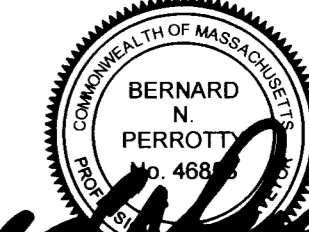


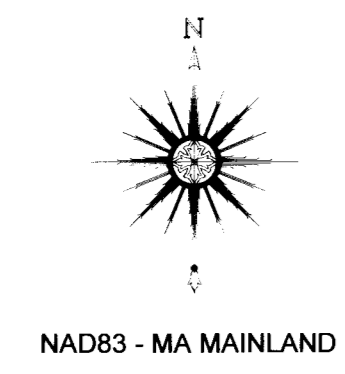
LOCUS
SCALE: 1" = 2000'

FOR REGISTRY USE ONLY

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.



7/12/2022 *Bernard N. Perrott*
DATE BERNARD N. PERROTT, P.L. #46858



SITE ADDRESS
65, 69, 73, 77, MINOT AVE
WAREHAM, MA 02571

ASSESSORS' REFERENCE
MAP 44 - LOTS 1010-A, 1010-B, 1010-C, 1010-D

CURRENT OWNER
NARROWS CONDOMINIUM TRUST
C/O BEAVER DAM PROPERTY MGMT CO INC.
168 BEAVER DAM ROAD
PLYMOUTH, MA 02360

DEED REFERENCE
BK. 7207 - PG. 114

PLAN REFERENCES
PB. 7 - PG. 494 PB. 26 - PG. 371
PB. 40 - PG. 1076 PB. 55 - PG. 387-394

TOWN OF WAREHAM ZONING DESIGNATION
R30 - RESIDENTIAL DISTRICT

FEMA FLOODZONE DESIGNATION
ZONE X - AREA OF MINIMAL FLOOD HAZARD, AS SCALED FROM FIRM PANEL 25023C0489L, EFF. DATE: 7/6/2021

HORIZONTAL DATUM SHOWN
NAD83 - MA MAINLAND

NOTES:
1. THE LAND IS CURRENTLY VACANT OF EXISTING STRUCTURES AND SEPTIC SYSTEMS.
2. THE PURPOSE OF THIS PLAN IS TO RECONFIGURE THE EXISTING FOUR (4) LOTS SHOWN AS LOTS 1010-A, 1010-B, 1010-C, AND 1010-D ON THE TOWN OF WAREHAM ASSESSORS' MAP 44 INTO THE THREE (3) LOTS SHOWN HEREON FOR THE PURPOSE OF CONSTRUCTING A TWO-FAMILY DWELLING ON EACH LOT.

**APPROVAL NOT REQUIRED
PLAN OF LAND**

DRAWN FOR
**THE NARROWS CONDOMINIUM TRUST
MINOT AVE
WAREHAM, MA**

SCALE: 1" = 40' JUNE 3, 2022



PREPARED BY:

**River Hawk
LAND SURVEY**

161 EAST GROVE ST., SUITE 3, MIDDLEBOROUGH, MA 02346
(774) 213 - 5429 riverhawkllc.com

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

DATE: _____

PLANNING BOARD ENDORSEMENT 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 1 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 THE ZONING BY-LAW RELATIVE TO IRREGULARLY-SHAPED LOTS, UPLAND AREA, LOT WIDTH, OPEN SPACE AND LOT COVERAGE IN ACCORDANCE WITH ARTICLE 6, §615; 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.

ZONING TABLE R30 - RESIDENTIAL DISTRICT

	LOT AREA (SQ.FT.)	FRONTAGE (FT.)
REQUIRED (2-FAMILY DWELLING)	45,000	200
LOT 1	56,995 (ALL UPLAND)	227.98
LOT 2	56,995 (ALL UPLAND)	227.98
LOT 3	56,992 (ALL UPLAND)	227.97

SETBACKS	FRONT YARD	SIDE YARD	REAR YARD
1-FAMILY DWELLING	20	10	10
2-FAMILY DWELLING	20	10	10