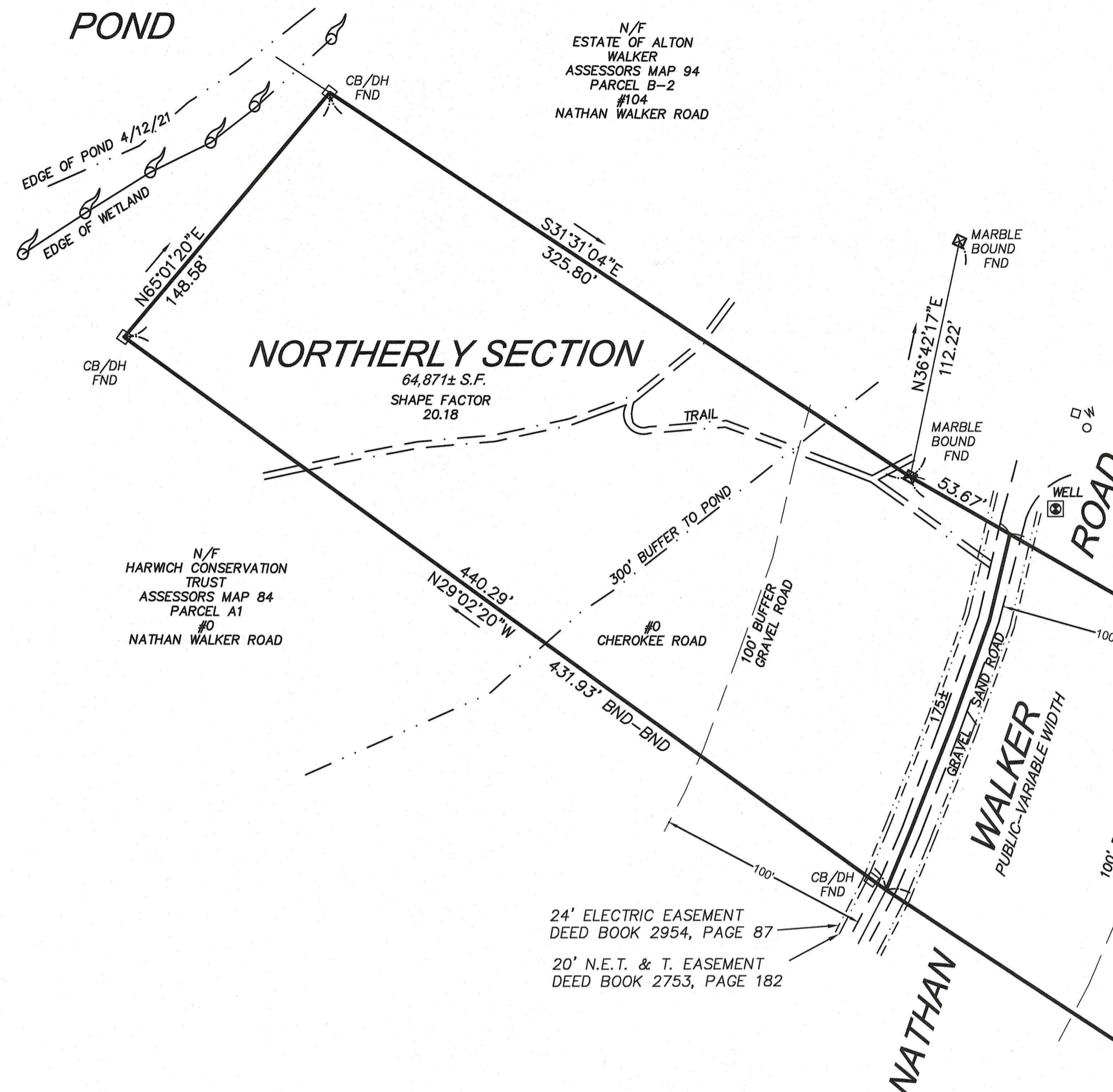


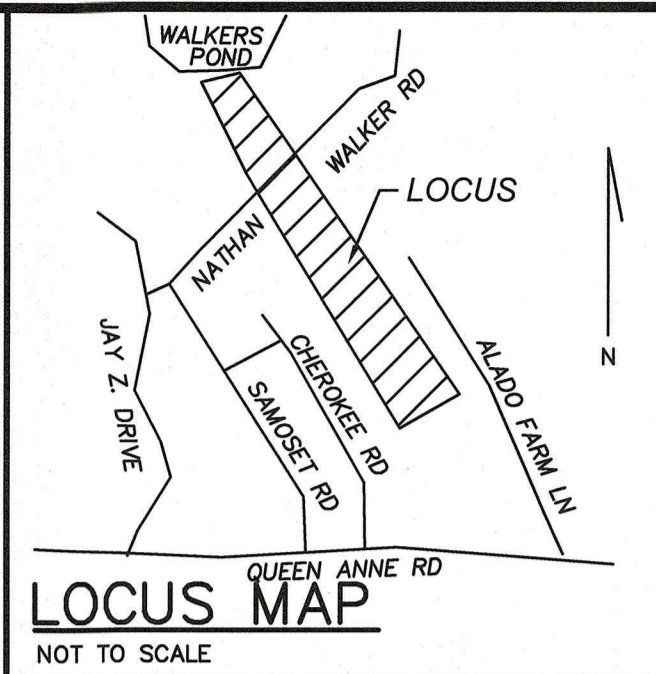
WALKERS
POND



NORTHERLY SECTION
64,871± S.F.
SHAPE FACTOR
20.18

THIS PLAN HAS BEEN PRESENTED TO THE HARWICH BOARD OF APPEALS AND THEIR DECISION TO GRANT A VARIANCE TO DIVIDE THE PROPERTY AS SHOWN ON THIS PLAN WAS GRANTED WHICH HAS BEEN RECORDED IN THE BARNSTABLE REGISTRY OF DEEDS IN BOOK 34880, PAGE 262. THE APPLICANTS WERE HARWICH CONSERVATION TRUST AND MICHAEL J. LONDON & EMILY K. FRIEDMAN.

HARWICH PLANNING BOARD
APPROVAL UNDER SUBDIVISION
LAW NOT REQUIRED



LOCUS MAP
NOT TO SCALE

FOR REGISTRY USE ONLY

I CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.



Kieran J. Healy 2/7/2022
KIERAN J. HEALY DATE
PROFESSIONAL LAND SURVEYOR

**PLAN OF LAND
#26
NATHAN WALKER RD
AND #0 CHEROKEE ROAD**
IN
HARWICH
MASSACHUSETTS
(BARNSTABLE COUNTY)

ANR
PLAN

FEBRUARY 1, 2022

REVISIONS:

NO.	DATE	DESC.

PREPARED FOR:
MICHAEL LONDON & EMILY FRIEDMAN
P.O. BOX 293
SOUTH DENNIS, MA 02660
& HARWICH CONSERVATION TRUST

BSC GROUP
349 Route 28, Unit D
W. Yarmouth, Massachusetts
02673
508 778 8919

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SCALE: 1" = 50'



FILE: ...Projects-YAR\50464-ANR.dwg
DWG. NO: 6699-06
JOB. NO: 5-0464.02 SHEET 1 OF 1

NO DETERMINATION AS TO COMPLIANCE WITH THE ZONING ORDINANCE REQUIREMENTS HAS BEEN MADE OR INTENDED BY THE ABOVE ENDORSEMENT.

