

692-42

OWNER/PETITIONER:
56 RIVERSIDE DRIVE
ASSOCIATES, LLC
KENT D. MURPHY, MANAGER
56 RIVERSIDE DRIVE
WEST HARWICH, MA 02671

RONALD BUCK
24 MAYFLOWER ROAD
WINCHESTER, MA 01890

LOCUS ADDRESS:
0 FAIRBANKS DRIVE, 30 AND
40 LOWER COUNTY ROAD
WEST HARWICH

DEED REFERENCES--
BK. 24630 PG. 197
BK. 32692 PG. 287

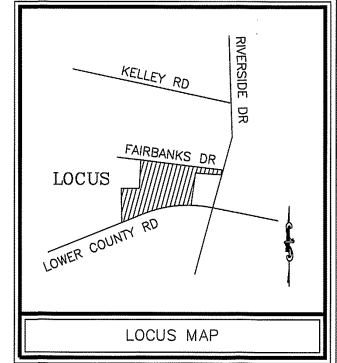
PLAN REFERENCES--
PL.BK. 191 PG. 057 F1
PL.BK. 459 PG. 077
PL.BK. 295 PG. 096
PL.BK. 322 PG. 032

AREA--
95,106 SQ.FT.±
2.18 ACRES±

ASSESSORS MAP: 3

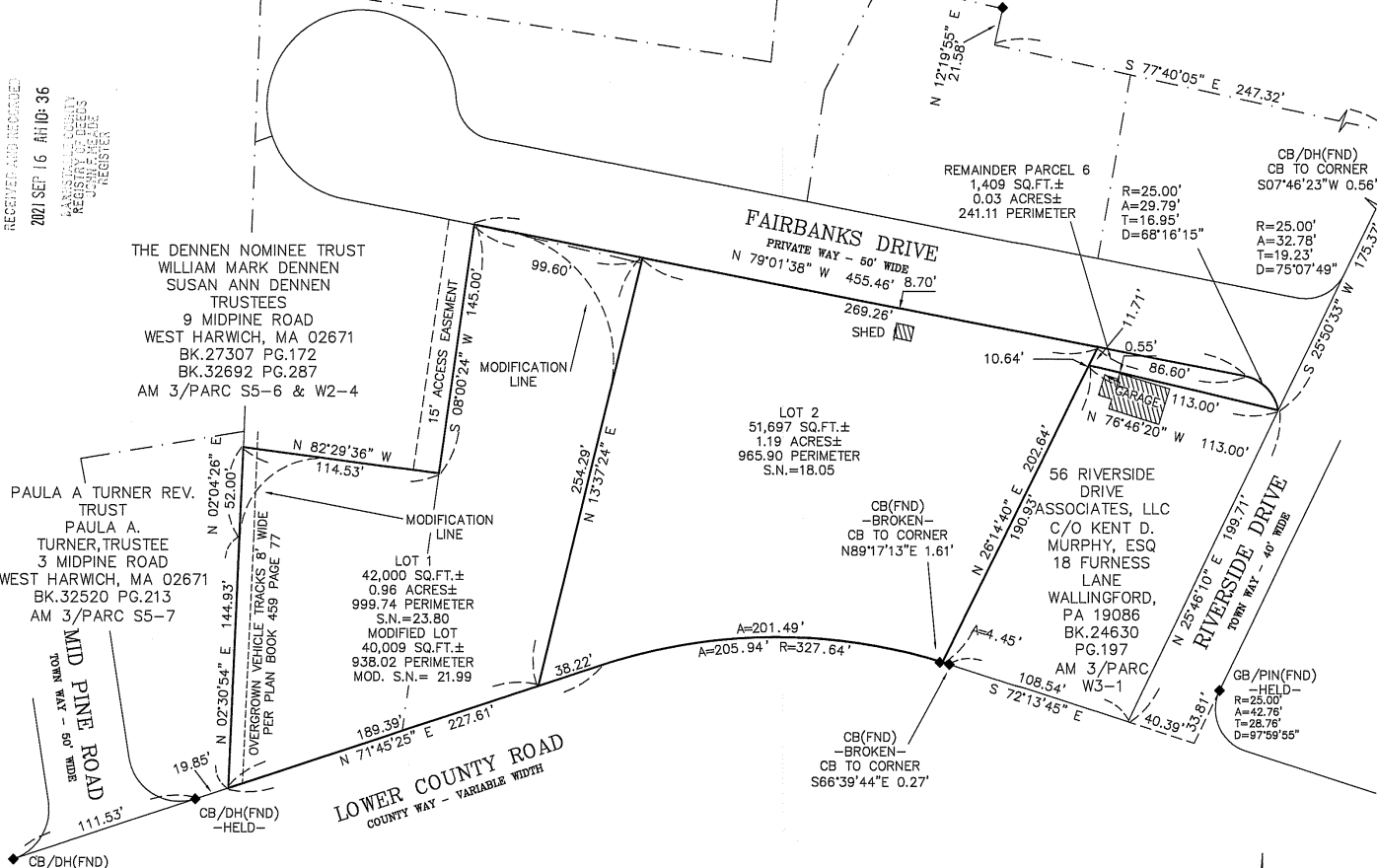
PARCELS: W2-5, W2-6 & W3

ZONING CLASSIFICATION: RH-1
REQUIRED:
AREA-40,000 SQ.FT.
FRONTAGE-150'
SETBACKS:
FRONT-25'
SIDE-20'
REAR-20'



FOR REGISTRY USE ONLY

RECEIVED AND RECORDED
2021 SEP 16 AM 10:36
MASSACHUSETTS
REGISTER OF DEEDS
JAMES M. COUGHLIN
REGISTER



THE DENNEN NOMINEE TRUST
WILLIAM MARK DENNEN
SUSAN ANN DENNEN
TRUSTEES
9 MIDDPINE ROAD
WEST HARWICH, MA 02671
BK.27307 PG.172
BK.32692 PG.287
AM 3/PARC S5-6 & W2-4

PAULA A TURNER REV.
TRUST
PAULA A.
TURNER, TRUSTEE
3 MIDDPINE ROAD
WEST HARWICH, MA 02671
BK.32520 PG.213
AM 3/PARC S5-7

LOT 1
42,000 SQ.FT.±
0.96 ACRES±
999.74 PERIMETER
S.N.=23.80
MODIFIED LOT
40,009 SQ.FT.±
938.02 PERIMETER
MOD. S.N.= 21.99

LOT 2
51,697 SQ.FT.±
1.19 ACRES±
965.90 PERIMETER
S.N.=18.05

REMAINDER PARCEL 6
1,409 SQ.FT.±
0.03 ACRES±
