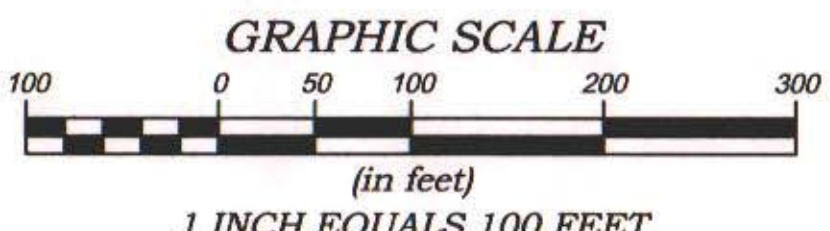




LEGEND & ABBREVIATIONS

- | | | | |
|---------|----------------------------|-----|--------------------------|
| NF | - NOW OR FORMERLY | --- | - PROPERTY LINE |
| A.P. | - ASSESSOR'S PLAT | --- | - ZONING SETBACK LINE |
| S.F. | - SQUARE FEET | --- | - EXISTING CONTOUR |
| AC. | - ACRES | --- | - NEW CONTOUR |
| ± | - PLUS OR MINUS | --- | - STONE WALL |
| STY | - STORY | X | - FENCE |
| W/F | - WOOD FRAMED | S | - SEWER LINE |
| SHP | - STATE HIGHWAY PLAT | D | - DRAIN LINE |
| RET. | - RETAINING WALL | W | - WATER LINE |
| PE | - PEDESTRIAN | G | - GAS LINE |
| (FND.) | - FOUND | E | - ELECTRIC LINE |
| R/HB | - RI HIGHWAY BOUND | ⊗ | - SANITARY SEWER MANHOLE |
| PK NAIL | - MASONRY NAIL | ⊙ | - CATCH BASIN |
| FE | - FLARED END | ⊕ | - STORM DRAIN MANHOLE |
| RCP | - REINFORCED CONCRETE PIPE | ⊖ | - WATER GATE |
| CLF | - CHAIN LINK FENCE | ⊗ | - GAS VALVE |
| INV. | - INVERT | ⊕ | - ELECTRIC MANHOLE |
| x 10.80 | - EXISTING SPOT GRADE | ⊖ | - GRANITE BOUND |
| 10.80 | - NEW SPOT GRADE | ⊙ | - DRILL HOLE |
| | | ⊕ | - IRON PIPE |



COPYRIGHT © THESE DRAWINGS ARE THE PROPERTY OF THE ENGINEER/SURVEYOR AND HAVE BEEN PREPARED FOR THE OWNER, FOR THIS PROJECT AT THIS SITE AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE, LOCATION OR OWNER WITHOUT WRITTEN CONSENT OF THIS OWNER OR ONE OF ITS DIRECTORS.

WATERMAN ENGINEERING CO.
CIVIL ENGINEERS & SURVEYORS
46 SUTTON AVENUE
EAST PROVIDENCE, RI 02914-2095



NOTES / REFERENCES

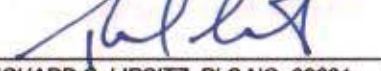
**SEE SHEET 3 OF 3 FOR ALL NOTES & REFERENCES

SURVEY CERTIFICATIONS

I CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW STREETS OR WAYS ARE SHOWN. (CHAPTER 380, ACTS OF 1966)

I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS, AND THE PROPERTY LINES AND WAYS SHOWN WERE ESTABLISHED PRIOR TO THIS PLAN AND THAT NO NEW PROPERTY LINES OR WAY ARE SHOWN.

I HEREBY CERTIFY THAT THIS SURVEY WAS ACTUALLY MADE ON THE GROUND PER RECORD DESCRIPTION AND WAS PERFORMED IN ACCORDANCE WITH 250 CMR 6.01: PROCEDURAL AND TECHNICAL STANDARDS FOR CADASTRAL, ORIGINAL AND RETRACEMENT SURVEYS IN THE COMMONWEALTH OF MASSACHUSETTS.

