

LEGEND

- concrete bound/stone bound
- concrete bound to be set
- iron pipe
- wood fence
- x — post and wire fence
- chainlink fence

The purpose of this plan is for a boundary agreement and adjustment, due to deed description inconsistencies and encroachments, for assessors parcel IDs 82-R1-0, 82-R2-0 and 82-R3-0 as shown hereon.

ZONING DISTRICTS

R-L (Residential - Low Density)
Six Ponds Special District

	R-L	Six Ponds (Zone A)	Six Ponds (Zone B)
Minimum Area	40,000 S.F.	60,000 S.F.	100,000 S.F.
Minimum Frontage	150 Ft.	150 Ft.	200 Ft.

OWNER(S) OF RECORD

#0 Pleasant Lake Ave.
Estate of James G. Marceline
Probate No. BA18P-0358
c/o Gwen P. and Patrick J. Marceline
Deed Book 1260, Page 46
Assessors Parcel ID 82-R1-0

#283 Pleasant Lake Ave.
Wayne L. Marceline
Deed Book 32119, Page 239
Assessors Parcel ID 82-R2-0

#0 Pleasant Lake Ave.
Gwen P., Patrick J. and Wayne L. Marceline,
Trustees of the Elizabeth M. Marceline Trust
Deed Book 21689, Page 171 (Parcel 1)
Assessors Parcel ID 82-R3-0