241.11 PERIMETER

56 RIVERSIDE DRIVE ASSOCIATES, LLC
C/O KENT D. MURPHY, ESQ
18 FURNESS LANE
WALLINGFORD, PA 19086
BK.24630 PG.197
AM 3/PARC W3-1

692-42

I CERTIFY THAT THIS PLAN CONFORMS TO THE 1976 RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

09/14/21 *Paul E. Swetsers*
DATE PROFESSIONAL LAND SURVEYOR

APPROVAL NOT REQUIRED UNDER THE SUBDIVISION CONTROL LAW

APPLICATION DATE 8/26/21
ENDORSED DATE 9/14/21

Joseph P. M. Parlant
R. Dinn
Mary A. Thompson
Cory S. Chelms



NOTE:
LOT 1 CONSISTS OF LOT 5 AND 154 SQ.FT.± OF PARCEL 6 AS SHOWN ON THE PLAN RECORDED IN PLAN BOOK 459 PAGE 77.
LOT 2 IS THE REMAINDER OF PARCEL W3(40 LOWER COUNTY ROAD) AND 1,930 SQ.FT.± OF PARCEL 6.
THE REMAINDER OF PARCEL 6 (1,409 SQ.FT.±) REMAINS UNBUILDABLE.

ZONING COMPLIANCE: RH-1

AREA-	REQUIRED	PROVIDED
LOT 1	40,000 SQ.FT.	42,000 SQ.FT.±
LOT 2	40,000 SQ.FT.	51,697 SQ.FT.±

FRONTAGE--
LOT 1 150' 189.39'
LOT 2 150' 239.71'

PLAN OF LAND IN WEST HARWICH, MASSACHUSETTS AS PREPARED FOR 56 RIVERSIDE DRIVE ASSOCIATES, LLC, KENT D. MURPHY, MANAGER AND RONALD BUCK

AUGUST 5, 2021 REV. SEPT. 14, 2021 SCALE: 1"=50'



PAUL E. SWETSEERS
PROFESSIONAL LAND SURVEYOR
P.O. BOX 1146
DENNISPORT, MA 02639

HARWICH PLANNING BOARD
NO DETERMINATION OF COMPLIANCE WITH ZONING REQUIREMENTS HAS BEEN MADE OR IS INTENDED.

PLAN BOOK 459 PAGE 77

2827-00