

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
 MATTHEW C. COSTA P.L.S. DATE 9/15/23

GENERAL NOTES

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

PARCEL X IS NOT CONSIDERED A BUILDING LOT.

ASSESSORS PARCEL INFO: MAP 20/ LOTS 1035-B & 1035-C

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 REFERENCE: BOOK 51249 PAGE 227

PLAN REFERENCE: PLAN BOOK 64 PAGE 411

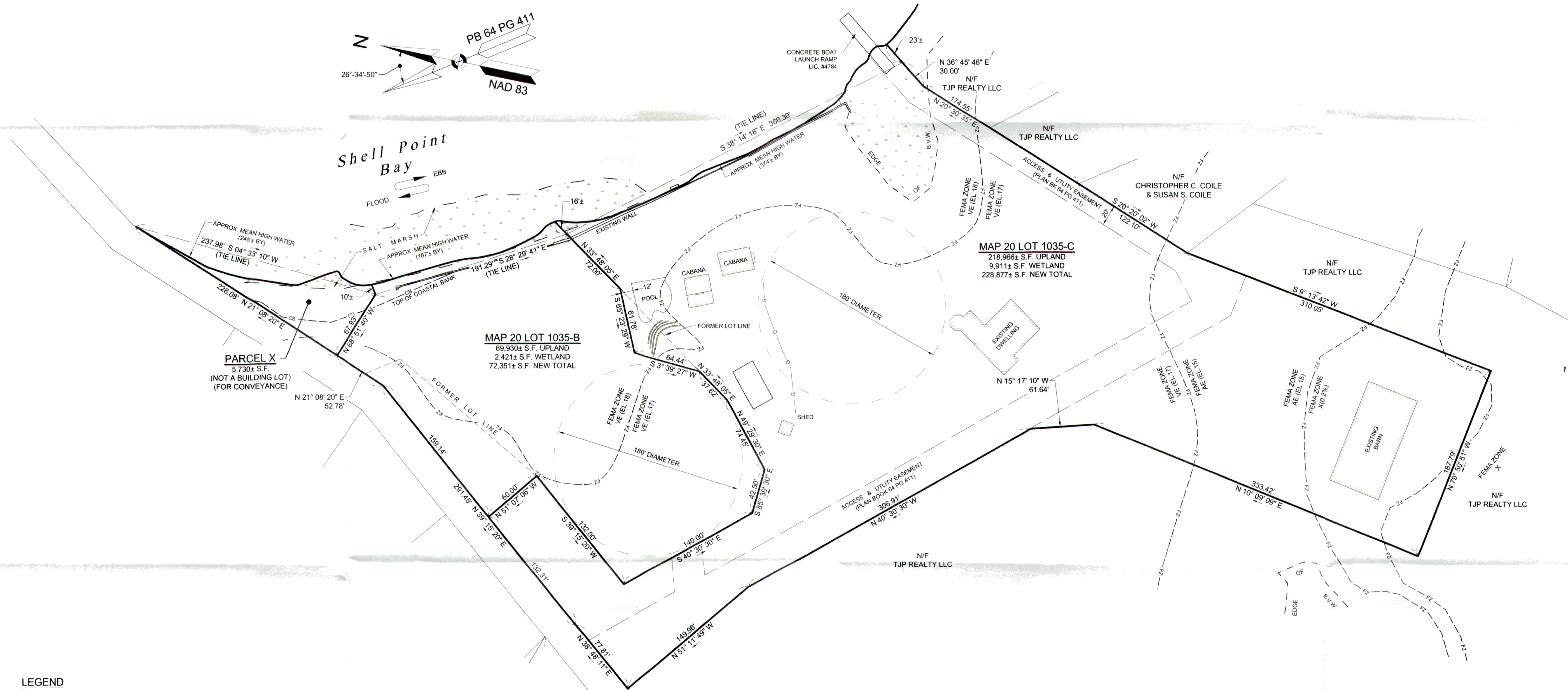
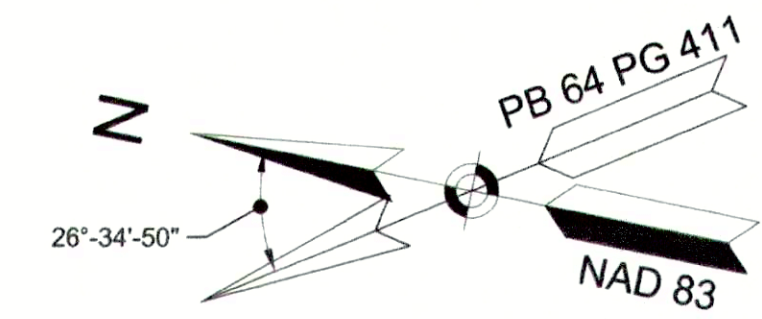
PLAN PURPOSE

THE PURPOSE OF THIS PLAN IS TO MODIFY THE COMMON LOT LINES BETWEEN LOT "MAP 20/LOT 1035-B" AND LOT "MAP 20/LOT 1035-C" SHOWN ON PLAN BOOK 64 PAGE 411.

THIS PLAN ALSO CREATES PARCEL "X" AS A "NOT A BUILDING LOT" / PARCEL TO BE CONVEYED" PARCEL.

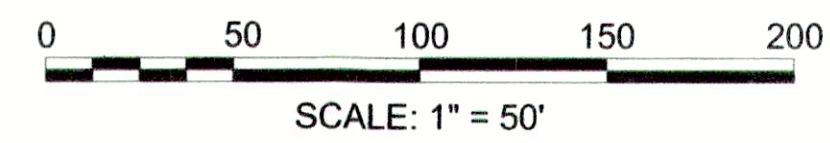
ZONING NOTES

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.



LEGEND

- CB CONCRETE BOUND
- SB STONE BOUND
- RC ROD CAP
- IP IRON PIPE FOUND
- HYDRANT
- WATER SHUTOFF
- CATCH BASIN SQUARE
- UTILITY POLE
- GUY POLE
- GUY WIRE
- LIGHT POLE
- SIGN
- CONIFEROUS TREE
- DECIDUOUS TREE
- TREE STUMP
- SHRUB
- CONIFEROUS SHRUB
- TREE LINE
- OHW OVERHEAD WIRES
- STONE WALL
- POST & RAIL FENCE
- STOCKADE FENCE
- PICKET ROW
- CHAIN LINK FENCE



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.

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Drawn By: JVB
 Checked By: MC

| Rev | Date | Description |
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Project: 13 & 17 OVER JORDAN ROAD
 WAREHAM, MASSACHUSETTS
 Drawing Title: PLAN OF LAND
 DRAWN FOR
 TJP REALTY, LLC

Date: SEPTEMBER 12, 2023