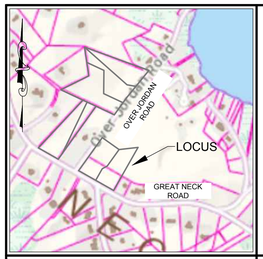


LOCUS MAP NOT TO SCALE

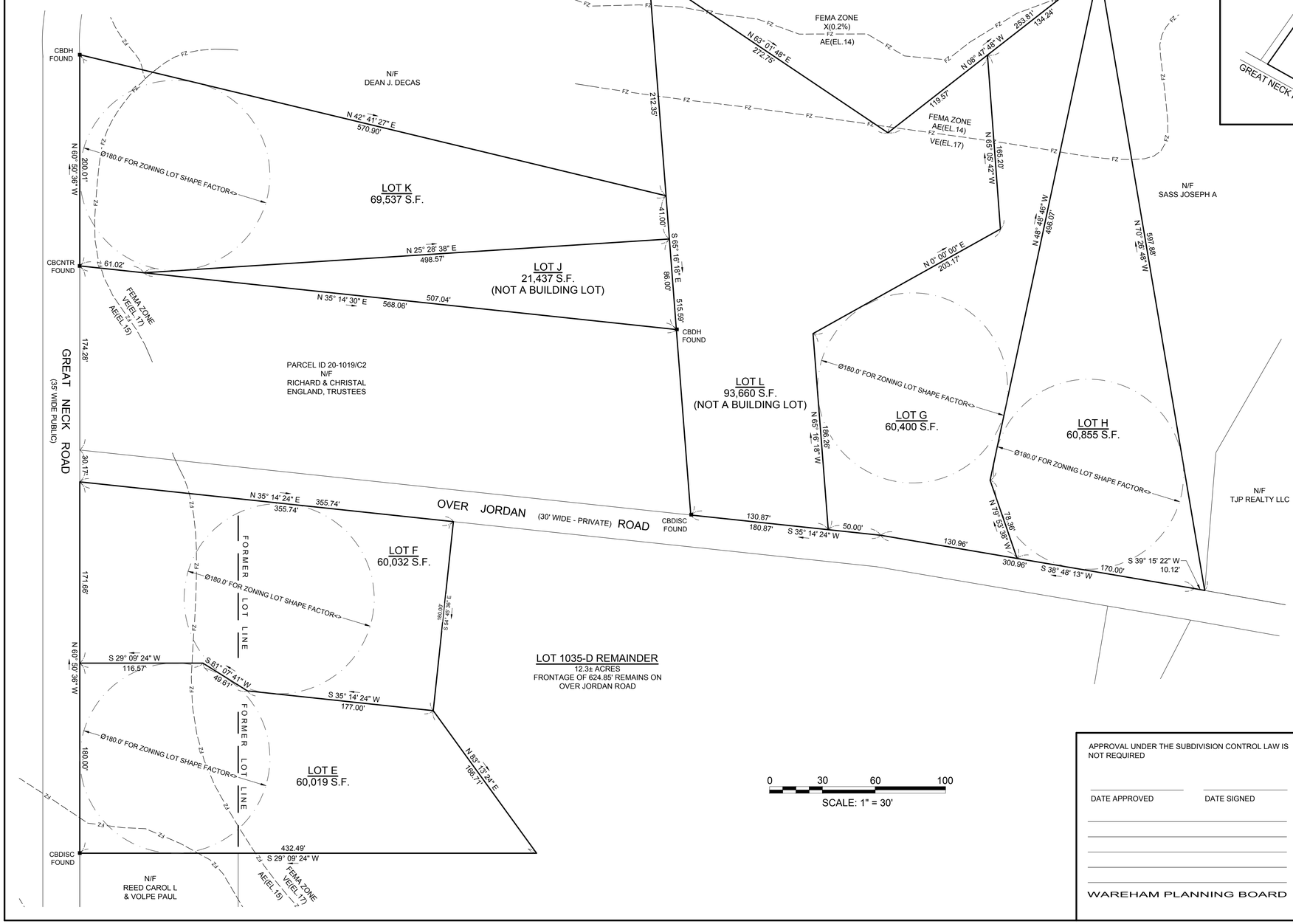
FOR REGISTRY USE

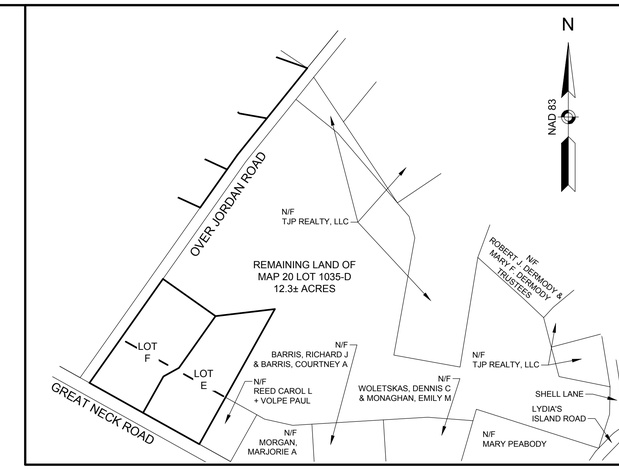
I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS FOR FILING PLANS IN THE MASSACHUSETTS REGISTRIES OF DEEDS.

