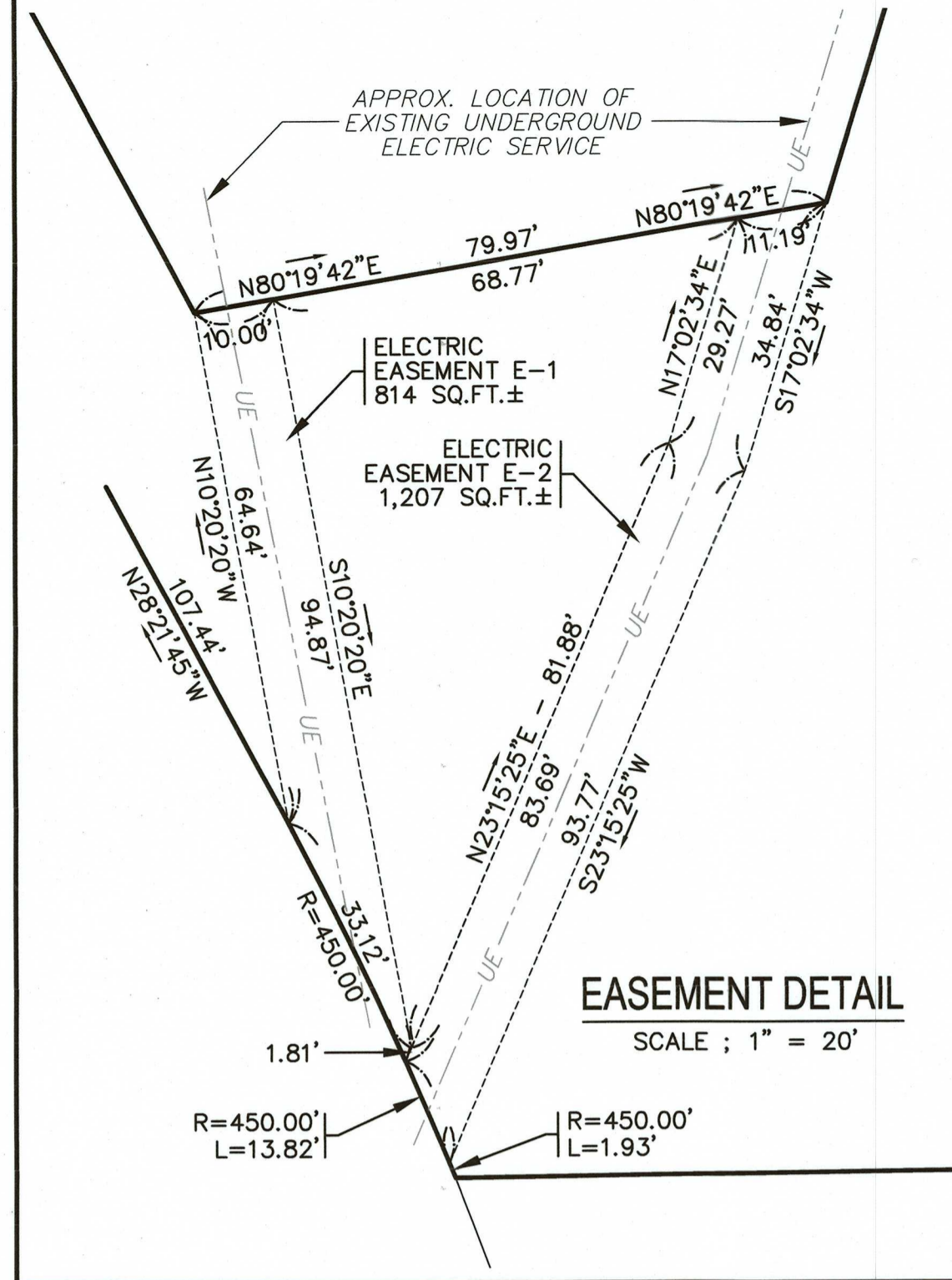
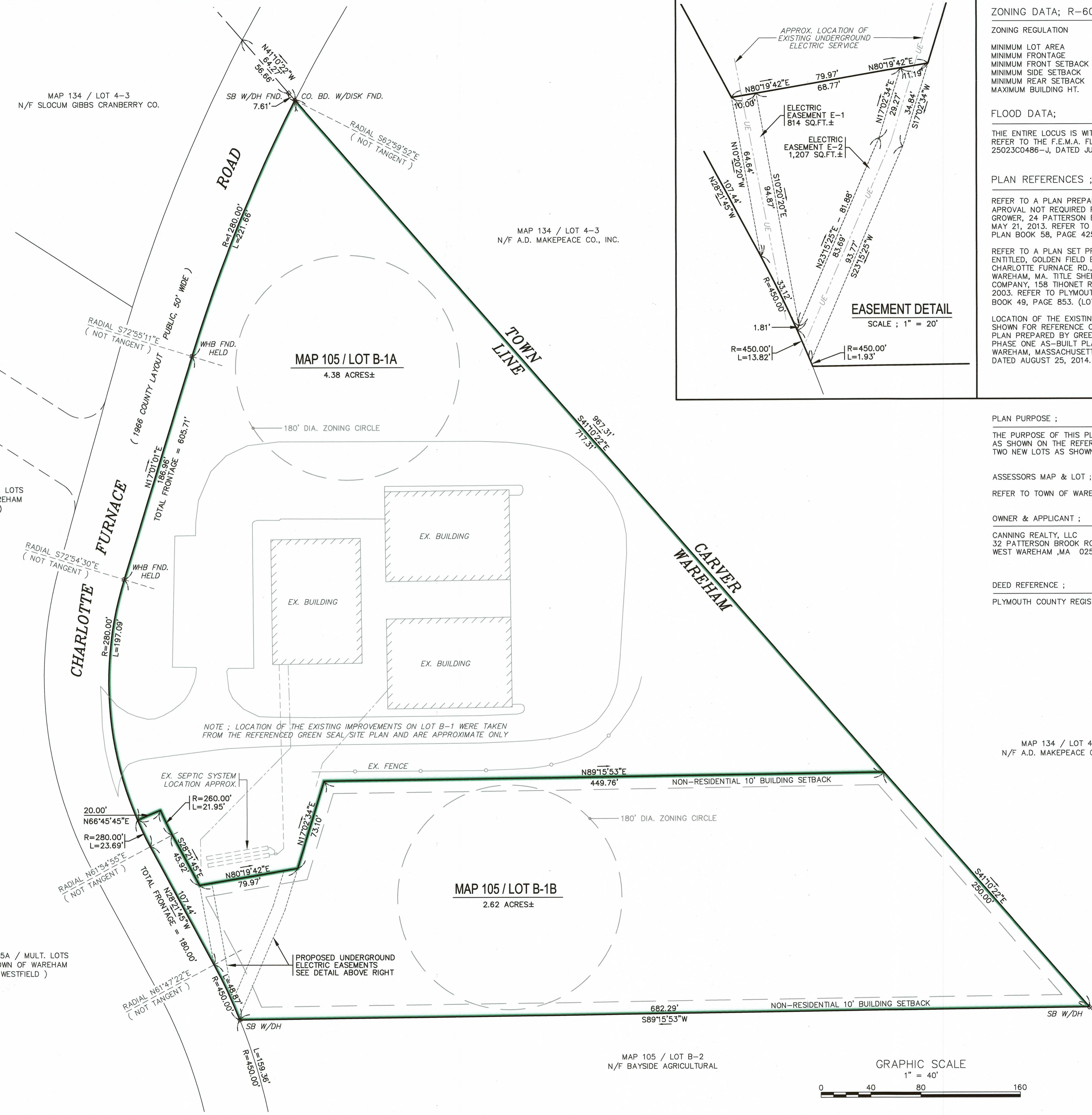
MAP 134 / LOT 4-3
N/F SLOCUM GIBBS CRANBERRY CO.

