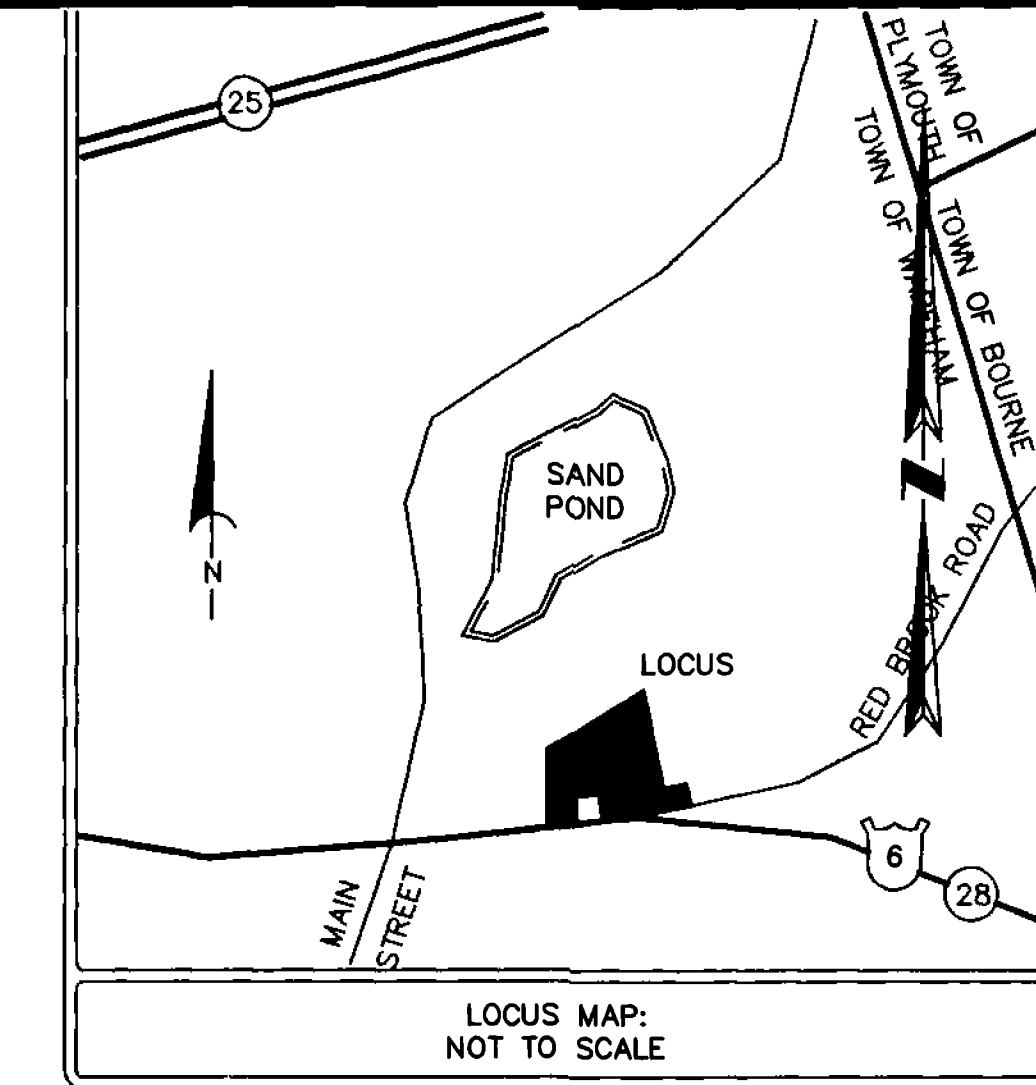


LOCUS INFORMATION

ASSESSORS MAP: 131
PARCEL'S: Q1
CURRENT OWNER: BOSTON LAND GROUP LLC
TITLE REFERENCE: DEED BOOK 20829, PAGE 288
PLAN REFERENCE: BOOK 44, PAGE 1076
ZONING DISTRICT: STRIP COMMERCIAL
SETBACKS: R-130 FRONT 20' SIDE 10' REAR 10'
LOT AREA WITHOUT 30' R-130 STRIP: 260,568± S.F. (5.98± AC.)
LOT AREA WITH 30' R-130 STRIP: 277,420± S.F. (6.36± AC.)
MAX. BUILDING COVERAGE: 40%
MAX. LOT COVERAGE (IMPERVIOUS): 65%
NITROGEN SENSITIVE ZONE (ZONE II): YES
FEMA FLOOD ZONE DISTRICT: "X"

NOTE:
THIS PLAN WAS PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY PERFORMED BY BSC GROUP, INC. DURING 2007 AND BETWEEN MARCH 28 AND MARCH 29, 2017.



