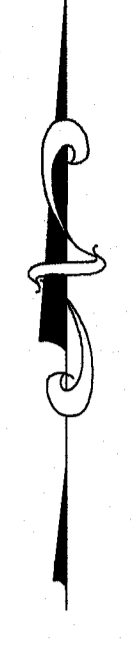


FOR REGISTRY USE



MAP 77 PARCEL A2  
CAPE COD FISH AND  
GAME ASSOCIATION  
CERT 136698  
LCP 39519A

MAP 65 PARCEL R4  
SCOTT OWEN OUR  
DB 30414 PG 56

### HARWICH PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION  
CONTROL LAW IS REQUIRED

DATE: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I, CLERK OF THE TOWN OF HARWICH, CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN WAS RECEIVED AND RECORDED IN THIS OFFICE AND THAT NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT FOLLOWING THE RECEIPT AND RECORDING OF SAID NOTICE.

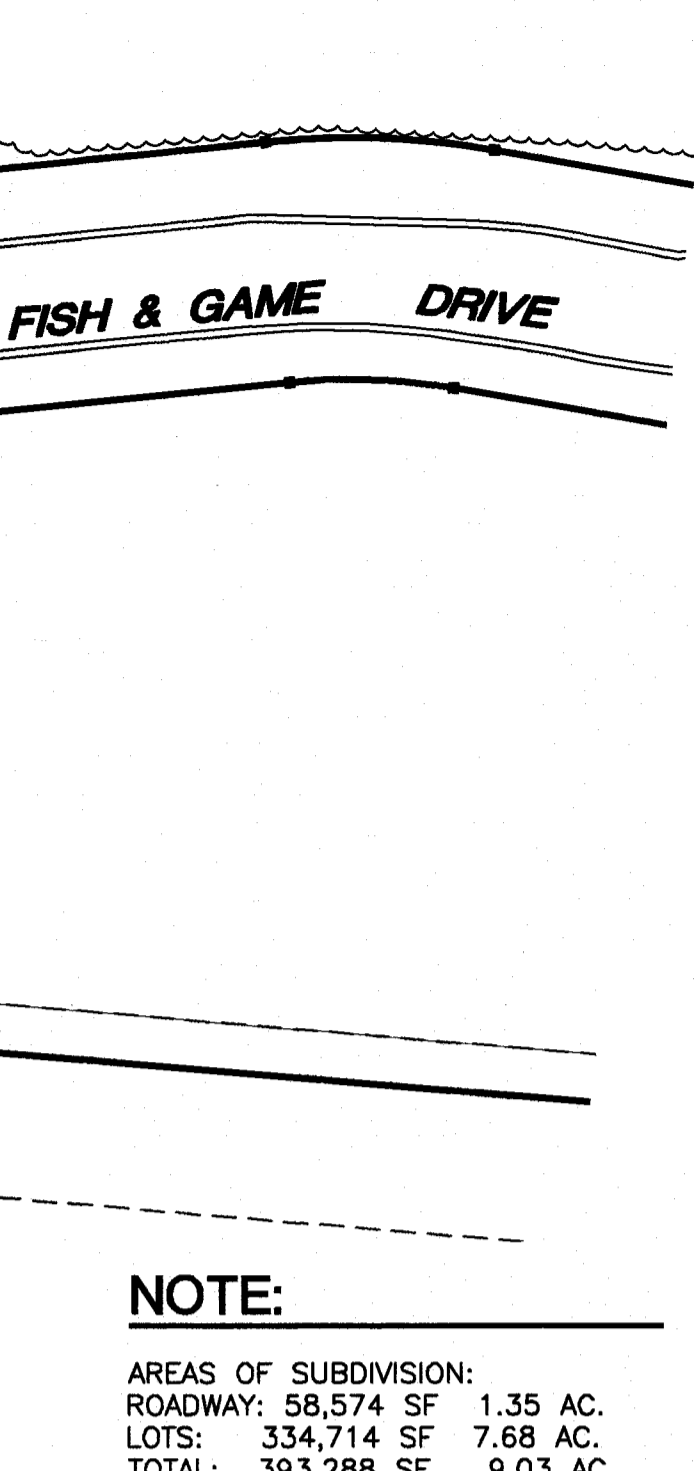
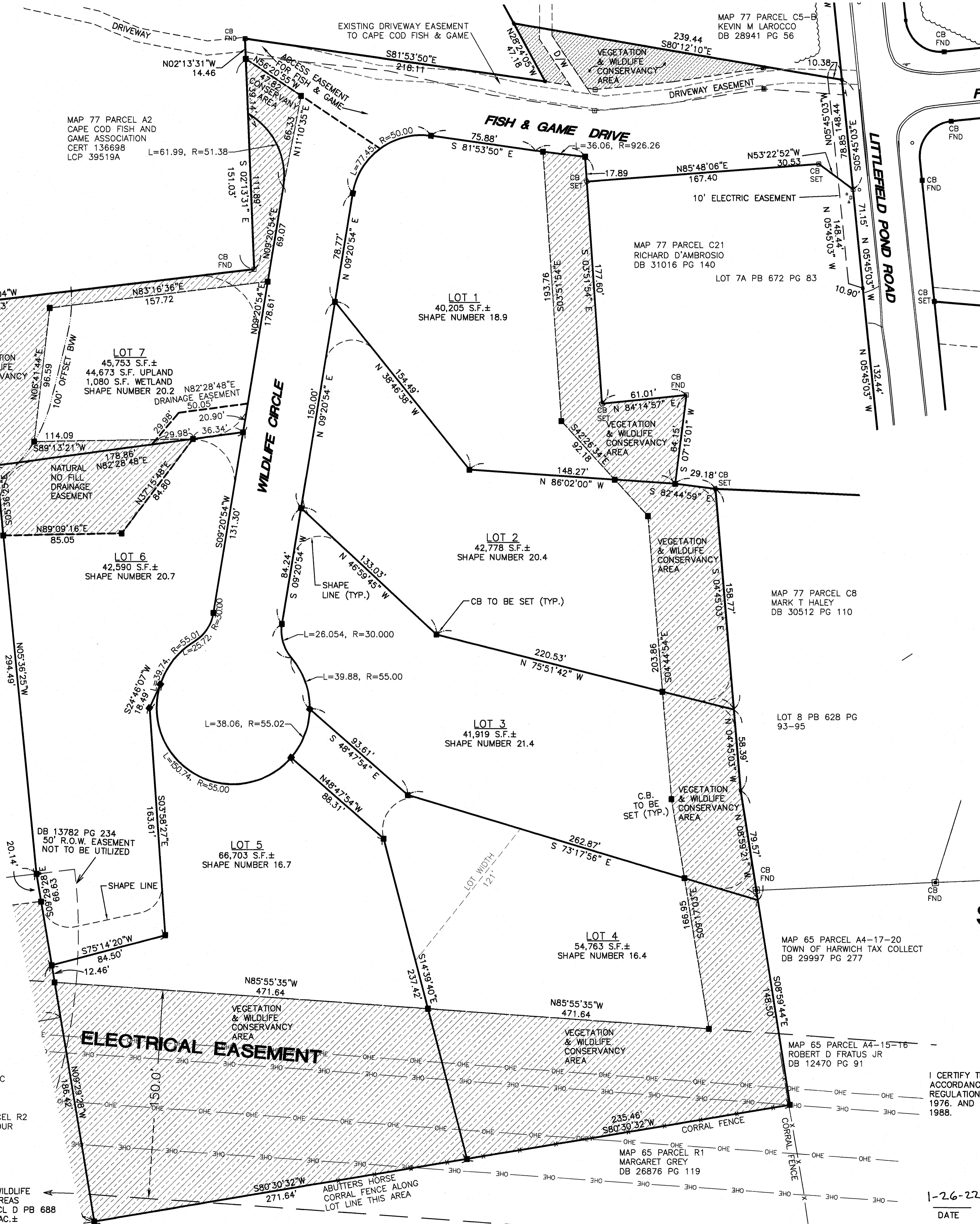
TOWN CLERK \_\_\_\_\_