SIGNED:  DATED: 09/02/15
RICHARD S. LIPSITZ, PLS NO. 39691

3	09/02/15	ADDED ADDITIONAL ROW INFORMATION	RSL
2	07/23/15	REVISED CAHOON STREET	RSL
1	02/20/14	ADDED ADDITIONAL SEWER / WATER LINE INFO.	RSL
NO.	DATE	REVISION	CHECKED BY
BOUNDARY & TOPOGRAPHIC SURVEY PLAN ASSESSOR'S PLATS 2, 8, 9 & 10, LOTS 1004A & 1004B ONSET AVENUE, CAHOON STREET & BAY POINTE DR. WAREHAM, MASSACHUSETTS			
BAY POINTE COUNTRY CLUB 19 BAY POINTE DRIVE ONSET, MASSACHUSETTS 02558			CHECKED BY: RSL
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NOTES / REFERENCES

1. REFERENCE IS MADE TO THE FOLLOWING MAPS AND PLANS OF RECORD;

- A.) PLAN ENTITLED "APPROVAL NOT REQUIRED PLAN LONG NECK ROAD WAREHAM, MA PREPARED FOR PAUL J. & MARYLOU PISCITELLI BY G.A.F. ENGINEERING, INC. DATE: FEB. 13, 2009 SCALE: 1" = 80'" WHICH IS RECORDED AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS IN PLAN BOOK 55, PAGE 17.
- B.) PLAN SET ENTITLED "ALTA / ACSM LAND TITLE SURVEY ONSET, MASSACHUSETTS SHOWING ASSESSOR'S PARCEL 2 - 100A DRAWN FOR M.G. GOLF, L.L.C. SCALE: 1" = 200' (1" = 100') OCTOBER 31, 2008 DRAWN BY STENBECK & TAYLOR, INC. REGISTERED PROFESSIONAL ENGINEERS AND LAND SURVEYORS WILLIAM JOSEPH MCGOVERN, P.L.S." WHICH WAS PROVIDED TO WATERMAN ENGINEERING CO. BY THE CLIENT.
- C.) PLAN ENTITLED "PLAN OF LAND - PREPARED FOR ELEANOR E. McCABE, ROBERT C. HAMMOND, MARJORIE F. MANN AND EDMUND B. STAPLES, III POINT INDEPENDENCE - WAREHAM, MA. SCALE: 1" = 80' DATE: JULY 24, 2003 BY CHARLES L. ROWLEY & ASSOCIATES" WHICH IS RECORDED AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS IN PLAN BOOK 47, PAGE 365.
- D.) PLAN ENTITLED "SITE PLAN BAY PATHWAY CONDOMINIUM SUSAN ROAD, WAREHAM, MA. SCALE: 1" = 20' OCTOBER 1, 1989 CANAL LAND SURVEYING" WHICH IS RECORDED AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS IN PLAN BOOK 43, PAGE 165.
- E.) PLAN ENTITLED "PLAN OF LAND PREPARED FOR BPG CORP., BP RESIDENTIAL CORP. & BAYBANK ONSET AVE, WAREHAM, MA. PLAN OF LAND SCALE: 1" = 100' DATE: DEC. 7, 1993 BY BRAMAN ENGINEERING COMPANY, LTD." WHICH IS RECORDED AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS IN PLAN BOOK 36, PAGES 449-450.
- F.) PLAN ENTITLED "APPROVAL NOT REQUIRED PLAN PREPARED FOR BPG CORPORATION ONSET AVE, WAREHAM, MA. PLAN OF LAND SCALE: 1" = 50' DATE: JULY 19, 1993 BY BRAMAN ENGINEERING COMPANY, LTD." WHICH IS RECORDED AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS IN PLAN BOOK 36, PAGE 69.
- G.) PLAN ENTITLED "PLAN TO ACCOMPANY GRANT OF EASEMENT AGREEMENT BAY POINTE DRIVE & BUFFER AREA WAREHAM, MASS. EASEMENTS DATE: MAY 17, 1989 BY BRAMAN ENGINEERING COMPANY, LTD." WHICH IS RECORDED AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS IN PLAN BOOK 32, PAGE 606.
