

1092-42

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

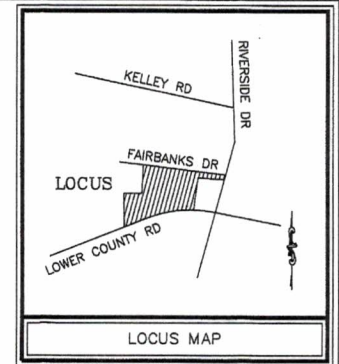
DEED REFERENCES--  
BK. 24630 PG. 197  
BK. 32692 PG. 287

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

ASSESSORS MAP: 3

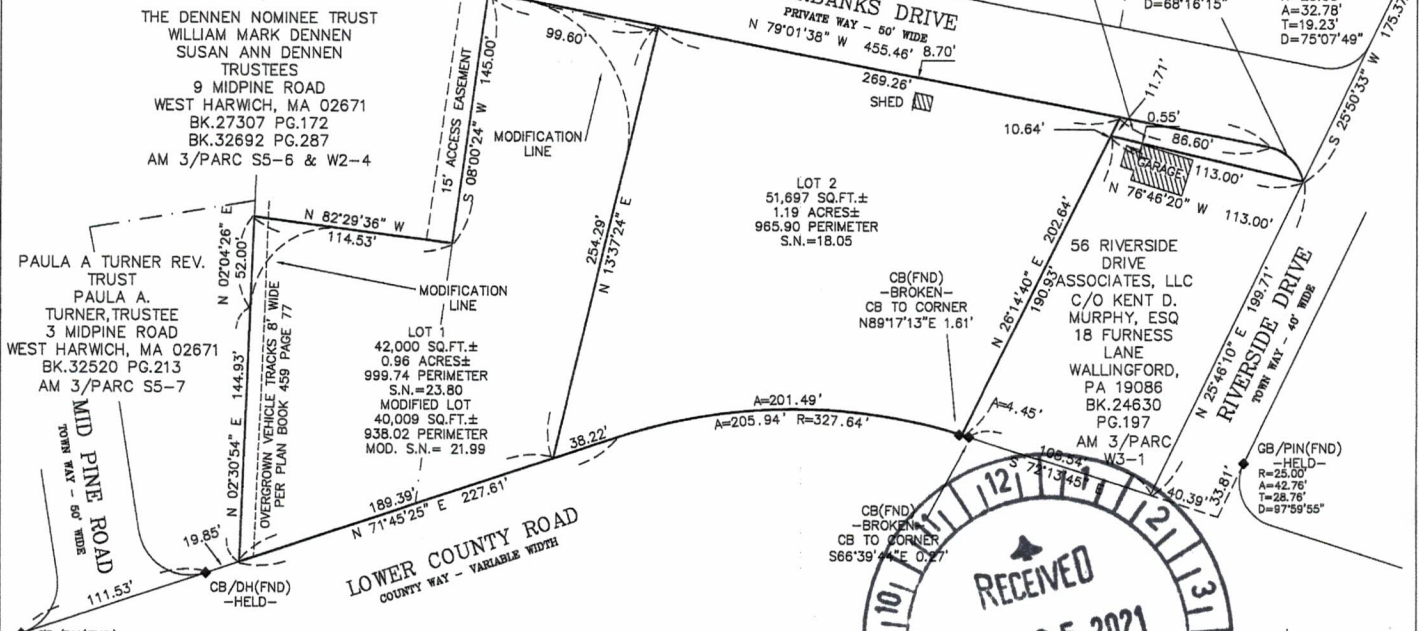
PARCELS: W2-5, W2-6 & W3

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 APPROVED:  
2021 SEP 16 ART ID: 36  
MASSACHUSETTS COUNTY  
REGISTER OF DEEDS  
REGISTER



1092-42

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

09/14/21 *Paul E. Sweetser*  
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. Parland*  
*J. D. Dinn*  
*Theresa A. Dwyer*  
*Cory S. Chadwick*

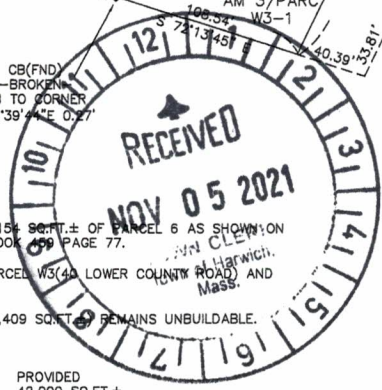


NOTE:  
LOT 1 CONSISTS OF LOT 5 AND 15% SQ.FT.± OF PARCEL 6 AS SHOWN ON THE PLAN RECORDED IN PLAN BOOK 459 PAGE 77.  
LOT 2 IS THE REMAINDER OF PARCEL W3(40 LOWER COUNTY ROAD) AND 1,930 SQ.FT.± OF PARCEL 6.  
THE REMAINDER OF PARCEL 6 (1,409 SQ.FT.±) REMAINS UNBUILDABLE.

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   | LOT 2   |
|-----------|---------|---------|
| 150'      | 189.39' | 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'

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

PAUL E. SWEETSER  
PROFESSIONAL LAND SURVEYOR  
P.O. BOX 1146  
DENNISPORT, MA  
02839

2827-00

