

NOTE:

PARCEL 'A' IS CURRENTLY PART OF MAP 89, LOT 1000 & MAP 88, LOT 1001 AND IS INTENDED TO BE CONVEYED TO THE ADJACENT LOT (LOT 1002) TO REMOVE EXISTING ENCROACHMENTS ACROSS THE CURRENT PROPERTY LINE.

PLAN REFERENCES:

REFERENCE IS MADE TO THE 1907 STATE HIGHWAY LAYOUT OF MAIN STREET, LAYOUT NUMBER 1107. ALSO SEE THE 1924 STATE HIGHWAY DISCONTINUANCE PLAN OF MAIN STREET, LAYOUT NUMBER 2203.

ALSO REFER TO A LAND TAKINGS AND SLOPE EASEMENTS PLAN, PREPARED FOR THE TOWN OF WAREHAM BY W.E. ROWLEY & ASSOC. DATED FEBRUARY 2, 1968. SEE PLYMOUTH COUNTY REGISTRY OF DEEDS PLAN BOOK 14, PAGE 836.

REFERENCE IS MADE TO THE 1941 LAYOUT OF PAPER MILL ROAD, FOUR SHEETS. SEE PLYMOUTH COUNTY REGISTRY OF DEEDS PLAN BOOK 7, PAGE 822.

REFER TO A PLAN PREPARED BY CORSE & TIBBETTS, DATED MAY 19, 1956 FOR HOWARD E. ROBBINS. SEE PLYMOUTH COUNTY REGISTRY OF DEEDS BOOK 2509, PAGE 194.

DETAIL
SCALE: 1"=15'

PARCEL A
5,633 SQ.FT.±
OR 0.13 AC.±

**MAP 89
LOT 1000A**
55,862 SQ.FT. OR 1.28 AC.±
(INCL. MAP 88, LOT 1001)
MINUS PARCEL A =
50,228 SQ.FT.±
OR 1.15 AC.±

**MAP 88
LOT 1002A**
44,594 SQ.FT.±
OR 1.02 AC.±
PLUS PARCEL A =
50,227 SQ.FT.±
OR 1.15 AC.±

PARCEL 'A'
5,633 SQ.FT.±
OR 0.13 AC.±

LOT DATA:

ASSESSORS MAP: 89 / LOT 1000
ADDRESS: 911 MAIN STREET
DEED REF: BOOK 38403, PAGE 279
OWNER: BRIAN C. HESELTON
907 MAIN STREET
WEST WAREHAM, MA 02576

ASSESSORS MAP: 88 / LOT 1002
ADDRESS: 907 MAIN STREET
DEED REF: BOOK 32216, PAGE 115
OWNER: BRIAN C. HESELTON
907 MAIN STREET
WEST WAREHAM, MA 02576

ZONING DATA:

ZONE: MR-30 SETBACKS:
MINIMUM LOT AREA: 30,000 SQ.FT.
MINIMUM FRONTAGE: 150'
MINIMUM FRONT SETBACK: 20'
MINIMUM SIDE SETBACK: 10'
MINIMUM REAR SETBACK: 10'
MAXIMUM BUILDING HEIGHT: 35'
MAX. BUILDING COVERAGE: 25%