- H.) PLAN ENTITLED "PLAN OF PROPOSED EASEMENTS PREPARED FOR ONSET FIRE DISTRICT CAHOON STREET WAREHAM (ONSET), MA. SCALE: 1" = 40' FEB. 10, 1989 BY CHARLES L. ROWLEY & ASSOCIATES" WHICH IS RECORDED AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS IN PLAN BOOK 32, PAGE 206.
- I.) PLAN ENTITLED "EASEMENT PLAN PREPARED FOR ONSET FIRE DISTRICT CAHOON ROAD WAREHAM (ONSET), MA. SCALE: 1" = 100' NOV. 23, 1988 BY CHARLES L. ROWLEY & ASSOCIATES" WHICH IS RECORDED AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS IN PLAN BOOK 31, PAGE 1184.
- J.) PLAN ENTITLED "PLAN OF LAND PREPARED FOR ECONOMIC DEVELOPMENT AND INDUSTRIAL CORPORATION CAHOON ST. WAREHAM, MASS. SCALE: 1" = 100' DATE: JUNE 20, 1984 BY BRAMAN ENGINEERING COMPANY" WHICH IS RECORDED AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS IN PLAN BOOK 25, PAGE 407.
- K.) PLAN ENTITLED "PLAN OF LAND IN WAREHAM, PLYMOUTH COUNTY, MASS. SCALE: 1" = 50' FEBRUARY 12, 1983 REVISED - FEBRUARY 28, 1983 LAND SURVEYS INCORPORATED PREPARED FOR FAIRWAY REALTY TRUST" WHICH IS RECORDED AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS IN PLAN BOOK 23, PAGE 651.
- L.) PLAN ENTITLED "PLAN OF LAND IN WAREHAM, MASS. PREPARED FOR RICHARD D. WARD SEPTEMBER 21, 1982 ARTHUR C. THOMPSON, INC." WHICH IS RECORDED AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS IN PLAN BOOK 23, PAGE 237.
- M.) PLAN ENTITLED "PLAN OF LAND PREPARED FOR JOSEPH DINARELLO O-NE-SET HEIGHTS WAREHAM, MASS. DATE: SEPTEMBER 3, 1975 BY WALTER E. ROWLEY & ASSOCIATES, INC." WHICH IS RECORDED AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS IN PLAN BOOK 4257, PAGE 222.
- N.) PLAN ENTITLED "ONSET FIRE DISTRICT EASEMENT FOR WATER MAIN OVER LAND OF PRO TANTO, INC. & WHITE PINES REALTY, INC. OFF ONSET AVE. WAREHAM, MASS. SCALE: 1" = 80' JUNE 5, 1974 BY WALTER E. ROWLEY & ASSOCIATES, INC." WHICH IS RECORDED AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS IN PLAN BOOK 18, PAGE 637.
- O.) PLAN ENTITLED "SUBDIVISION PLAN OF LAND IN WAREHAM DELANO & KEITH, INC. GEORGE A. WORRALL, SURVEYOR MAY 1, 1974"
- P.) PLAN ENTITLED "PLAN OF LAND PREPARED FOR ROBERT C. HAMMOND ET AL POINT INDEPENDENCE WAREHAM, MASS. REDIVISION PLAN SCALE: 1" = 100' DECEMBER 10, 1973 BY WALTER E. ROWLEY & ASSOCIATES, INC." WHICH IS RECORDED AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS IN PLAN BOOK 3855, PAGE 312.
- Q.) PLAN ENTITLED "PLAN OF LAND PREPARED FOR GREEN LINES REALTY TRUST SUSAN ROAD WAREHAM FAIRWAYS ESTATES WAREHAM, MASS. SCALE: 1" = 60' SEPT. 13, 1971 BY WALTER E. ROWLEY & ASSOCIATES" WHICH IS RECORDED AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS IN PLAN BOOK 3717, PAGE 644.