PLAN REFERENCES

- STATE HIGHWAY LAYOUT FOR SAWYER ROAD (ROUTE 6).
- COUNTY HIGHWAY LAYOUT FOR RED BROOK ROAD. DECREE #1103 DATED MAY 2, 1950.
- PLAN BOOK 1, PAGE 230 OF 1904 PREPARED FOR SAMUEL D. HANNAH
- PLAN BOOK 2, PAGE 491 OF 1914 SHOWING "ONSET PARK"
- PLAN BOOK 7, PAGE 619 OF 1948 PREPARED FOR MARY L. K. TABOR
- PLAN BOOK 8, PAGE 588 OF 1951 PREPARED FOR ANDREW & MICHAEL CARADIMOS. (A PORTION OF THE SUBJECT PROPERTY)
- PLAN BOOK 44, PAGE 1076 OF 2001 PREPARED BY BSC GROUP, PREPARED FOR HYANNIS TEXTURES I LLC
- PLAN PREPARED FOR THE ONSET WATER DISTRICT IN 1962 AND RECORDED IN DEED BOOK 2927, PAGE 233
- LAND COURT PLAN REFERENCES**
 - 16393-A, SH 1
 - 16393-Q
 - 37394 A
 - 37763-A, SH-1 (CONFIRMATION)

PLYMOUTH CO. REG. OF DEEDS
JUL 17 2018
7-17-20
RECORDED

20-286

2020 00000286
Bk: 64 Pg: 493 Page: 1 of 1
Recorded: 07/17/2020 08:51 AM
ATTEST: John R. Buckley, Jr., Register
Plymouth County Registry of Deeds

Plymouth County Registry of Deeds
PLAN BOOK 64 PAGE 493

WOODLAND COVE

3102 CRANBERRY HIGHWAY
IN
WAREHAM MASSACHUSETTS

PLAN OF LAND

JANUARY 12, 2018

REVISIONS:

