

PLAN REFERENCES :

REFER TO A PLAN PREPARED BLACKMORE POND REALTY TRUST BY RAYMOND F. CORMIER, DATED JULY 22, 1989, BEING A DEFINITIVE SUBDIVISION PLAN KNOWN AS 'WHISPERING PINES', SEE PLYMOUTH COUNTY REGISTRY OF DEEDS PLAN BOOK 33, PAGE 252.

REFERENCE IS ALSO MADE TO A PLAN BY OLDE BOSTON LAND SURVEY CO. BEING A 'CORRECTIVE PLAN' PREPARED FOR BEACH DEVELOPMENT NOMINEE TRUST, DATED DECEMBER 16, 1994. SEE PLYMOUTH CO. REGISTRY OF DEEDS PLAN BOOK 38, PAGE 878.

MAP 76 / LOT 15W
N/F JOHN E. PARTRIDGE &
LESLIE A. PARTRIDGE, TRS.
REF: 54720/192

HOLLY TREE LANE
(40' WIDE PRIVATE WAY)

GRAVEL DRIVEWAY
R=30.00'
L=29.45'
S37°48'55"E

MAP 76 / LOT 12W
N/F RAMONA WOOD
REF: 30230/116

EX. WETLANDS LINE WAS ADJUSTED AND CONFIRMED UNDER A REQUEST FOR DETERMINATION FILED WITH THE TOWN OF WAREHAM CONSERVATION COMMISSION, APPROVED AND SIGNED ON SEPTEMBER 25, 1996.

MAP 76
LOT 14-W
73,198 SQ.FT.± OR
1.68 ACRES±
74,147 SQ.FT.±
ON 38/878

PARCEL 'A'
5,084 SQ.FT.± OR
0.12 ACRES±

MAP 76
LOT 13-W
69,010 SQ.FT.± OR
1.58 ACRES±

PARCEL 'B'
5,084 SQ.FT.± OR
0.12 ACRES±

PLAN PURPOSE:

THE PURPOSE OF THIS PLAN IS TO ALTER THE LOT LINE BETWEEN LOTS 13-W & 14-W, ALLOWING MORE USABLE AREA AROUND EACH EXISTING DWELLING.

PARCELS A AND B ARE NOT TO BE CONSIDERED AS SEPARATE BUILDING LOTS, BUT ARE INTENDED TO BE CONVEYED TO THE ADJACENT OWNERS.

PARCEL A IS INTENDED TO BE CONVEYED TO THE OWNERS OF LOT 13-W AND PARCEL B IS INTENDED TO BE CONVEYED TO THE OWNERS OF LOT 14-W.

PARCELS A AND B HAVE THE SAME AREA, SO THE OVERALL AREA OF THE RECONFIGURED LOTS 13-W AND 14-W DOES NOT CHANGE.

LOT DATA:

ASSESSORS REF: MAP 76, LOT 14-W
ADDRESS: 14 HOLLY TREE LANE
DEED REF: 17130/247
OWNERS:
GEORGE A. ANZIVINO, JR. & FRANCES M. YOUNG
14 HOLLY TREE LANE
WEST WAREHAM, MA 02576

ASSESSORS REF: MAP 76, LOT 13-W
ADDRESS: 16 HOLLY TREE LANE
DEED REF: 17574/41
OWNERS:
JEFFREY S. & BRENDA J. HARPER
16 HOLLY TREE LANE
WEST WAREHAM, MA 02576

