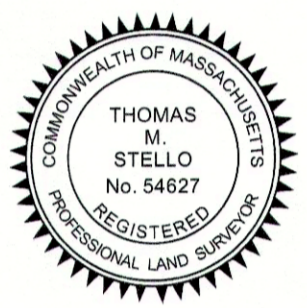


RESERVED FOR REGISTRY USE

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 7-13-2023
Thomas M. Stello
 Professional Land Surveyor



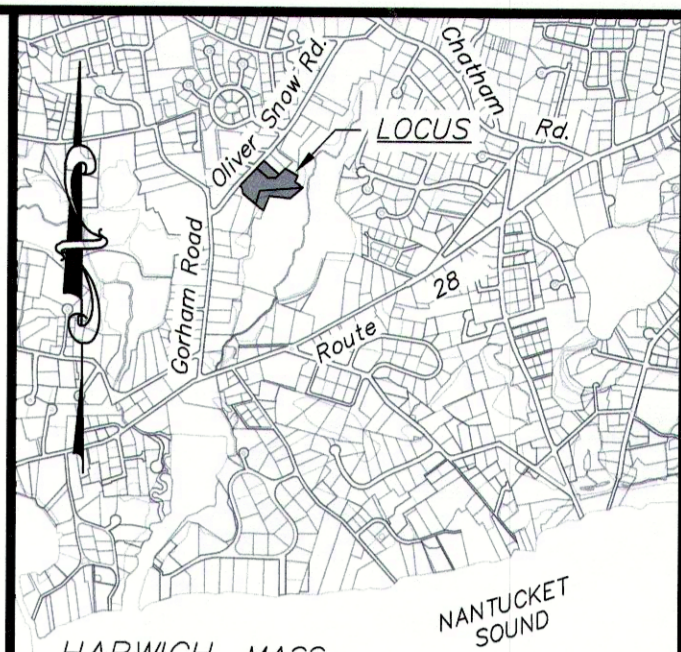
LC PLAN 39276

LEGEND

- Concrete Bound/Monument
- Concrete Bound to be Set
- ⊕ Hydrant
- ⊙ Utility Pole
- Edge of Pavement
- - - Edge of Lawn
- AE 11
- SFHA Zone AE Contour, EL 11

Combined Lot Areas for Building Purposes

LOT 9 & Parcel A	
Total Area	60,675 S.F.± (1.39 Acres±)
Shape # Perimeter	956'
Shape #	15.1
LOT 10 & Parcel B	
Total Area	111,811 S.F.± (2.57 Acres±)
Total Upland Area	108,800 S.F.± (2.5 Acres±)
Shape # Area	86,260 S.F.± (1.98 Acres±)
Shape # Perimeter	1,376.28'
Shape #	21.96



LOCUS MAP (Not to Scale)

NO.	DATE	REVISION

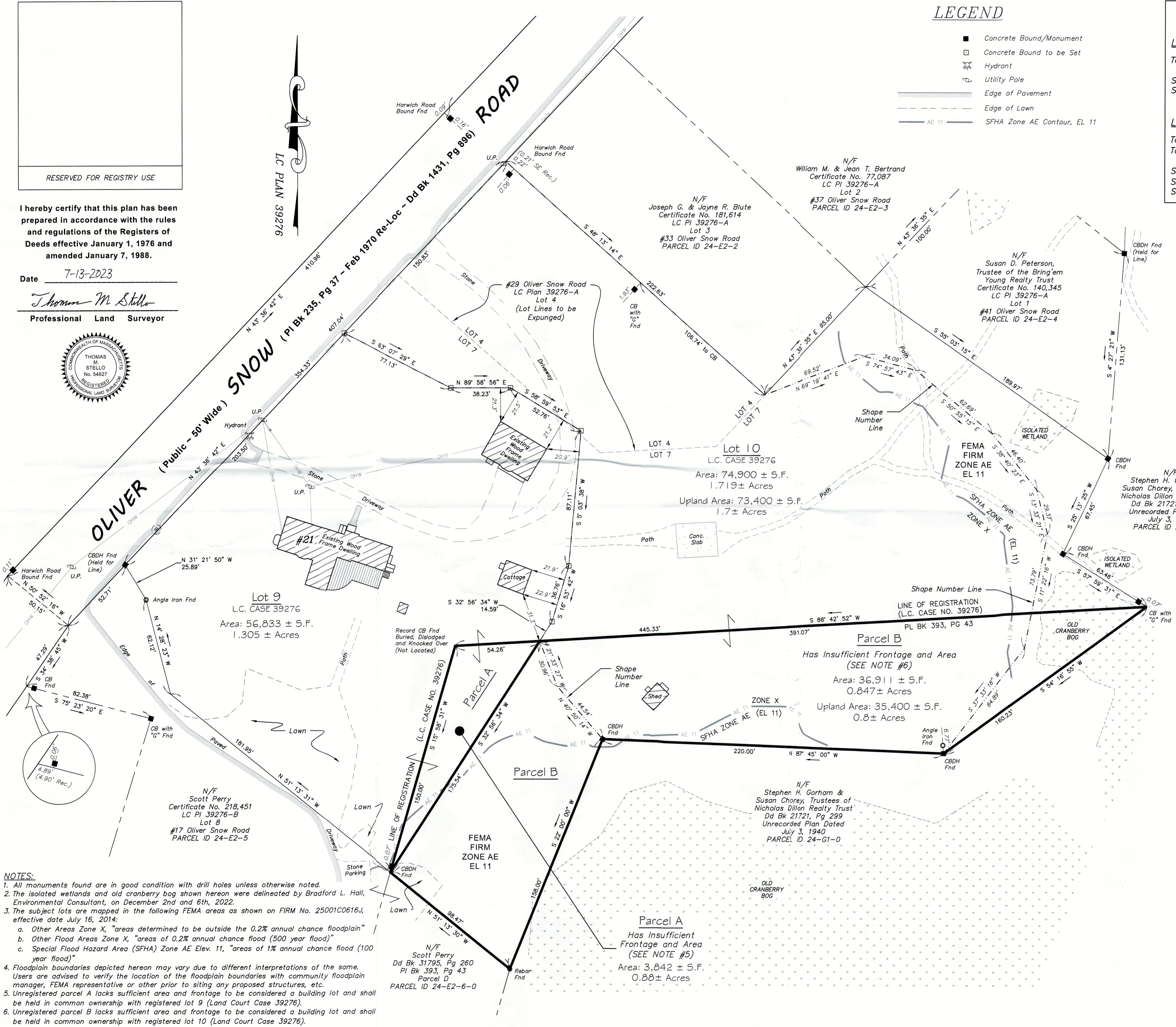
ZONING DISTRICT(S)
 R-R (Residential Rural)