ABUTTER: PARCEL D  
PB 688 PG 98  
100,724 S.F.±  
2.3 ACRES±  
MAP 65 PARCEL R3  
BRYAN BLANCHARD  
DB 30127 PG 308

ABUTTER: PARCEL C  
PB 688 PG 98  
44,548 S.F.±  
1.0 ACRES±  
P/O MAP 65 PARCEL R2  
CHRISTOPHER W. OUR  
DB 30127 PG 311

ADDITIONAL  
VEGETATION & WILDLIFE  
CONSERVANCY AREAS  
ON PCL C & PCL D PB 688  
PG 98 - 2.61 AC.±  
SEE SITE OVERVIEW AND  
SEPARATE PLAN

DCE #17-198



### LOCUS MAP

SCALE 1"=2000'±  
ASSESSORS MAP 77 PARCEL C20, C22  
ASSESSORS MAP 65 PARCEL R2, R3

### ZONING SUMMARY

ZONING DISTRICT:	RR DISTRICT	REQUIRED:	
MIN. LOT SIZE			40,000 S.F.(0.92 AC.)
MIN. LOT FRONTAGE			150'
MIN. FRONT SETBACK			25'
MIN. SIDE SETBACK			20'
MIN. REAR SETBACK			20'
MAX. BUILDING HEIGHT			30'
MAX. BUILDING COVERAGE			15%
MAX. SITE COVERAGE			25%
LOT WIDTH:			120' AT SETBACK
			*35' FRONTAGE AT PANHANDLE

### REFERENCES

- DEED BOOK 29526 PAGE 215
- DEED BOOK 30061 PAGE 204
- DEED BOOK 30127 PAGE 308
- DEED BOOK 30127 PAGE 311
- DEED BOOK 31689 PAGE 91 LCP 39519A
- PLAN BOOK 558 PAGE 83 PB 637 PG 100
- PLAN BOOK 603 PAGE 98 PB 625 PG 94-96
- PLAN BOOK 672 PAGE 83 PB 637 PG 100
- PLAN BOOK 688 PAGE 98 PB 658 PG 30

### OWNER OF RECORD

- CHRISTOPHER W OUR  
56 OBED BROOKS RD  
HARWICH, MA 02645
- HYBRID BUILT HOME LLC  
76 KILBY ST  
HINGHAM, MA 02043
- JANET SHEA OUR  
56 OBED BROOKS RD  
HARWICH, MA 02645
- BRYAN BLANCHARD  
23 SKIPPER SHEA LN  
HARWICH, MA 02645
- SCOTT OWEN OUR  
101 LOVERS LN  
HARWICH, MA 02645

### NOTES:

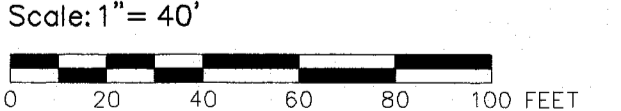
CEMENT BOUNDS TO BE SET ON ALL LOT CORNERS, ROADWAY POINTS OF CURVATURE, AND CONSERVANCY AREA CORNERS/LINES AS INDICATED. PLAN SUBJECT TO COVENANT TO BE FILED HERewith.

# DEFINITIVE SUBDIVISION PLAN OF LAND

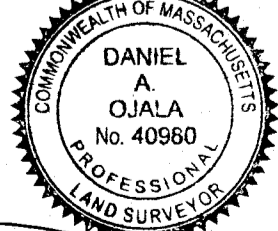
## OFF LITTLEFIELD POND ROAD HARWICH, MA

PREPARED FOR  
**R.B.OUR Co. ET AL**

DATE: JANUARY 26, 2022



I CERTIFY THAT THIS PLAN WAS MADE IN ACCORDANCE WITH REGISTRY OF DEEDS REGULATIONS EFFECTIVE JANUARY 1, 1978, AND AS AMENDED JANUARY 7, 1988.



DATE: 1-26-22  
DANIEL A. OJALA, P.L.S.

down cape engineering, inc.  
civil engineers  
land surveyors  
939 Main Street (Rte 6A)  
YARMOUTHPORT MA 02675