I CERTIFY THAT THIS PLAN AND SURVEY CONFORMS TO THE ETHICAL, PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

ABUTTERS DATA IS ACCORDING TO THE TOWN OF WAREHAM TAX ASSESSMENT RECORDS.

MATTHEW C. COSTA P.L.S. DATE





REMAINING LOT 1035-D DETAIL

0 200 400

SCALE: 1" = 200'

GENERAL NOTES

OWNER: TJP REALTY, LLC
310 KENNETH WELCH DRIVE
LAKEVILLE, MA 02347

LOT J IS NOT CONSIDERED A BUILDING LOT AND IS TO BE CONVEYED TO LOT 1019-C2 .

ASSESSORS PARCEL INFO: MAP 20/ LOTS 1032, 1033, 1041, 1042 & 1035-D

PORTIONS OF THESE LOTS ARE LOCATED WITHIN AREAS HAVING ZONE DESIGNATIONS OF X, X(0.2%), AE(EL.15), VE(EL.17) & VE(EL.18) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE
MAP NO. 25023C0581K WITH A MAP EFFECTIVE DATE OF FEBRUARY 5, 2014.

DEED REFERENCES:
MAP 20 LOT 1051 = BOOK 51249 PAGE 224 (#176 GREAT NECK ROAD)
MAP 20 LOT 1019/C4 = BOOK 51249 PAGE 227, PARCEL 2 (#172 GREAT NECK ROAD)
MAP 20 LOT 1019/B = BOOK 51249 PAGE 227, PARCEL 1A (#10 OVER JORDAN ROAD)
MAP 20 LOT 1035/D = BOOK 51249 PAGE 227, PARCEL 14 (#5 OVER JORDAN ROAD)

PLAN REFERENCES: PLAN BOOK 64 PAGE 411
PLAN BOOK 64 PAGE 60
PLAN BOOK 3282 PAGE 179
PLAN BOOK 6555/ PAGE 267
PLAN BOOK 2813 PAGE 479

PLAN PURPOSE

THE PURPOSE OF THIS PLAN IS:
TO REDIVIDE 4 FORMER LOTS SHOWN ON ASSESSORS MAP 20 (LOTS 1051, 1019/C4, 1019/B, 1035/D)

TO CREATE 7 NEW LOTS (E, F, G, H, J, K & L)

LOT J IS NOT CONSIDERED A BUILDING LOT AND IS TO BE CONVEYED TO ABUTTING PARCEL 20-1019/C2 SHOWN HEREON.

LOT L IS NOT CONSIDERED A BUILDING LOT DUE TO THE LACK OF REQUIRED FRONTAGE.

A PORTION OF MAP 20/LOT 1035-D (AS SHOWN ON PLAN BOOK 64 PAGE 411) HAS BEEN ANNEXED TO LOTS E & F AND THEREBY CONTAINS A REMAINING AREA OF 12.3± ACRES.

ZONING NOTES

ZONING DISTRICT: R-60
MINIMUM LOT AREA = 60,000 S.F.
MINIMUM LOT FRONTAGE = 180 FT.
MINIMUM YARD SETBACKS:
FRONT = 60 FT.
SIDE & REAR = 20 FT.

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS NOT REQUIRED

DATE APPROVED DATE SIGNED

WAREHAM PLANNING BOARD

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 BYLAWS 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 SEC 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 BYLAWS RELATIVE TO IRREGULARLY SHAPED LOTS, UPLAND AREA, LOT WIDTH, OPEN SPACE AND LOT COVERAGE IN ACCORDANCE WITH ARTICLE 6, SEC 615, ARTICLE 6, SEC 612, ARTICLE 10, ARTICLE 6, SEC 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 BYLAWS FOR ALL LOTS AFFECTED.

CAPE & ISLANDS ENGINEERING
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COMMONWEALTH OF MASSACHUSETTS
MATTHEW C. COSTA
No. 52282
PROFESSIONAL LAND SURVEYOR

Rev	Date	Description	By

Drawn By: JVB
Checked By: MC

Project: 5 & 10 OVER JORDAN ROAD
172 & 176 GREAT NECK ROAD
WAREHAM, MASSACHUSETTS

Drawing Title: PLAN OF LAND
DRAWN FOR
TJP REALTY, LLC

Date: AUGUST 28, 2020