

LOCATION MAP
Harwich Assessors Map: 70
Parcels: K1-1, K1-2

Zoning Compliance For Lot 1 & Lot 2
R-R zone & Six Ponds District-Zone A

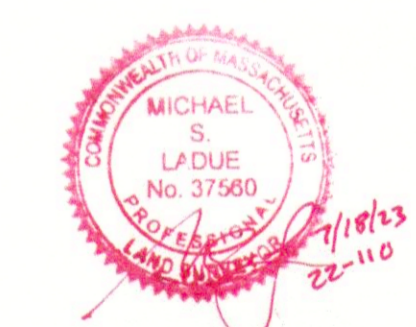
RR zone	Six Ponds District		Lot 1 Existing	Lot 1 Proposed	Lot 2 Existing	Lot 2 Proposed
	Required	Required				
Lot Area, upl	40,000sf	60,000sf	32,016 sf	32,016 sf	47,978 sf	47,978 sf
Lot Frontage	150'	150'	299.67'	316.95'	150'	150'

Areas
Gross Area: 79,994 sf±, 1.84 ac.±
Upland: 79,994 sf±, 1.84 ac.±
Wetland: 0 sf±, 0 ac.±

Locus:
Assessor Map 70, Parcels K1-1 & K1-2
Deed Recorded at Barnstable County Registry of Deeds as Bk 28160, Pg 172 & Bk 26026, Pg 97
Reference Plan Recorded at Barnstable County Registry of Deeds as Book 571, Page 60
Zoning Districts: R-R
Overlay District: Six Ponds Special District- Zone A
*There are no Special Flood Hazard Areas, Wetlands, or Wetland Resource Buffer Zones that impact the locus property.

Owners of Record:
514 Queen Anne Rd:
Heidi G. Monterio
514 Queen Anne Rd.
Harwich, MA 02645
510 Queen Rd:
Angela and Benjamin A. Porter
510 Queen Anne Rd.
Harwich, MA 02645

- NOTES:
- 1) This plan is a reconfiguring of the common property lines between Lot 1 and Lot 2 depicted on Barnstable County Registry of Deeds, Plan Bk 571, Pg 60.
 - 2) Parcels 2-B and 2-C are to be conveyed to the owner of Lot 1 as reconfigured and Parcel 1-B is to be conveyed to the owner of Lot 2 as reconfigured.
 - 3) The lot reconfigurations on this plan result in no change to the total lot areas of Lot 1 & Lot 2. (It is to be noted that the areas shown on plan 571-60 are mislabeled and are corrected on this plan.)
 - 4) No new roads or ways are created by this plan.
 - 5) There is no implied compliance with zoning.

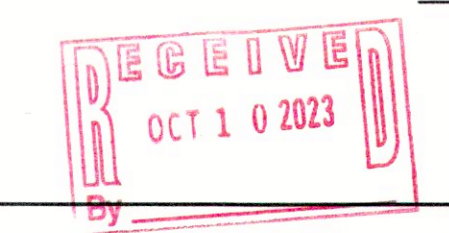


I certify that this plan has been prepared in conformity with the rules and regulations of the Registers of Deeds of the Commonwealth of Massachusetts.