MAP 134 / LOT 4-3
N/F A.D. MAKEPEACE CO., INC.

MAP 105A / MULT. LOTS
N/F TOWN OF WAREHAM
(WESTFIELD)

MAP 105A / MULT. LOTS
N/F TOWN OF WAREHAM
(WESTFIELD)

MAP 105 / LOT B-2
N/F BAYSIDE AGRICULTURAL



ZONING DATA; R-60 / BUS. DEV. OVERLAY DISTRICT

ZONING REGULATION	RESIDENTIAL	NON-RESIDENTIAL
MINIMUM LOT AREA	60,000 SQ.FT.	60,000 SQ.FT.
MINIMUM FRONTAGE	180'	180'
MINIMUM FRONT SETBACK	60'	20'
MINIMUM SIDE SETBACK	20'	10'
MINIMUM REAR SETBACK	20'	10'
MAXIMUM BUILDING HT.	35'	35'

FLOOD DATA;
THE ENTIRE LOCUS IS WITHIN ZONE X, NOT A FLOOD HAZARD AREA. REFER TO THE F.E.M.A. FLOOD INSURANCE RATE MAPS, PANEL NO. 25023C0486-J, DATED JULY 17, 2012.

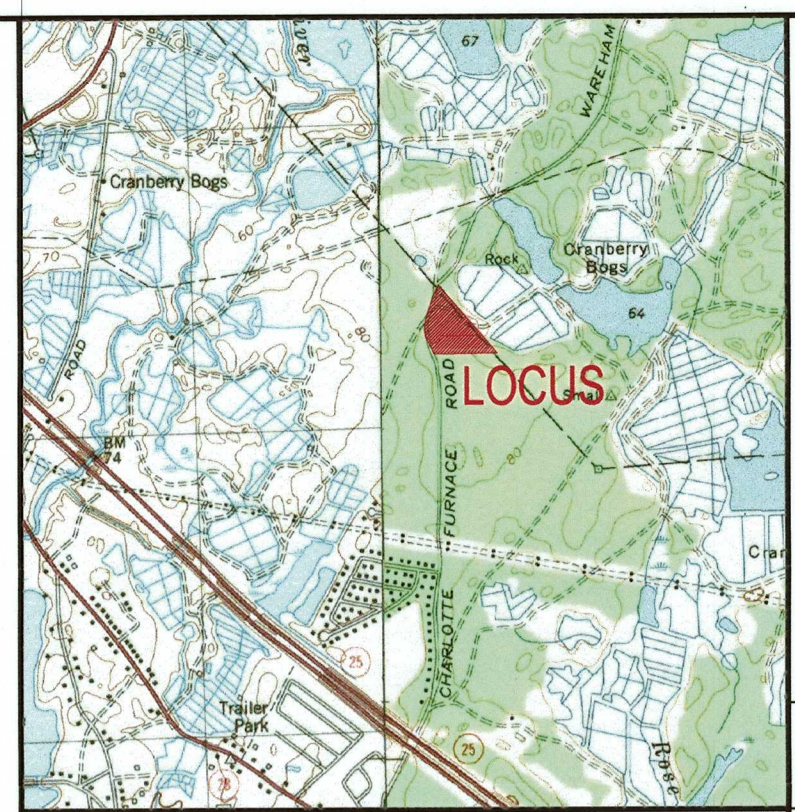
PLAN REFERENCES ;
REFER TO A PLAN PREPARED BY BEALS & THOMAS, ENTITLED, APPROVAL NOT REQUIRED PLAN PREPARED FOR PROGRESSIVE GROWER, 24 PATTERSON BROOK ROAD, WEST WAREHAM, MA. DATED MAY 21, 2013. REFER TO PLYMOUTH COUNTY REGISTRY OF DEEDS, PLAN BOOK 58, PAGE 425.
REFER TO A PLAN SET PREPARED BY G.A.F. ENGINEERING, INC., ENTITLED, GOLDEN FIELD EAST, DEFINITIVE SUBDIVISION PLAN, CHARLOTTE FURNACE RD., FARM TO MARKET RD. & THONET RD., WAREHAM, MA. TITLE SHEET, PREPARED FOR A.D. MAKEPEACE COMPANY, 158 THONET ROAD, WAREHAM, MA. DATED APRIL 1, 2003. REFER TO PLYMOUTH COUNTY REGISTRY OF DEEDS, PLAN BOOK 49, PAGE 853. (LOT B IS SHOWN ON PAGE 857)
LOCATION OF THE EXISTING IMPROVEMENTS ON LOT B-1 ARE SHOWN FOR REFERENCE ONLY, AND WERE TAKEN FROM A SITE PLAN PREPARED BY GREEN SEAL ENVIRONMENTAL, INC. ENTITLED, PHASE ONE AS-BUILT PLAN, 81 CHARLOTTE FURNACE RD. IN WAREHAM, MASSACHUSETTS, PREPARED FOR CANNING REALTY, LLC. DATED AUGUST 25, 2014. LOCATIONS ARE APPROXIMATE ONLY.

PLAN PURPOSE ;
THE PURPOSE OF THIS PLAN IS TO DIVIDE THE CURRENT LOT B, AS SHOWN ON THE REFERENCED BEALS & THOMAS PLAN, INTO TWO NEW LOTS AS SHOWN.
ASSESSORS MAP & LOT ;
REFER TO TOWN OF WAREHAM ASSESSORS MAP 105, LOT B-1.

OWNER & APPLICANT ;
CANNING REALTY, LLC
32 PATTERSON BROOK ROAD
WEST WAREHAM ,MA 02576

DEED REFERENCE ;
PLYMOUTH COUNTY REGISTRY OF DEEDS, BOOK 44075, PAGE 32.

MAP 134 / LOT 4-3
N/F A.D. MAKEPEACE CO., INC.



LOCUS MAP : SCALE 1" = 2083'

DATE	BY	APP'D	DESCRIPTION
MAY 17, 2021	JH		
CHECKED BY: RAB			
JOB NO.: 21-9670			
SCALE: 1" = 40'			

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
RAB 5/17/2021
ROBERT A. BRAMAN, JR.
P.L.S. # 45850

APPROVED BY: [Signature]
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: info@gafenginc.com
APPROVED BY: [Signature]
CANNING REALTY, LLC
CHARLOTTE FURNACE ROAD
WAREHAM, MA

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.

APPROVAL NOT REQUIRED
PLAN OF LAND
PREPARED FOR:
CANNING REALTY, LLC
CHARLOTTE FURNACE ROAD
WAREHAM, MA
JOB NO.: 21-9670
DWG. 1 OF 1