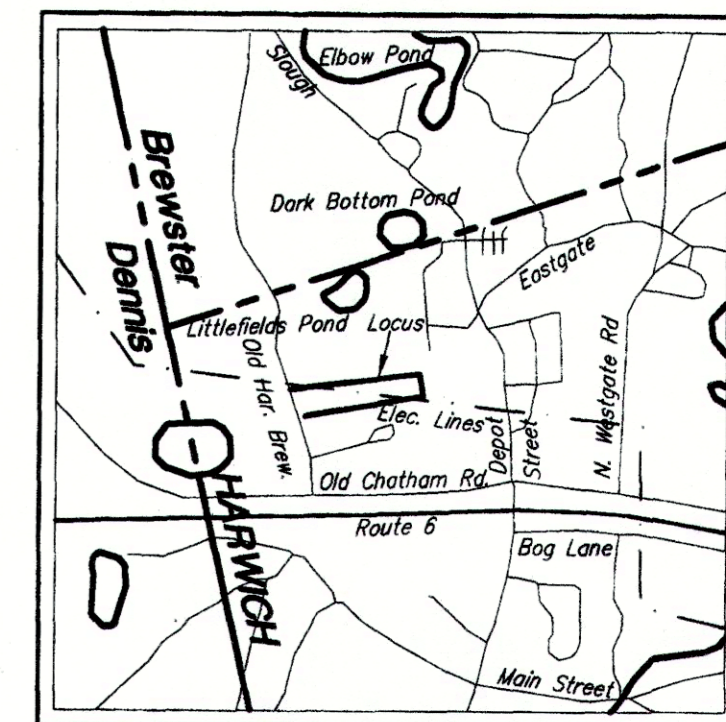


FOR REGISTRY USE



LOCUS MAP

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

ZONING SUMMARY

ZONING DISTRICT:	RR DISTRICT
REQUIRED:	40,000 S.F.(0.92 AC.)
MIN. LOT SIZE	150'*
MIN. LOT FRONTAGE	25'
MIN. FRONT SETBACK	20'
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 30127 PAGE 308
- DEED BOOK 30127 PAGE 311
- DEED BOOK 13782 PAGE 234
- PLAN BOOK 139 PAGE 47 F3
- PLAN BOOK 558 PAGE 83
- PLAN BOOK 526 PAGE 94
- PLAN BOOK 542 PAGE 52
- PLAN BOOK 603 PAGE 98
- PLAN BOOK 672 PAGE 83

OWNER OF RECORD

CHRISTOPHER W OUR
56 OBED BROOKS RD
HARWICH, MA 02645

BRYAN BLANCHARD
23 SKIPPER SHEA LN
HARWICH, MA 02645

NOTE:

THE PURPOSE OF THIS PLAN IS TO DELINEATE A VEGETATION AND WILDLIFE CONSERVANCY AREA OVER PORTIONS OF PARCEL C AND PARCEL D AS SHOWN ON PLAN BOOK 688 PAGE 98 RECORDED IN THE BARNSTABLE COUNTY REGISTRY OF DEEDS. PORTIONS OF THE AREA ARE SUBJECT TO AN ELECTRIC TRANSMISSION LINE EASEMENT, SEE PB 139 PG 47 F-3. CONSERVANCY AREA IS TO BE DEDICATED IN SUPPORT OF A SEVEN LOT RESIDENTIAL SUBDIVISION EAST OF LOCUS. REFER TO DEED RESTRICTIONS TO BE RECORDED WITH THE SUBDIVISION DOCUMENTS.

VEGETATION AND WILDLIFE CONSERVANCY AREA:
113,882 SF 2.61 AC.