Minimum Area	40,000 S.F.
Minimum Frontage	150 Ft.
Front Setback	25 Ft.
Side Setback	20 Ft.
Rear Setback	20 Ft.
Max. Bldg. Coverage	15 %
Max. Site Coverage	25 %
Lot Shape #	22
(P ² / Area ≤ 22)	

OWNER(S) OF RECORD

#21 Oliver Snow Road
 Susan D. Peterson, Trustee of the Bring 'Em Young Realty Trust
 Deed Book 35858, Page 222
 Plan Book 393, Page 43
 Parcel C

ASSESS. MAP 24, PARCEL E2-7
 ASSESSORS PARCEL ID: 24-E2-0



The purpose of this plan is to divide parcel C depicted on Plan Book 393, Page 43, into two (2) parcels to be held in common ownership with the adjoining registered (land court) lots

Approval Under the Subdivision Control Law **NOT** Required
HARWICH PLANNING BOARD

Date _____

The above endorsement makes no determination as to compliance with zoning requirements

DIVISION PLAN
 OLIVER SNOW ROAD
 HARWICH PORT, MASS

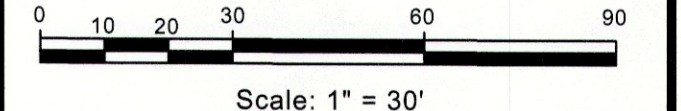
Prepared For
 Susan D. Peterson
 applicant/petitioner
 P.O. Box 162
 Harwich Port, MA 02646

July 10, 2023



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

Project No.: H-434.0
 Drawing No.: DIV_LC_21 Oliver Rd, Harwich Port, MA
 Scale: 1" = 30'
 Sheet: 24" x 36"



- NOTES:**
- All monuments found are in good condition with drill holes unless otherwise noted.
 - The isolated wetlands and old cranberry bog shown hereon were delineated by Bradford L. Hall, Environmental Consultant, on December 2nd and 6th, 2022.
 - The subject lots are mapped in the following FEMA areas as shown on FIRM No. 25001C0616J, effective date July 16, 2014:
 - Other Areas Zone X, "areas determined to be outside the 0.2% annual chance floodplain"
 - Other Flood Areas Zone X, "areas of 0.2% annual chance flood (500 year flood)"
 - Special Flood Hazard Area (SFHA) Zone AE Elev. 11, "areas of 1% annual chance flood (100 year flood)"
 - Floodplain boundaries depicted hereon may vary due to different interpretations of the same. Users are advised to verify the location of the floodplain boundaries with community floodplain manager, FEMA representative or other prior to siting any proposed structures, etc.
 - Unregistered parcel A lacks sufficient area and frontage to be considered a building lot and shall be held in common ownership with registered lot 9 (Land Court Case 39276).
 - Unregistered parcel B lacks sufficient area and frontage to be considered a building lot and shall be held in common ownership with registered lot 10 (Land Court Case 39276).