- R.) PLAN ENTITLED "SUBDIVISION OF LAND IN WAREHAM WALTER E. ROWLEY & ASSOCIATES, SURVEYORS FEBRUARY 28, 1964 L.C. No. 357" WHICH IS RECORDED AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS AS PLAN NUMBER 3578.
- S.) PLAN ENTITLED "PLAN OF LOTS SURVEYED FOR PRO TANTO, INC. TO BE KNOWN AS COUNTRY CLUB ESTATES WAREHAM, MASS. SCALE: 1" = 100' JAN. 24, 1964 BY WALTER E. ROWLEY & ASSOCIATES" WHICH IS RECORDED AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS IN PLAN BOOK 13, PAGE 111.
- T.) PLAN ENTITLED "PLAN OF LAND IN WAREHAM ARTHUR C. THOMPSON, SURVEYOR JULY 17, 1958"
- U.) PLAN ENTITLED "PLAN OF O-NE-SET HIGHLANDS BELONGING TO W. ENOS PHILLIPS IN POINT INDEPENDENCE WAREHAM, MASS. SCALE: 1" = 40' MARCH 15, 1955 NEWELL B. SNOW ENGR BUZZARDS BAY, MASS." WHICH IS RECORDED AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS IN PLAN BOOK 2580, PAGE 180.
- V.) PLAN ENTITLED "PLAN OF ADDITIONAL LOTS POINT INDEPENDENCE - WAREHAM, MASS. SITUATED SOUTHERLY OF O-NE-SET HEIGHTS SCALE: 1" = 80' OCT. 10, 1950 BY W.E. ROWLEY, SURV" WHICH IS RECORDED AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS IN PLAN BOOK 8, PAGE 881.
- W.) PLAN ENTITLED "PLAN OF LAND SITUATED IN WAREHAM, MASS. SURVEYED FOR BRADFORD HOLMES AND OLIVE H. HOLMES SCALE: 1" = 30' SEPT. 24, 1949 BY SAMUEL H. CORSE SURVEYOR" WHICH IS RECORDED AT THE PLYMOUTH COUNTY REGISTRY OF DEED IN PLAN BOOK 8, PAGE 52.
- X.) PLAN ENTITLED "SUBDIVISION OF LOT A SHOWN ON PLAN 12030A FILED WITH CERT. OF TITLE No. 3312 REGISTRY DISTRICT OF PLYMOUTH COUNTY LAND IN WAREHAM SCALE: 150 FEET TO AN INCH JUNE 20, 1928 GEORGE P. MORSE, SURVEYOR"
- Y.) PLAN ENTITLED "PLAN OF O-NE-SET HEIGHTS WAREHAM, MASS. OWNED BY THE STATE REALTY CORPORATION WAREHAM, MASS. SCALE: 60 FEET TO AN INCH JUNE, 1924" WHICH IS RECORDED AT THE PLYMOUTH COUNTY REGISTRY OF DEED IN PLAN BOOK 3, PAGE 648.
- Z.) PLAN ENTITLED "PLAN OF PROPOSED TAKING AND ABANDONMENT OF A PORTION OF CAHOON STREET LONG NECK, WAREHAM, MASS. SCALE: 1" = 100' JAN. 7, 1963 BY WALTER E. ROWLEY & ASSOC. WEST WAREHAM, MASS."
- AA.) PLAN ENTITLED "PLAN OF PROPOSED ABANDONMENT OF A PORTION OF CAHOON STREET LONG NECK, WAREHAM, MASS. SCALE: 1" = 100' MAR. 16, 1964 WALTER E. ROWLEY & ASSOC. WEST WAREHAM, MASS."
- BB.) PLAN ENTITLED "PLAN OF LAND KNOWN AS THE WAREHAM COUNTRY CLUB PREPARED FOR TOWN OF WAREHAM ONSET AVE, WAREHAM, MASS. SCALE: 1" = 100' DATE: 1/25/80 BY CHARLES L. ROWLEY & ASSOCIATES" WHICH IS RECORDED AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS IN PLAN BOOK 21, PAGE 487.
- CC.) PLAN ENTITLED "PROPOSED LAYOUT OF LONG NECK ROAD AND CAHOON ROAD EXT. IN THE TOWN OF WAREHAM, MASS. SCALE: 1" = 40' DEC. 20, 1941 REV. 2, 1942 BY WALTER E. ROWLEY, SURVEYOR WAREHAM, MASS."

