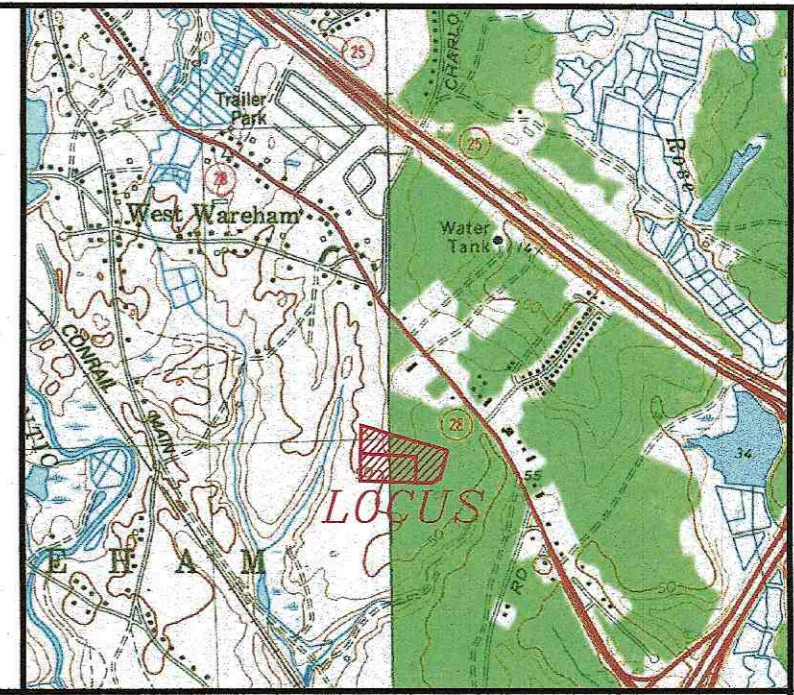


PLAN REFERENCES:

- REFER TO A PLAN PREPARED BY G.A.F. ENGINEERING, INC. ENTITLED "PATTERSONS BROOK ROAD EXTENSION", DEFINITIVE SUBDIVISION PLAN, LOT LAYOUT PLAN, PREPARED FOR COASTAL CULTIVARS, LLC. DATED JULY 3, 2019, AND LAST REVISED AUGUST 22, 2019. SCALE: 1" = 60', AND RECORDED IN THE PLYMOUTH COUNTY REGISTRY OF DEEDS PLAN BOOK 64, PAGE 990.
- REFER TO A PLAN PREPARED BY G.A.F. ENGINEERING, INC. ENTITLED: 'APPROVAL NOT REQUIRED PLAN OF LAND PREPARED FOR MDDJSAK, LLC, PATTERSONS BROOK ROAD, WAREHAM, MA.' DATED NOVEMBER 20, 2018. SCALE: 1" = 80', AND RECORDED IN THE PLYMOUTH COUNTY REGISTRY OF DEEDS PLAN BOOK 63, PAGE 116.
- REFER TO A PLAN PREPARED BY G.A.F. ENGINEERING, INC. ENTITLED: 'APPROVAL NOT REQUIRED PLAN OF LAND IN WAREHAM, MA, PREPARED FOR GERALD P. MCCARTHY' DATED SEPTEMBER 13, 2007. SCALE: 1" = 60', AND RECORDED IN THE PLYMOUTH COUNTY REGISTRY OF DEEDS PLAN BOOK 53, PAGE 718.



FOR REGISTRY USE ONLY

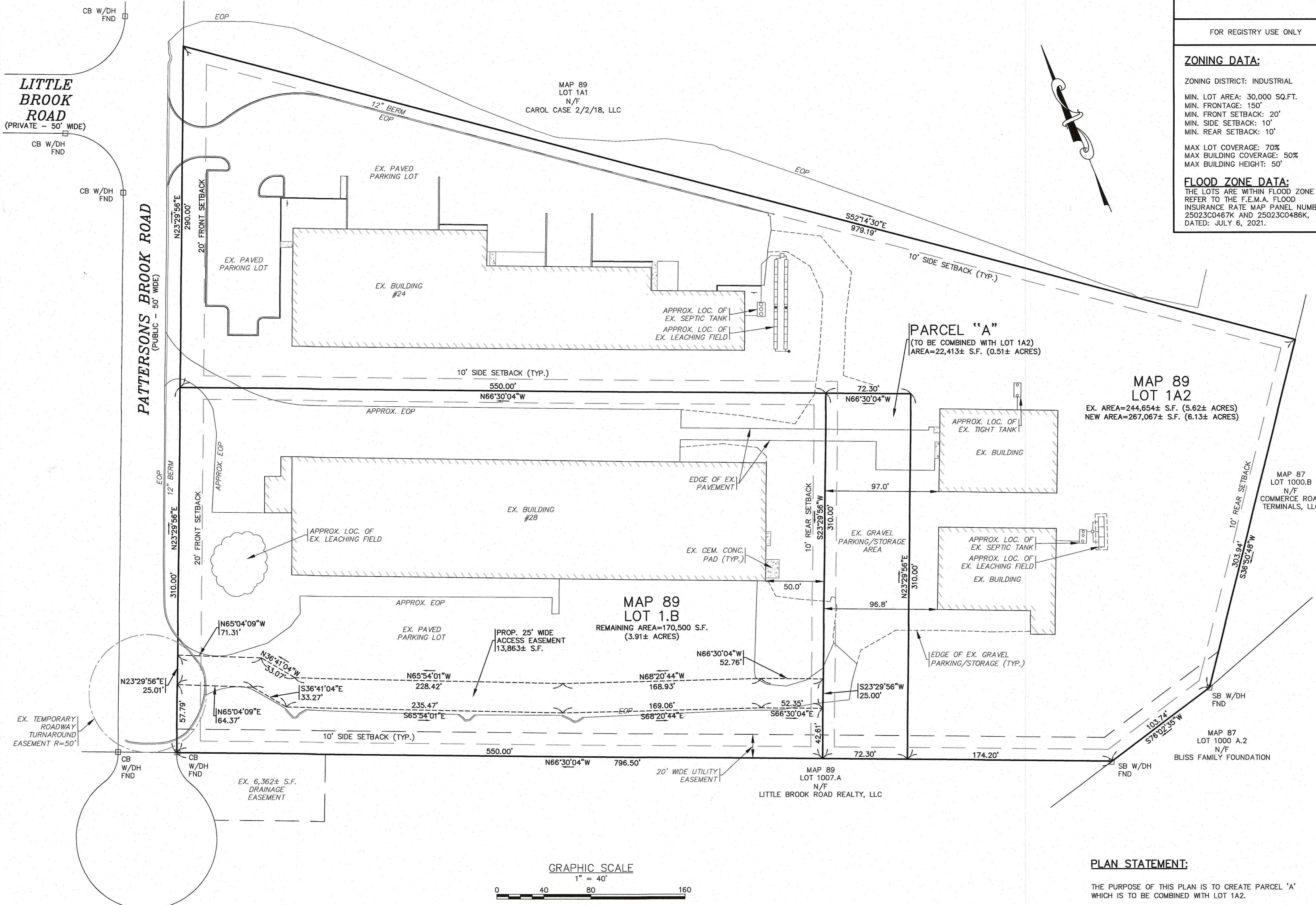
LOCUS MAP : SCALE 1" = 2000'