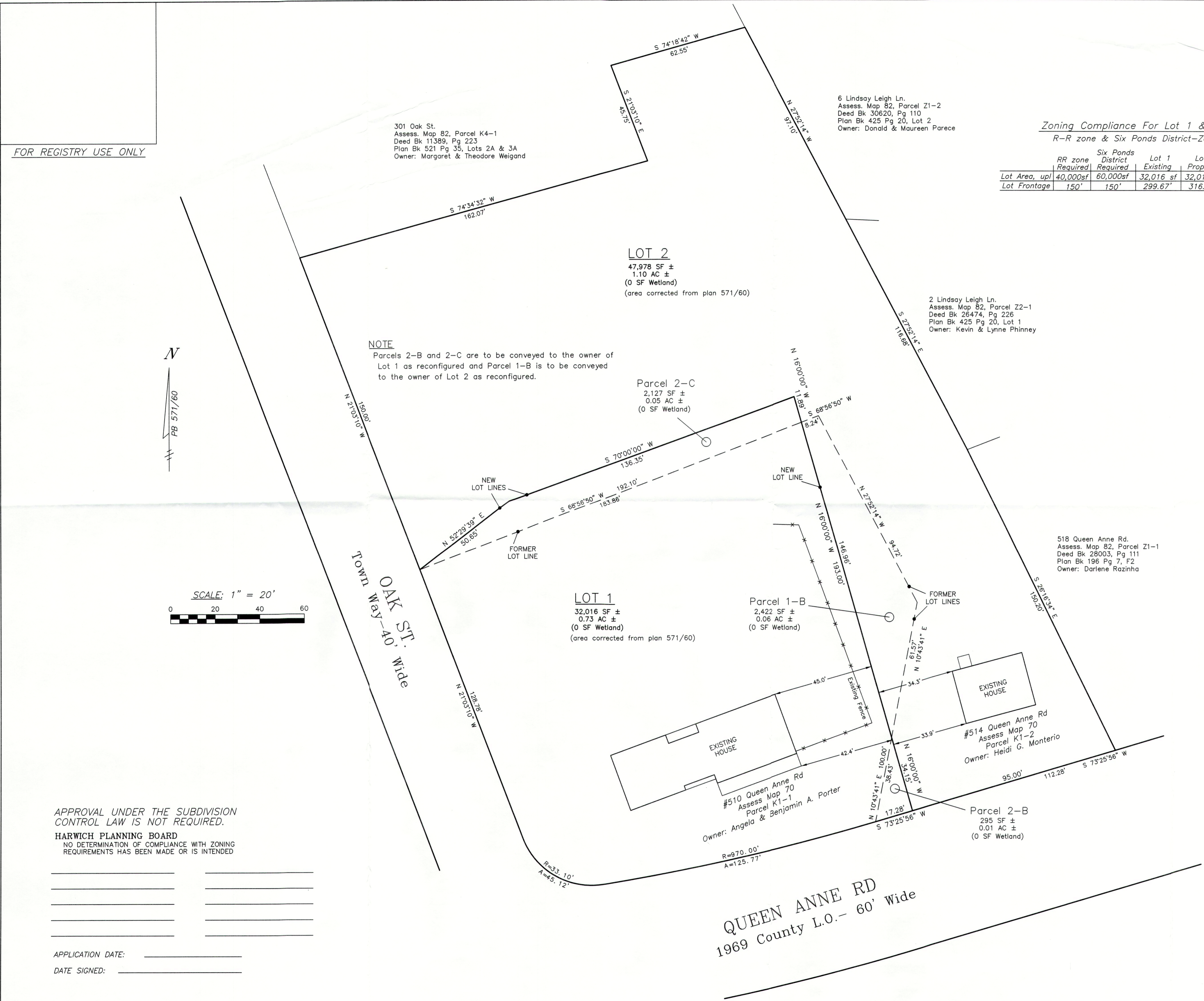
Michael S. Ladue, P.L.S.
Michael S. Ladue
PROFESSIONAL LAND SURVEYOR

PLAN OF LAND IN HARWICH, MASS.
PREPARED FOR
Heidi Monterio and Angela & Benjamin Porter

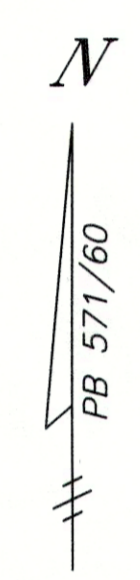
PLAN BY: Moran Engineering Associates
941 Main Street
South Harwich, Mass. 02661
DATE: 7/18/2023



PROJECT: 22-110



FOR REGISTRY USE ONLY



SCALE: 1" = 20'

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS NOT REQUIRED.

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

APPLICATION DATE: _____
DATE SIGNED: _____

QUEEN ANNE RD
1969 County L.O. - 60' Wide

RECEIVED
TOWN CLERK
HARWICH, MA
2023 OCT 10 A 10:42