FOR REGISTRY USE ONLY

"I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS."

PREPARER

ABBREVIATIONS:

CALC	= CALCULATED
DH	= DRILL HOLE
FND	= FOUND
IP	= IRON PIPE
N.T.S.	= NOT TO SCALE
PB	= PLAN BOOK
PC	= POINT OF CURVATURE
PG	= PAGE
PM	= PUNCH MARK
SB	= STONE BOUND
TD	= TOTAL DISTANCE
WHB	= WAREHAM HIGHWAY BOUND

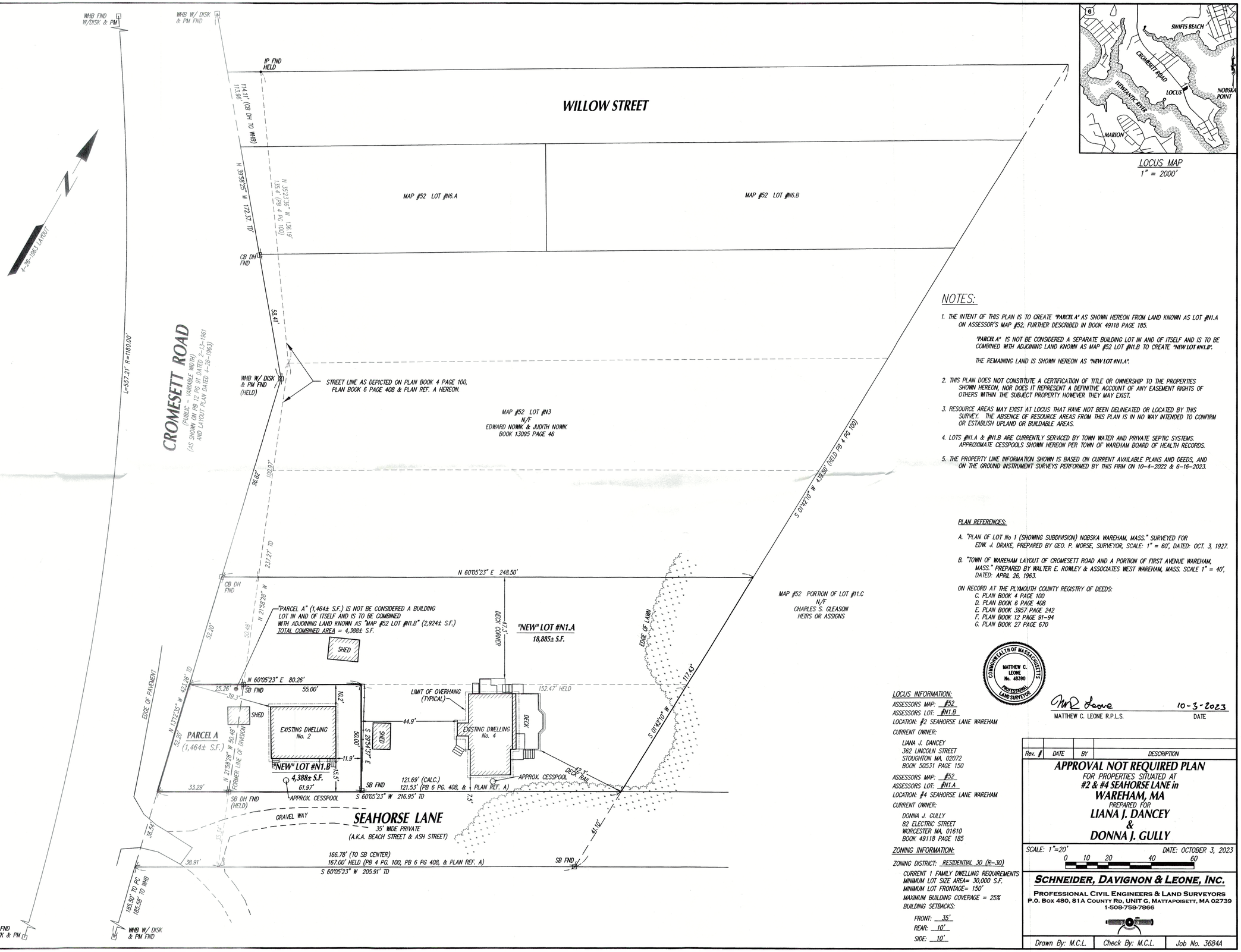
WAREHAM PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

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 TOWN 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 SECTION 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 EARTH REMOVAL REGULATIONS IN ACCORDANCE WITH DIVISION IV, ARTICLE III OF THE TOWN BY-LAWS FOR ALL LOTS AFFECTED.



LOCUS MAP
1" = 2000'

NOTES:

1. THE INTENT OF THIS PLAN IS TO CREATE "PARCEL A" AS SHOWN HEREON FROM LAND KNOWN AS LOT #N1.A ON ASSESSOR'S MAP #52, FURTHER DESCRIBED IN BOOK 49118 PAGE 185.