NOTE: LOTS 13-W AND 14-W ARE SERVED BY TOWN WATER & ON-SITE SEPTIC SYSTEMS

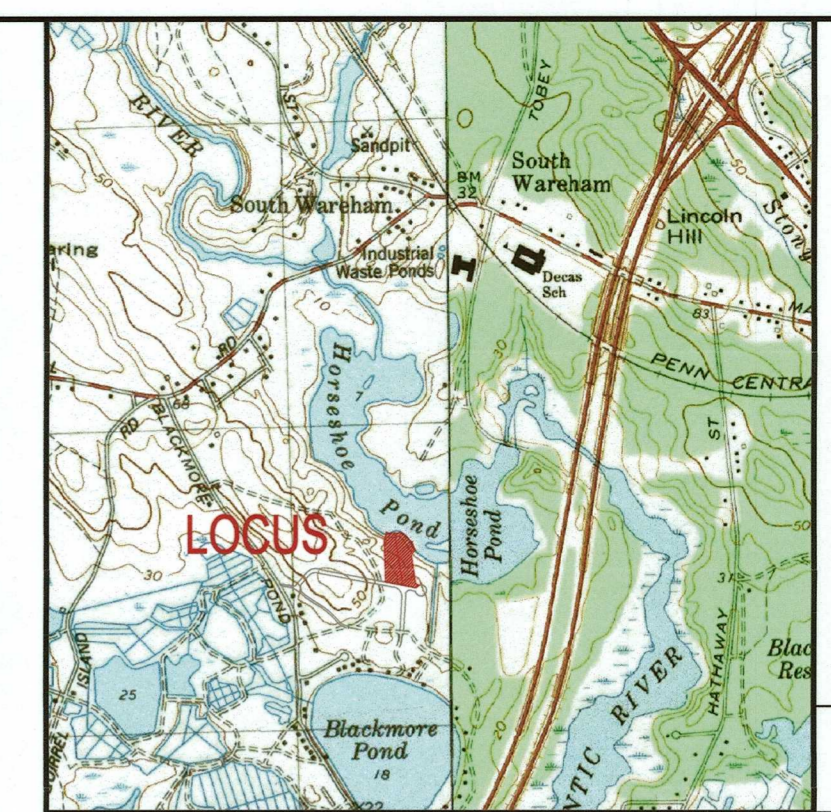
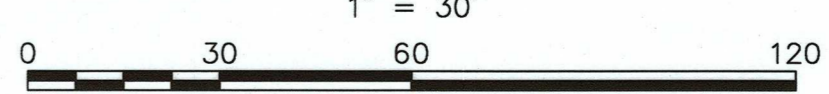
ZONING DATA:

ZONE R-60 SETBACKS:
MINIMUM LOT AREA: 60,000 SQ.FT.
DEED REF: 17130/247
MINIMUM FRONTAGE: 180'
MINIMUM FRONT SETBACK: 60'
MINIMUM SIDE SETBACK: 20'
MINIMUM REAR SETBACK: 20'
MAXIMUM BUILDING HEIGHT: 35'

FLOOD ZONE DATA:

LOTS 13-W & 14-W ARE WITHIN ZONE X AND SHADED ZONE X. REFER TO THE F.E.M.A. FLOOD INSURANCE RATE MAP PANEL NUMBER 25023C0469-K, DATED: JULY 6, 2021.

GRAPHIC SCALE
1" = 30'



LOCUS MAP : SCALE 1" = 2083'

REV.	DATE	BY	DESCRIPTION

DATE: SEPT. 1, 2022
DRAWN BY: JH
CHECKED BY: RAB
JOB NO.: 21-9724
SCALE: 1" = 30'

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.
P.L.S. # 45850

APPROVED BY:



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 ZONING BY-LAWS RELATIVE TO IRREGULARLY SHAPED LOTS, UPLAND AREA, LOT WIDTH, OPEN SPACE AND LOT COVERAGE IN ACCORDANCE WITH ARTICLE 6, §615, ARTICLE 6, §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.

G.A.F. ENGINEERING, INC.
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APPROVAL NOT REQUIRED
PLAN OF LAND
16 HOLLY TREE LANE
WAREHAM, MA
PREPARED FOR:
JEFFREY S. & BRENDA J. HARPER
16 HOLLY TREE LANE
WAREHAM, MA
JOB NO.: 21-9724
DWG. 1 OF 1