

1" = 100'

LOCUS INFORMATION

CURRENT OWNER: ROBERT F. PORTER
 TITLE REFERENCE: DEED BOOK 11573 PAGE 349
 PLAN REFERENCE: PLAN BOOK 703, PAGE 28
 LAND COURT PLAN #38013-A
 PLAN BOOK 243 PAGE 125
 PLAN BOOK 322 PAGE 80
 PLAN BOOK 363 PAGE 42

ASSESSORS MAP: 74
 PARCELS: S3

ZONING DISTRICT: RR
 SETBACKS: FRONT 25'
 SIDE 20'
 REAR 20'

MINIMUM LOT SIZE: 40,000
 MINIMUM FRONTAGE: 150'

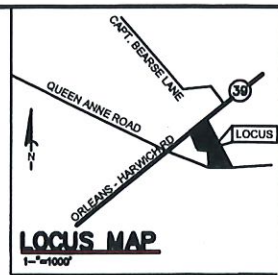
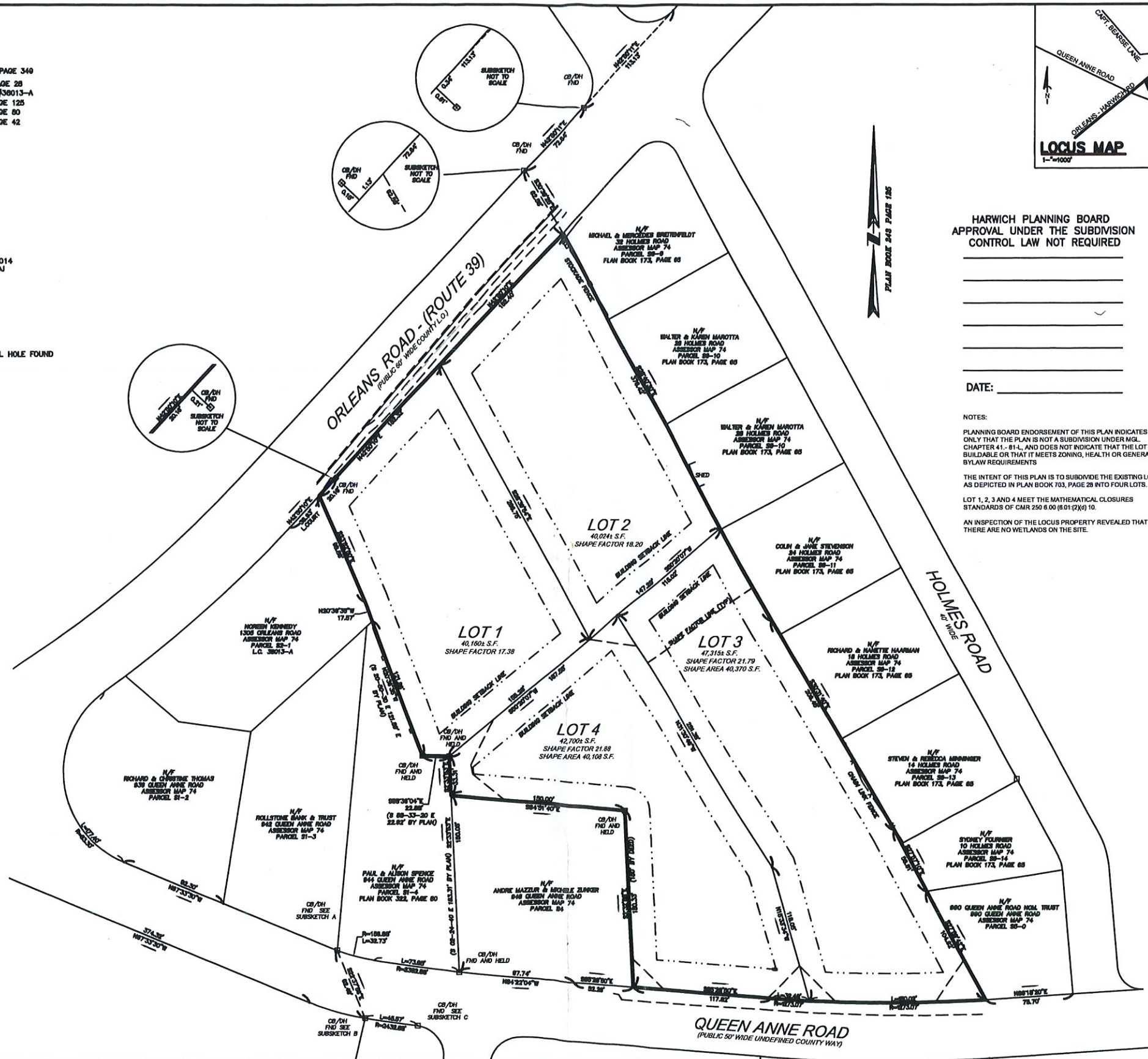
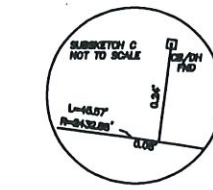
EXISTING TOTAL LOT AREA: 170,169 ±S.F.
 NITROGEN SENSITIVE ZONE: ZONE II

FEMA FLOOD ZONE DISTRICT: "X" DATED 7/16/2014
 PANEL #25001C0606J

OVERLAY DISTRICT: NONE

LEGEND

CB/DH ■ CONCRETE BOUND WITH DRILL HOLE FOUND
 FND



HARWICH PLANNING BOARD
 APPROVAL UNDER THE SUBDIVISION
 CONTROL LAW NOT REQUIRED

DATE: _____

NOTES:
 PLANNING BOARD ENDORSEMENT OF THIS PLAN INDICATES ONLY THAT THE PLAN IS NOT A SUBDIVISION UNDER MGL CHAPTER 41A, §1L, AND DOES NOT INDICATE THAT THE LOT IS BUILDABLE OR THAT IT MEETS ZONING, HEALTH OR GENERAL BYLAW REQUIREMENTS.
 THE INTENT OF THIS PLAN IS TO SUBDIVIDE THE EXISTING LOT AS DEPICTED IN PLAN BOOK 703, PAGE 28 INTO FOUR LOTS.
 LOT 1, 2, 3 AND 4 MEET THE MATHEMATICAL CLOSURES STANDARDS OF CMR 250.00 (8.01)(2)(c) 10.
 AN INSPECTION OF THE LOCUS PROPERTY REVEALED THAT THERE ARE NO WETLANDS ON THE SITE.

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
 KIERAN J. HEALY, PLS
 FOR THE BSC GROUP
 1/8/2024
 DATE

PLAN OF LAND

0 QUEEN ANNE ROAD
 IN
 HARWICH,
 MASSACHUSETTS
 (BARNSTABLE COUNTY)

APPROVAL NOT
 REQUIRED PLAN

JANUARY 8, 2024

REVISIONS:

NO.	DATE	DESC.

PREPARED FOR:
 DAN MENTO
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 HOLBROOK, MA 02343
 dan@mentolandscape.com

BSC GROUP
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 West Yarmouth, Massachusetts
 02673
 508 778 8919

© 2024 BSC Group, Inc.
 SCALE: 1" = 40'
 0 20 40 80 FEET
 FILE: P:\5079400\SU\DR\50794-EXC.dwg
 DWG: 6040-01
 JOB: NO: 50794.00 SHEET 1 OF 1