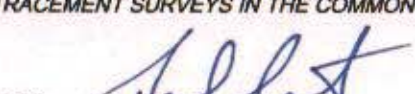
** SIGNATURES MUST BE IN BLUE INK TO CONSTITUTE AN ORIGINAL PLAN

SURVEY CERTIFICATIONS

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SIGNED:  DATE: 08/02/15
RICHARD S. LIPSITZ, PLS NO. 39691

NOTES / REFERENCES (cont.)

2. REFERENCE IS MADE TO THE FOLLOWING PLYMOUTH COUNTY REGISTRY OF DEEDS LAND EVIDENCE RECORDS REGARDING RECORDED TITLE TO THE PREMISES SURVEYED;

- A.) A.P. 2, 8, 9 & 10 - LOT 1004A - BAY POINTE CLUB, LLC - VOLUME 40978, PAGE 207
- B.) A.P. 2, 8, 9 & 10 - LOT 1004B - WAREHAM ECONOMIC DEVELOPMENT AND INDUSTRIAL CORPORATION - VOLUME 12524, PAGE 32
3. THESE PREMISES MAY BE SUBJECT TO / BENEFITED BY THE FOLLOWING EASEMENTS, RIGHTS OF WAY OR AGREEMENTS OF RECORD AS REFERENCED IN UNITED GENERAL TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE POLICY NUMBER 63675203 DATED: NOVEMBER 3, 2006 AND POLICY NUMBER 63675204 DATED: DECEMBER 1, 2006 REGARDING THE SUBJECT PROPERTY;
- A.) NOTICE OF LEASE REGARDING LEASE BETWEEN BUZZARDS BAY GOLF, INC. AND BAY POINTE COUNTRY CLUB, INC. AS RECORDED IN VOLUME 24408, PAGE 129 (NOT PLOTTABLE)
- B.) ASSIGNMENT OF LEASE AND RIGHTS IN AND TO THE LEASEHOLD PREMISES AS DESCRIBED IN VOLUME 22075, PAGE 245 AND VOLUME 22075, PAGE 243, AS AMENDED BY VOLUME 33358, PAGE 300.
- C.) RIGHTS OF ONSET FIRE DISTRICT TO PROTECT AND MAINTAIN A 18" WATER MAIN FROM THE STORAGE TANK TO PLEASANT VIEW ROAD AS DESCRIBED IN VOLUME 2630, PAGE 13 (NOT PLOTTABLE)
- D.) RIGHT OF WAY OVER "EXISTING ROADWAY FROM CAHOON ROAD TO STANDPIPE..." AND AGREEMENTS AS DESCRIBED IN VOLUME 2688, PAGE 415 (NOT PLOTTABLE)
- E.) LICENSE TO EXCAVATE GRANTED TO WHITEHEAD BROTHERS COMPANY AS DESCRIBED IN VOLUME 3006, PAGE 290
- F.) ORDER OF TAKING OF WATER LINE EASEMENT BY ONSET FIRE DISTRICT AS DESCRIBED IN VOLUME 4102, PAGE 692 AND DELINEATED ON PLAN REF. 1(N).
- G.) RIGHTS, RESTRICTIONS AND AGREEMENTS AS DESCRIBED IN VOLUME 5091, PAGE 489 (NOT PLOTTABLE)
- H.) ORDER OF TAKING BY THE TOWN OF WAREHAM AS DESCRIBED IN VOLUME 4786, PAGE 362 (NOT PLOTTABLE)
- I.) RIGHTS, RESTRICTIONS AND AGREEMENTS AS DESCRIBED IN VOLUME 7919, PAGE 125 AS AFFECTED BY THE RATIFICATION AND ACKNOWLEDGMENT REGARDING PROTECTIVE RESTRICTIONS (NOT PLOTTABLE)
- J.) ORDER OR TAKING OF RIGHT OF WAY AND WATER LINE EASEMENTS BY THE ONSET FIRE DISTRICT AS DESCRIBED IN VOLUME 9008, PAGE 161 AND DELINEATED ON PLAN REF. 1(I).
- K.) GRANT OF EASEMENT GRANTED TO ONSET FIRE DISTRICT AS DESCRIBED IN VOLUME 8008, PAGE 168 AND DELINEATED ON PLAN REF. 1(I).
- L.) UTILITY EASEMENTS GRANTED TO CAPE AND VINEYARD ELECTRIC COMPANY AS DESCRIBED IN VOLUME 1423, PAGE 410, VOLUME 1449, PAGE 385, VOLUME 1452, PAGE 342 & VOLUME 1447, PAGE 591 AND DELINEATED ON PLAN REF. 3 (I), 1(E) AND 1(X).
- M.) ORDER OR TAKING OF RIGHT OF WAY AND WATER LINE EASEMENTS BY THE ONSET FIRE DISTRICT AS DESCRIBED IN VOLUME 9091, PAGE 14 AND DELINEATED AS EASEMENTS No. 1, No. 2 & No. 3 ON PLAN REF. 1(H).
- N.) GRANT OF EASEMENT GRANTED TO ONSET FIRE DISTRICT AS DESCRIBED IN VOLUME 9091, PAGE 19 AND DELINEATED AS EASEMENTS No. 1, No. 2 & No. 3 ON PLAN REF. 1(H).
- O.) GRANT OF EASEMENT GRANTED TO THE BAY POINTE CORPORATION FROM THE ONSET FIRE DISTRICT AS DESCRIBED IN VOLUME 9175, PAGE 45.
- P.) RECOGNITION AGREEMENT AS DESCRIBED IN VOLUME 9175, PAGE 50 (NOT PLOTTABLE)
- Q.) RECOGNITION AGREEMENT AS DESCRIBED IN VOLUME 9175, PAGE 53 (NOT PLOTTABLE)
- R.) GRANT OF EASEMENT AGREEMENT AS DESCRIBED IN VOLUME 9243, PAGE 185 WITH SAID EASEMENTS BEING DELINEATED ON PLAN REF. 1(G).
- S.) RIGHT OF WAY OVER "LOT 14" AS SHOWN ON PLAN REF. 1(R) AND THAT ROADWAY KNOWN AS "BAY POINTE DRIVE" AS DESCRIBED IN VOLUME 12524, PAGE 32.
- T.) AGREEMENT BETWEEN BPG CORP., BR RESIDENTIAL CORP., THE WAREHAM ECONOMIC DEVELOPMENT AND INDUSTRIAL CORPORATION, THE TOWN OF WAREHAM & BAYBANK AS DESCRIBED IN VOLUME 13912, PAGE 34 (NOT PLOTTABLE)
- U.) CONDITIONS AS SHOWN ON PLAN REF. 1(R).
- V.) CONDITIONS AS SHOWN ON PLAN REF. 1(E).
- W.) CONDITIONS AS SHOWN ON PLAN REF. 1(B) "NOTE: TITLE COMMITMENT REFERENCES PLAN BY STENBECK & TAYLOR, INC. DATED: MARCH, 2006. THE PLAN THAT WAS OBTAINED WAS BY STENBECK & TAYLOR, INC. DATED: OCTOBER, 2006.
- X.) RECIPROCAL EASEMENT AGREEMENT AS DESCRIBED IN VOLUME 12524, PAGE 35
- Y.) EASEMENT GRANTED TO COMMONWEALTH ELECTRIC COMPANY AND NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY AS DESCRIBED IN VOLUME 8739, PAGE 115 (NOT PLOTTABLE)