   "PARCEL A" IS NOT BE CONSIDERED A SEPARATE BUILDING LOT IN AND OF ITSELF AND IS TO BE COMBINED WITH ADJOINING LAND KNOWN AS MAP #52 LOT #N1.B TO CREATE "NEW LOT #N1.B".

   THE REMAINING LAND IS SHOWN HEREON AS "NEW LOT #N1.A".

2. THIS PLAN DOES NOT CONSTITUTE A CERTIFICATION OF TITLE OR OWNERSHIP TO THE PROPERTIES SHOWN HEREON, NOR DOES IT REPRESENT A DEFINITIVE ACCOUNT OF ANY EASEMENT RIGHTS OF OTHERS WITHIN THE SUBJECT PROPERTY HOWEVER THEY MAY EXIST.

3. RESOURCE AREAS MAY EXIST AT LOCUS THAT HAVE NOT BEEN DELINEATED OR LOCATED BY THIS SURVEY. THE ABSENCE OF RESOURCE AREAS FROM THIS PLAN IS IN NO WAY INTENDED TO CONFIRM OR ESTABLISH UPLAND OR BUILDABLE AREAS.

4. LOTS #N1.A & #N1.B ARE CURRENTLY SERVICED BY TOWN WATER AND PRIVATE SEPTIC SYSTEMS. APPROXIMATE CESSPOOLS SHOWN HEREON PER TOWN OF WAREHAM BOARD OF HEALTH RECORDS.

5. THE PROPERTY LINE INFORMATION SHOWN IS BASED ON CURRENT AVAILABLE PLANS AND DEEDS, AND ON THE GROUND INSTRUMENT SURVEYS PERFORMED BY THIS FIRM ON 10-4-2022 & 6-16-2023.

PLAN REFERENCES:

A. "PLAN OF LOT No 1 (SHOWING SUBDIVISION) NOBSKA WAREHAM, MASS." SURVEYED FOR EDW. J. DRAKE, PREPARED BY GEO. P. MORSE, SURVEYOR, SCALE: 1" = 60', DATED: OCT. 3, 1927.

B. "TOWN OF WAREHAM LAYOUT OF CROMESETT ROAD AND A PORTION OF FIRST AVENUE WAREHAM, MASS." PREPARED BY WALTER E. ROWLEY & ASSOCIATES WEST WAREHAM, MASS. SCALE 1" = 40', DATED: APRIL 26, 1963.

ON RECORD AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS:
C. PLAN BOOK 4 PAGE 100
D. PLAN BOOK 6 PAGE 408
E. PLAN BOOK 3957 PAGE 242
F. PLAN BOOK 12 PAGE 91-94
G. PLAN BOOK 27 PAGE 670

COMMONWEALTH OF MASSACHUSETTS
MATTHEW C. LEONE No. 48390 PROFESSIONAL LAND SURVEYOR

MATTHEW C. LEONE R.P.L.S. — 10-3-2023 DATE

LOCUS INFORMATION:
ASSESSORS MAP: #52
ASSESSORS LOT: #N1.B
LOCATION: #2 SEAHORSE LANE WAREHAM
CURRENT OWNER:
LIANA J. DANCEY
362 LINCOLN STREET
STOUGHTON MA, 02072
BOOK 50531 PAGE 150

ASSESSORS MAP: #52
ASSESSORS LOT: #N1.A
LOCATION: #4 SEAHORSE LANE WAREHAM
CURRENT OWNER:
DONNA J. GULLY
82 ELECTRIC STREET
WORCESTER MA, 01610
BOOK 49118 PAGE 185

ZONING INFORMATION:
ZONING DISTRICT: RESIDENTIAL 30 (R-30)
CURRENT 1 FAMILY DWELLING REQUIREMENTS
MINIMUM LOT SIZE AREA= 30,000 S.F.
MINIMUM LOT FRONTAGE= 150'
MAXIMUM BUILDING COVERAGE = 25%
BUILDING SETBACKS:
FRONT: 35'
REAR: 10'
SIDE: 10'

Rev. #	DATE	BY	DESCRIPTION

APPROVAL NOT REQUIRED PLAN
FOR PROPERTIES SITUATED AT
#2 & #4 SEAHORSE LANE in
WAREHAM, MA
PREPARED FOR
LIANA J. DANCEY
&
DONNA J. GULLY

SCALE: 1"=20' — DATE: OCTOBER 3, 2023
0 10 20 40 60

SCHNEIDER, DAVIGNON & LEONE, INC.
PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS
P.O. Box 480, 81A County Rd, UNIT G, Mattapoisett, MA 02739
1-508-758-7866

Drawn By: M.C.L.	Check By: M.C.L.	Job No. 3684A