Approval Under the Subdivision Control Law **NOT** Required

HARWICH PLANNING BOARD

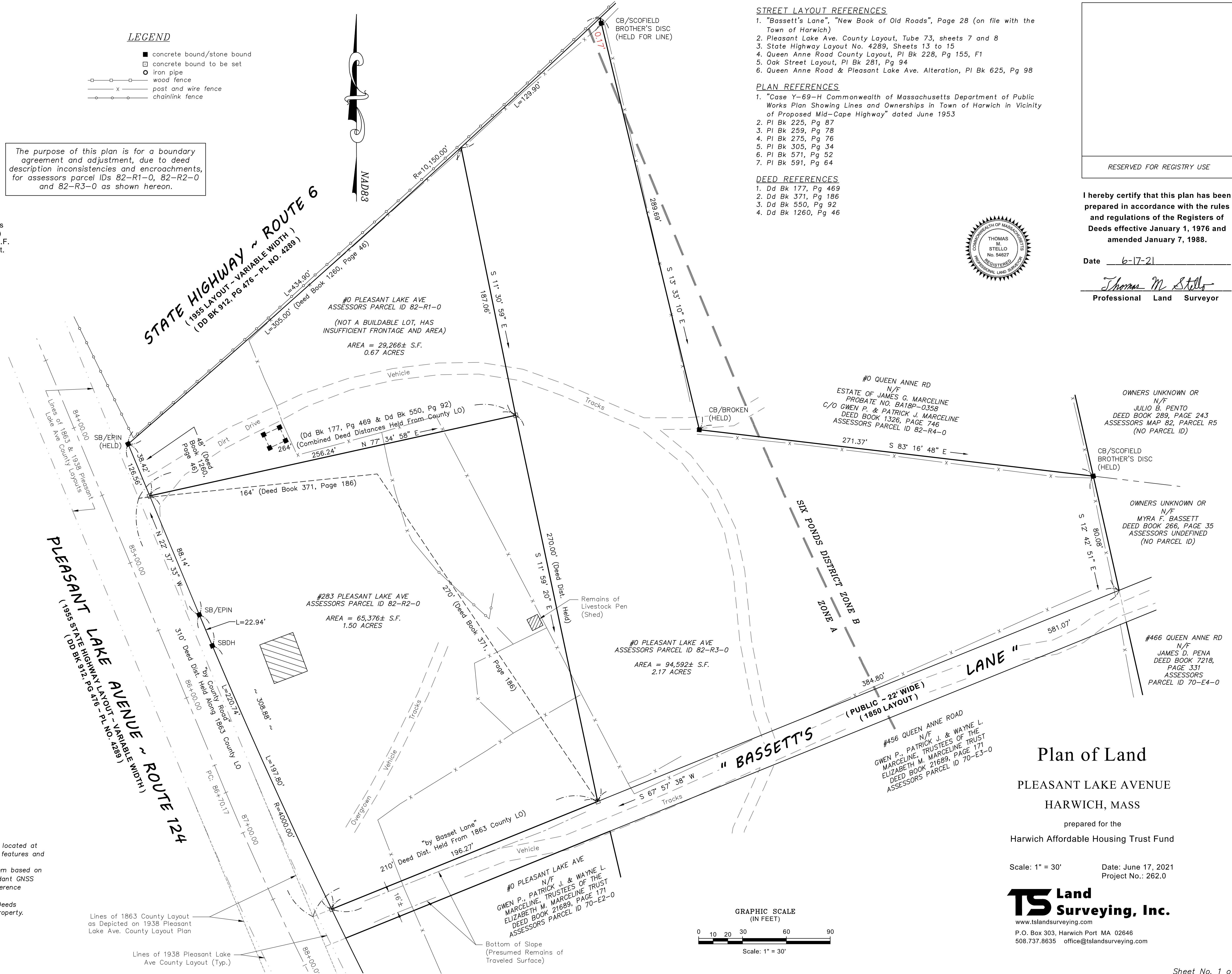
Date _____

The above endorsement makes no determination as to compliance with zoning except as to frontage

- NOTES:**
- The layout for "Bassett's Lane" was fixed by the bottom of slopes located at the west end, adjacent to Pleasant Lake Ave. and by existing site features and record information on the eastern portion.
 - The project is referenced to the Mass. State Plan Coordinate System based on the North American Datum of 1983 (NAD83), determined by redundant GNSS observations utilizing the Massachusetts Continuously Operating Reference Station Network (MaCORS).
 - The certifications shown hereon are intended to meet Registry of Deeds requirements and are not a certification of title or ownership of property.

Lines of 1863 County Layout as Depicted on 1938 Pleasant Lake Ave. County Layout Plan

Lines of 1938 Pleasant Lake Ave County Layout (Typ.)



STREET LAYOUT REFERENCES

- "Bassett's Lane", "New Book of Old Roads", Page 28 (on file with the Town of Harwich)
- Pleasant Lake Ave. County Layout, Tube 73, sheets 7 and 8
- State Highway Layout No. 4289, Sheets 13 to 15
- Queen Anne Road County Layout, Pl Bk 228, Pg 155, F1
- Oak Street Layout, Pl Bk 281, Pg 94
- Queen Anne Road & Pleasant Lake Ave. Alteration, Pl Bk 625, Pg 98

PLAN REFERENCES

- "Case Y-69-H Commonwealth of Massachusetts Department of Public Works Plan Showing Lines and Ownerships in Town of Harwich in Vicinity of Proposed Mid-Cape Highway" dated June 1953
- Pl Bk 225, Pg 87
- Pl Bk 259, Pg 78
- Pl Bk 275, Pg 76
- Pl Bk 305, Pg 34
- Pl Bk 571, Pg 52
- Pl Bk 591, Pg 64

DEED REFERENCES

- Dd Bk 177, Pg 469
- Dd Bk 371, Pg 186
- Dd Bk 550, Pg 92
- Dd Bk 1260, Pg 46



I hereby certify that this plan has been prepared in accordance with the rules and regulations of the Registers of Deeds effective January 1, 1976 and amended January 7, 1988.

Date 6-17-21

Thomas M. Stello
Professional Land Surveyor

RESERVED FOR REGISTRY USE

Plan of Land

PLEASANT LAKE AVENUE
HARWICH, MASS

prepared for the
Harwich Affordable Housing Trust Fund

Scale: 1" = 30' Date: June 17, 2021
Project No.: 262.0

TS Land Surveying, Inc.
www.tslandsurveying.com
P.O. Box 303, Harwich Port MA 02646
508.737.8635 office@tslandsurveying.com