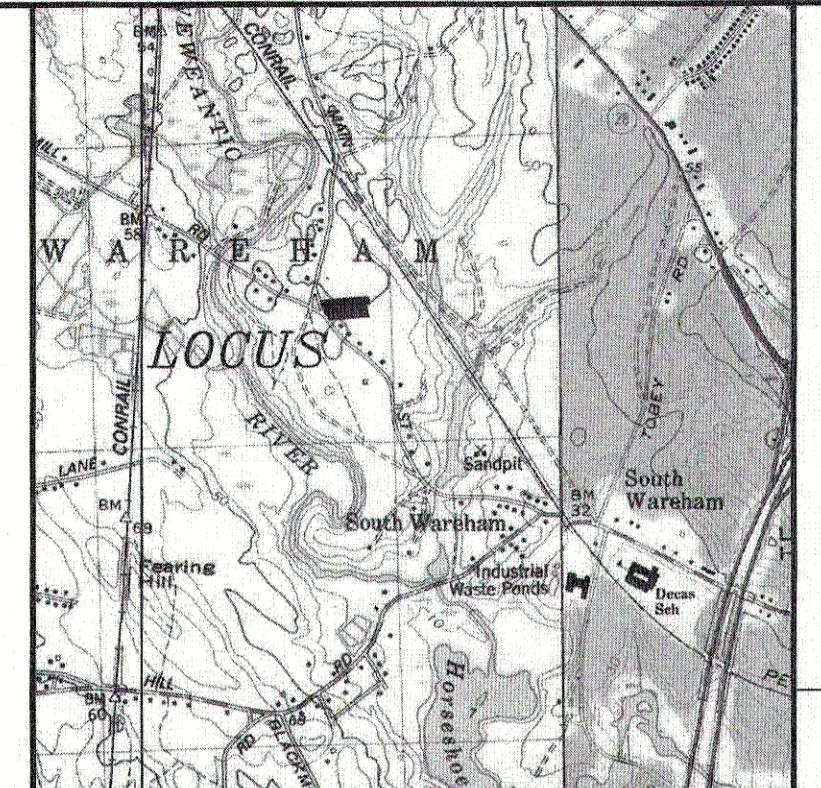
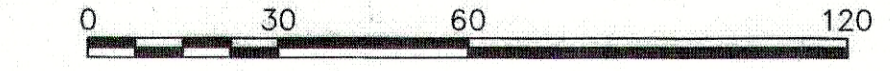
NOTE:

THE PURPOSE OF THIS PLAN IS TO ELIMINATE EXISTING ENCROACHMENTS ACROSS THE CURRENT PROPERTY LINE. PARCEL 'A' IS CURRENTLY PART OF MAP 89, LOT 1000 & MAP 88, LOT 1001, AND IS INTENDED TO BE CONVEYED TO THE ADJACENT LOT 1002.

THE FIRST PORTION OF THE COMMON LINE BETWEEN THE LOTS AT THE STREET (47.49' LONG) HAS NOT BEEN CHANGED, NOR HAS THE FRONTAGE FOR EITHER OF THE TWO LOTS.

THE SUBJECT LOTS ARE WITHIN ZONE X, NOT A HAZARD ZONE. REFER TO THE F.E.M.A. FLOOD INSURANCE RATE MAP PANEL NUMBER 25023C0469-K, DATED: JULY 6, 2021.

PLAN
SCALE: 1"=30'



LOCUS MAP : SCALE 1" = 2083'

FOR REGISTRY USE ONLY

"I CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS."

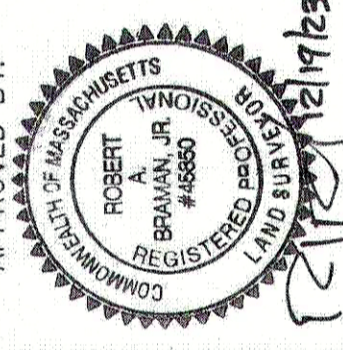
THE CERTIFICATION MADE HEREON IS INTENDED TO MEET THE REGISTRY OF DEEDS REQUIREMENTS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN.

ABUTTERS SHOWN ARE ACCORDING TO THE TOWN OF WAREHAM TAX ASSESSMENT RECORDS

ROBERT A. BRAMAN, JR.
P.L.S. # 45850

DATE	BY	DESCRIPTION
DEC. 11, 2023	JH	DRAWN BY
	RAB	CHECKED BY
		JOB NO.: 23-10040
		SCALE: 1" = 30'

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.
PROFESSIONAL ENGINEERS & LAND SURVEYORS
266 MAIN STREET - WAREHAM, MA 02571
TEL: (508) 295-6600 FAX: (508) 295-6634
E-MAIL: info@gafenginc.com

APPROVAL NOT REQUIRED
PLAN OF LAND
907 & 911 MAIN STREET
WAREHAM, MA
PREPARED FOR:
BRIAN C. HESELTON
907 & 911 MAIN STREET
WAREHAM, MA

JOB NO.: 23-10040
DWG. 1 OF 1