1	07/20/18	REVISED LAYOUT
2	11/8/2018	FOR RECORDING
3	03/10/20	PHASING REVISIONS

PREPARED FOR:
DAKOTA PARTNERS
1264 MAIN STREET
WALTHAM, MA 02481

BSC GROUP
803 Summer Street
Boston, Massachusetts 02127-1601
860 652 8227

© 2017 BSC GROUP, INC.
SCALE: 1" = 50'
0 25 50 100 FEET

FILE: 8366900-SBDV.DWG
DWG. NO:
JOB. NO: 83669.00 SV-1.0

LEGEND

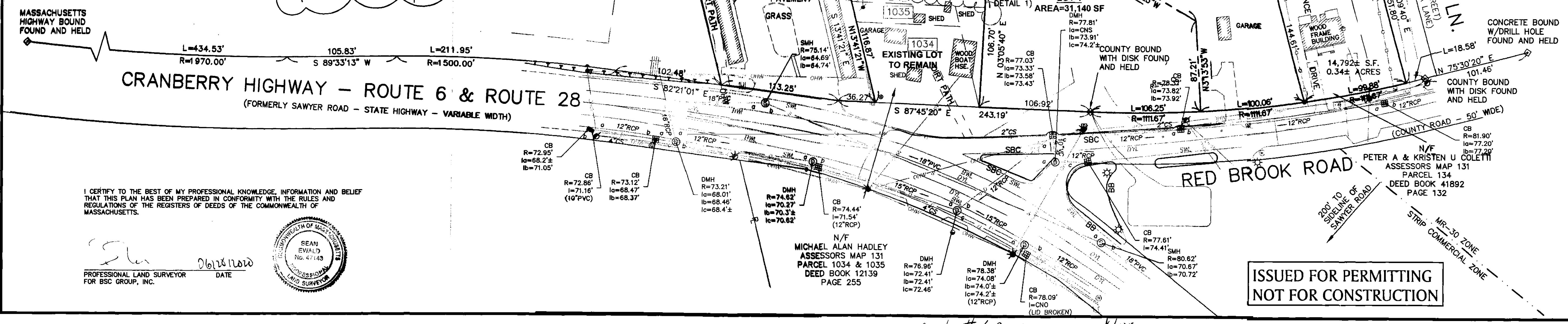
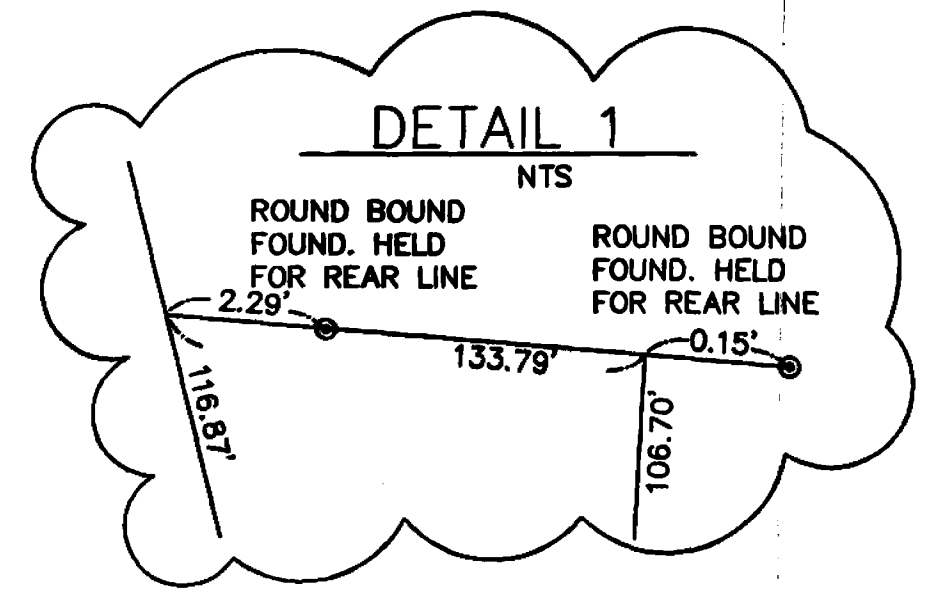
- LP LIGHT POLE
- UPL UTILITY POLE / LIGHT
- UPLT UTILITY POLE / LIGHT & TRANSFORMER
- UPT UTILITY POLE / TRANSFORMER
- UP UTILITY POLE
- OHW OVERHEAD ELECTRIC LINE
- CLF CHAIN LINK FENCE
- STKF STOCKADE FENCE
- 1034 ASSESSORS PARCEL NO.

APPROVED BY THE WAREHAM ZONING BOARD OF APPEALS
PURSUANT
TO THE COMPREHENSIVE PERMIT,
ISSUED UNDER M.G.L. CHAPTER 40B, SECTIONS 20-23

COMPREHENSIVE PERMIT:
DATE OF DECISION: OCTOBER 24, 2018 WITH MODIFICATION
DATED: JUNE 1, 2020 RECORDED WITH
PLYMOUTH COUNTY REGISTRY OF DEEDS IN BOOK _____
PAGE _____

DATE OF PLAN ENDORSEMENT: June 1, 2020

WAREHAM ZONING BOARD OF APPEALS:
[Signature]



I CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

Sean Ewald
SEAN EWALD
No. 47143
PROFESSIONAL LAND SURVEYOR
FOR BSC GROUP, INC. DATE

N/F
MICHAEL ALAN HADLEY
ASSESSORS MAP 131
PARCEL 1034 & 1035
DEED BOOK 12139
PAGE 255

ISSUED FOR PERMITTING
NOT FOR CONSTRUCTION

Note #62550 04/11/18

WOODLAND COVE - JANUARY 12, 2018

7/17
286

20-286