JANET SHEA OUR
DB 31689 PG 284

SCOTT OWEN OUR
DB 30414 PG 56

N/F GEORGE NICKERSON
ET AL

DB 13782 PG 234
50' R.O.W. EASEMENT
NOT TO BE UTILIZED

LOT LINES REF.
PB 558 PG 83
AND PB 688 PG 98

N/F JOEL NICKERSON

N/F BYRON NICKERSON

N/F CYRUS NICKERSON
ET ALS

N/F JOTHAM NICKERSON

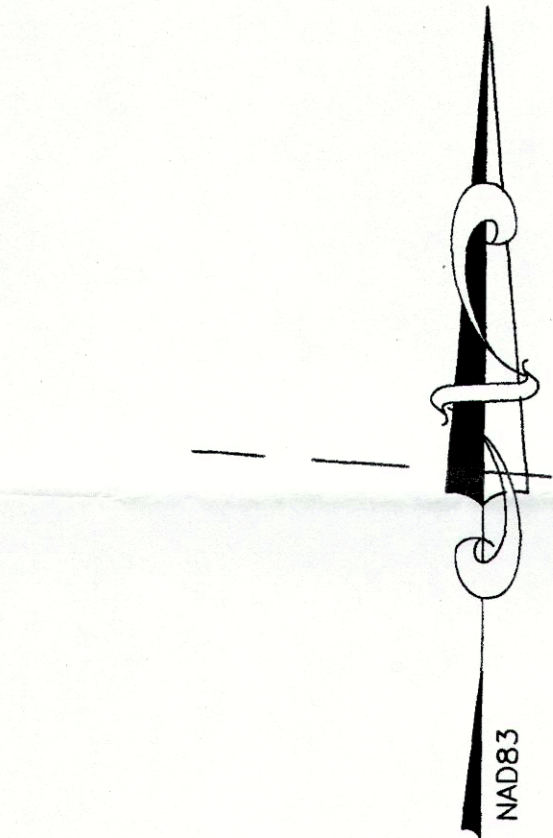
N/F ELEAZER NICKERSON

N/F SCOTT OWEN OUR DB
29880 PG 76

150' ELECTRICAL EASEMENT

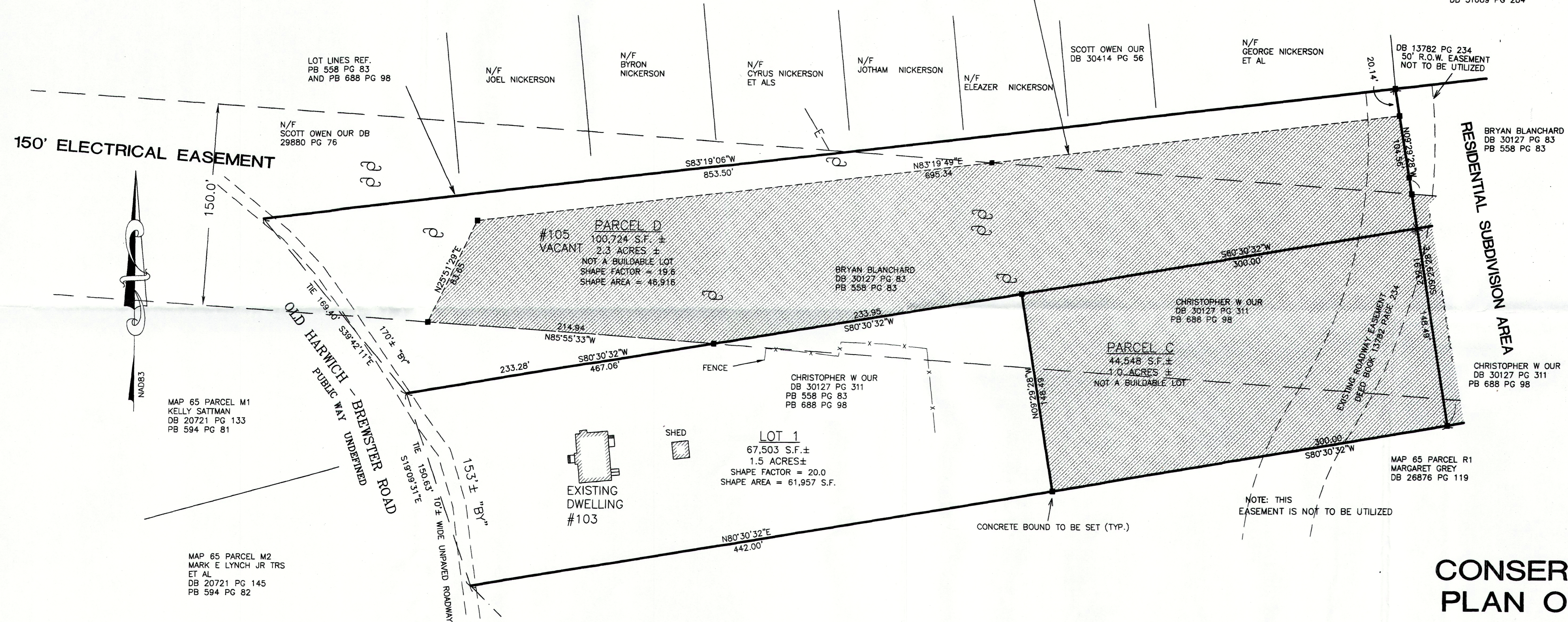
BRYAN BLANCHARD
DB 30127 PG 83
PB 558 PG 83