ZONING DATA:
 ZONING DISTRICT: INDUSTRIAL
 MIN. LOT AREA: 30,000 SQ.FT.
 MIN. FRONTAGE: 150'
 MIN. FRONT SETBACK: 20'
 MIN. SIDE SETBACK: 10'
 MIN. REAR SETBACK: 10'
 MAX LOT COVERAGE: 70%
 MAX BUILDING COVERAGE: 50%
 MAX BUILDING HEIGHT: 50'

FLOOD ZONE DATA:
 THE LOTS ARE WITHIN FLOOD ZONE X.
 REFER TO THE F.E.M.A. FLOOD INSURANCE RATE MAP PANEL NUMBER 25023C0467K AND 25023C0486K, DATED: JULY 6, 2021.

LOT DATA:
 ASSESSORS MAP: 89 / LOT 1.B
 ADDRESS: 28 PATTERSONS BROOK ROAD
 DEED REFERENCE: BOOK 51949, PAGE 36
 OWNER:
 CAROL CASE 2/2/18, LLC
 P.O. BOX 100
 WAREHAM, MA 02571
 ASSESSORS MAP: 89 / LOT 1A2
 ADDRESS: 24 PATTERSONS BROOK ROAD
 DEED REFERENCE: BOOK 37740, PAGE 191
 OWNER:
 PATTERSON BROOK REALTY TRUST
 P.O. BOX 100
 WAREHAM, MA 02571

DATE	REV.	DATE	BY	APP'D	DESCRIPTION
MARCH 17, 2022					
	JMP				
	RAB				
	16-8846				
					1" = 40'



"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 ASSESSORS RECORDS

APPROVED BY: *[Signature]*
 ROBERT A. BRAMAN, JR.
 P.L.S. # 45850

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 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, §40 AND ITS IMPLEMENTING REGULATIONS, 310 CMR 10.00 FOR ALL LOTS AFFECTED.

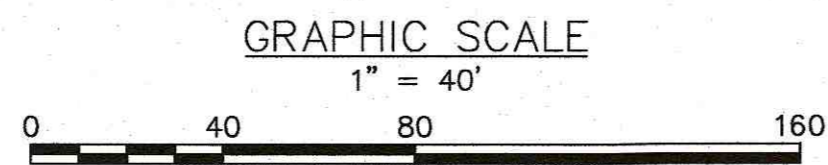
THIS ENDORSEMENT OF THE PLANNING BOARD SHOULD NOT BE CONSTRUED TO BE A DETERMINATION OF CONFORMANCE WITH THE ZONING BY-LAWS RELATIVE TO IRREGULARLY SHAPED LOTS, UPLAND AREA, LOT WIDTH, OPEN SPACE AND LOT COVERAGE IN ACCORDANCE WITH ARTICLE 6, §615, ARTICLE 6, §612, ARTICLE 10, ARTICLE 6, §620 FOR ALL 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.

APPROVED BY: *[Signature]*
 G.A.F. ENGINEERING, INC.
 PROFESSIONAL ENGINEERS & LAND SURVEYORS
 266 MAIN STREET - WAREHAM, MA 02571
 TEL: (508) 295-8600 FAX: (508) 295-6634
 E-MAIL: info@gafenginc.com

APPROVAL NOT REQUIRED
 PLAN OF LAND
 PREPARED FOR:
 CAROL CASE 2/2/18, LLC
 P.O. BOX 100
 WAREHAM, MA

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 PREPARED FOR:
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PLAN STATEMENT:

THE PURPOSE OF THIS PLAN IS TO CREATE PARCEL 'A' WHICH IS TO BE COMBINED WITH LOT 1A2.