4. THESE PREMISES ARE SITUATED IN A "CONFERENCE RECREATION ZONE" (CR) & A "MULTIPLE RESIDENCE" DISTRICT (MR-30)
- | DIMENSIONAL REQUIREMENTS | "CR" ZONE
(NON-RESIDENTIAL)
= 30,000 SQ. FT. | "MR-30" ZONE
(SINGLE FAMILY)
= 30,000 SQ. FT. |
|--------------------------|--|---|
| MIN. LOT AREA | = 50 FT. | = 150 FT. |
| MIN. FRONT YARD | = 10 FT. | = 20 FT. |
| MIN. SIDE REAR YARD | = 10 FT. | = 10 FT. |
| MIN. SIDE YARD | = 10 FT. | = 10 FT. |
| MAX. STRUCTURE HEIGHT | = 60 FT. | = 35 FT. |
| MAX. BUILDING COVERAGE | = (NO REGULATION) | = 25% |
- NOTE - ZONING INFORMATION IS FROM CURRENT ZONING AND MAY NOT REFLECT THE CONDITIONS AT THE TIME OF CONSTRUCTION OR ANY VARIANCES GRANTED.
5. PORTIONS OF THESE PREMISES ARE SITUATED IN A ZONE "H" (1" = 410, ZONE "X" (AREA OF 0.2% ANNUAL CHANCE FLOOD...) AND ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAN) AS DESIGNATED ON THE "NATIONAL FLOOD INSURANCE PROGRAM, FIRM FLOOD INSURANCE RATE MAP FOR PLYMOUTH COUNTY, MASSACHUSETTS (ALL JURISDICTIONS), PANEL 582 OF 680 TOWN OF WAREHAM MAP NUMBER 2002030882 MAP REVISED: JULY 17, 2012, FEDERAL EMERGENCY MANAGEMENT AGENCY."
6. ANY UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING PLANS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM ALL AVAILABLE INFORMATION. PLEASE CONTACT DIS SAFE 72 HOURS PRIOR TO CONSTRUCTION AT PHONE NO. 1-888-DIG-SAFE AND/OR ALL LOCAL UTILITY COMPANIES.
7. THE LOCATION OF THE RAILROAD RIGHT OF WAY WAS REPRODUCED FROM EXISTING PLANS / DEEDS OF RECORD. NO RAILROAD MONUMENTATION COULD BE FOUND NOR WAS LOCATED AS PART OF THIS SURVEY.
8. REFERENCE IS MADE TO THE TAKING OF LONG NECK ROAD AS LAND OUT OF TAKING FEB. 4, 1945 WHICH IS DELINEATED ON PLAN REF. 1(B).
9. PLANIMETRICS & TOPOGRAPHY SHOWN FROM AERIAL MAPPING COMPILED BY EASTERN TOPOGRAPHICS, P.O. BOX 970 - 495 CENTER STREET, WOLFEBORO, NH 03894-0970 SUPPLEMENTED BY FIELD EDITS. AERIAL PHOTOGRAPHS EXPOSED APRIL 5, 1994 & NOVEMBER 30, 2013. GROUND CONTROL BY WATERMAN ENGINEERING CO. BUILDING LINES REPRESENT ROOF LINES AS SEEN IN AERIAL PHOTOGRAPHY.
10. THE SUBJECT PROPERTY LIES WITHIN "PRIORITY HABITAT 1306" PER THE MASSACHUSETTS NATURAL HERITAGE & ENDANGERED SPECIES PROGRAM GIS DATABASE.
11. A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A D.E.P. ZONE II WELLHEAD PROTECTION AREA PER THE MASSGIS DATABASE.