RESIDENTIAL SUBDIVISION AREA



MAP 65 PARCEL M1
KELLY SATTMAN
DB 20721 PG 133
PB 594 PG 81

MAP 65 PARCEL M2
MARK E LYNCH JR TRS
ET AL
DB 20721 PG 145
PB 594 PG 82



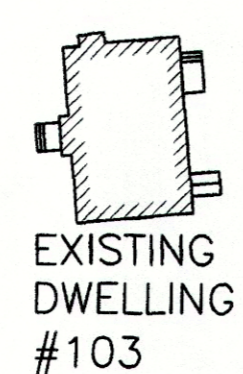
PARCEL D
#105
100,724 S.F. ±
VACANT
2.3 ACRES ±
NOT A BUILDABLE LOT
SHAPE FACTOR = 19.6
SHAPE AREA = 48,916

BRYAN BLANCHARD
DB 30127 PG 83
PB 558 PG 83

CHRISTOPHER W OUR
DB 30127 PG 311
PB 688 PG 98

PARCEL C
44,548 S.F. ±
1.0 ACRES ±
NOT A BUILDABLE LOT

CHRISTOPHER W OUR
DB 30127 PG 311
PB 558 PG 83
PB 688 PG 98



EXISTING DWELLING #103

LOT 1
67,503 S.F. ±
1.5 ACRES ±
SHAPE FACTOR = 20.0
SHAPE AREA = 61,957 S.F.

MAP 65 PARCEL R1
MARGARET GREY
DB 26876 PG 119

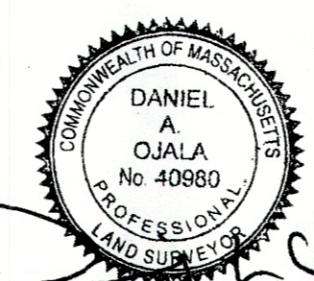
NOTE: THIS EASEMENT IS NOT TO BE UTILIZED

CONCRETE BOUND TO BE SET (TYP.)

LEGEND:

- VEGETATION & WILDLIFE CONSERVANCY AREAS (113,882 SF OR 2.61 AC.±)
- CONCRETE BOUND TO BE SET

I CERTIFY THAT THIS PLAN WAS MADE IN ACCORDANCE WITH REGISTRY OF DEEDS REGULATIONS EFFECTIVE JANUARY 1, 1976, AND AS AMENDED JANUARY 7, 1988.



7-16-21
DATE DANIEL A. OJALA, P.L.S.

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS, ARE SHOWN. REF. C.41 S.81-X, M.G.L.

7-16-21
DATE DANIEL A. OJALA, P.L.S.

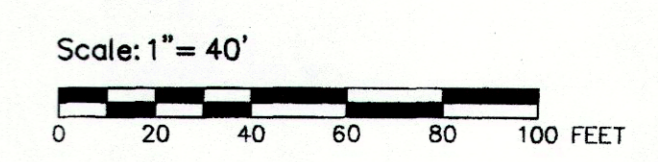
CONSERVANCY PLAN OF LAND

#103 & 105 OLD HARWICH - BREWSTER ROAD HARWICH, MA

PREPARED FOR

R.B.OUR CO, INC.

DATE: 7-16-2021



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