THE INTENT OF THIS PLAN IS TO DIVIDE THE LOT DEPICTED IN PLAN BOOK 383/97 INTO LOTS 1 AND 2. THE DIVISION OF THE LOTS WILL BE ALONG THE CENTERLINE OF NATHAN WALKER ROAD.

WETLAND DELINEATION BY MATTHEW T. CREIGHTON, PWS OF THE BSC GROUP, INC.

DATE: _____

LOCUS INFORMATION

CURRENT OWNER: MICHAEL J. LONDON & EMILY K. FRIEDMAN

TITLE REFERENCE: DEED BOOK 34475, PAGE 278

PLAN REFERENCE: PLAN BOOK 383, PAGE 97

ASSESSORS MAP: 84
PARCEL: A3

ZONING DISTRICT: R-R

OVERLAY DISTRICT: DCPC - SIX PONDS OVERLAY DISTRICT (ZONE B)

MINIMUM LOT SIZE: 100,000 S.F.

EXISTING UPLAND LOT AREA: 286,263± S.F.

MINIMUM FRONTAGE: 200 LINEAR FEET

MAXIMUM SHAPE FACTOR: 22

NITROGEN SENSITIVE ZONE: ZONE II

FEMA FLOOD ZONE DISTRICT: "X" 7/16/2014
PANEL #25001C0608 J

LEGEND

CBDH CONCRETE BOUND WITH DRILL HOLE

WETLAND FLAG SYMBOL AS DELINEATED BY BSC WETLAND SCIENTIST ON 4/12/2021

N/F HARWICH GREENS CORP.
ASSESSORS MAP 84
PARCEL B-2
#24
NATHAN WALKER ROAD

N/F CHRISTOPHER P. VARDAKIS
NICOLE VARDAKIS
JULIA L. CHAPIN &
PAUL VARDAKIS
ASSESSORS MAP 84
PARCEL A-4-1
#28
NATHAN WALKER ROAD

N/F (NO ASSESSORS RECORD AVAILABLE) POSSIBLY RUFUS SMITH
ASSESSORS MAP 84
PARCEL A-4-2

SOUTHERLY SECTION
221,392± S.F.
SHAPE FACTOR
21.91

SHAPE FACTOR CALCULATION LINE

SHAPE FACTOR CALCULATION LINE

#26

#26
NATHAN WALKER ROAD

N/F CHARLES HOLMES
ASSESSORS MAP 72
PARCEL G3
#0
QUEEN ANNE ROAD

N/F AMY JALBERT
ASSESSORS MAP 72
PARCEL G5
#714
QUEEN ANNE ROAD

N/F JEFFREY & PENNY
DAVIS
ASSESSORS MAP 72
PARCEL F1
#706
QUEEN ANNE ROAD