3	08/02/15	ADDED ADDITIONAL ROW INFORMATION	RSL
2	07/23/15	REVISED CAHOON STREET	RSL
1	02/20/14	ADDED ADDITIONAL SEWER / WATER LINE INFO.	RSL
NO.	DATE	REVISION	CHECKED BY

BOUNDARY & TOPOGRAPHIC SURVEY PLAN
ASSESSOR'S PLATS 2, 8, 9 & 10, LOTS 1004A & 1004B
ONSET AVENUE, CAHOON STREET & BAY POINTE DR.
WAREHAM, MASSACHUSETTS

BAY POINTE COUNTRY CLUB
19 BAY POINTE DRIVE
ONSET, MASSACHUSETTS 02558

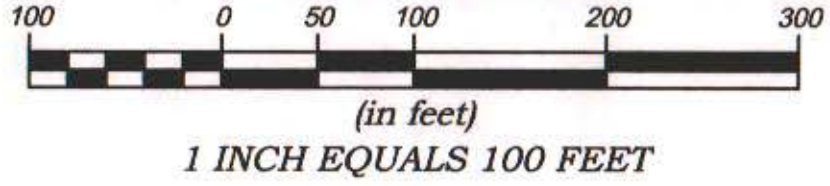

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ENGINEERING COMPANY
Engineers & Surveyors - Est. 1934

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LEGEND & ABBREVIATIONS

- | | | |
|---------|----------------------------|--------------------------|
| NF | - NOW OR FORMERLY | - PROPERTY LINE |
| A.P. | - ASSESSORS PLAT | - ZONING SETBACK LINE |
| S.F. | - SQUARE FEET | - EXISTING CONTOUR |
| AC. | - ACRES | - NEW CONTOUR |
| ± | - PLUS OR MINUS | - STONE WALL |
| STY | - STORY | - FENCE |
| WF | - WOOD FRAMED | - SEWER LINE |
| SHF | - STATE HIGHWAY PLAT | - DRAIN LINE |
| RET. | - RETAINING WALL | - WATER LINE |
| PE | - PEDESTRIAN | - GAS LINE |
| (FND.) | - FOUND | - ELECTRIC LINE |
| RH | - RI HIGHWAY BOUND | - SANITARY SEWER MANHOLE |
| PK NAIL | - MASONRY NAIL | - CATCH BASIN |
| FE | - FLARED END | - STORM DRAIN MANHOLE |
| RCP | - REINFORCED CONCRETE PIPE | - WATER GATE |
| CLF | - CHAIN LINK FENCE | - GAS VALVE |
| INV. | - INVERT | - ELECTRIC MANHOLE |
| x 10.80 | - EXISTING SPOT GRADE | - GRANITE BOUND |
| 10.80 | - NEW SPOT GRADE | - DRILL HOLE |
| | | - IRON PIPE |

GRAPHIC SCALE



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