

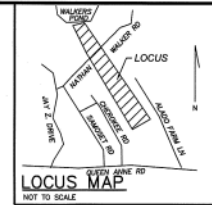
694-75

RECEIVED AND DISCHARGED
2022 FEB 23 PM 2:56
BARNSTABLE COUNTY
REGISTER

HARWICH PLANNING BOARD
APPROVAL UNDER SUBDIVISION
LAW NOT REQUIRED

J.D. Quinn, Chair

DATE: *1/10/22*



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

Kieran J. Healy 1/10/22
KIERAN J. HEALY
PROFESSIONAL LAND SURVEYOR

PLAN OF LAND
#26
NATHAN WALKER RD
AND #0 CHEROKEE ROAD
IN
HARWICH
MASSACHUSETTS
(BARNSTABLE COUNTY)

ANR
PLAN

FEBRUARY 1, 2022

REVISIONS:

NO.	DATE	DESC.

PREPARED FOR:
MICHAEL LONDON & EMILY FRIEDMAN
P.O. BOX 293
SOUTH DENNIS, MA 02560
& HARWICH CONSERVATION TRUST

349 Route 28, Unit D
W. Yarmouth, Massachusetts
02673
508 778 8919

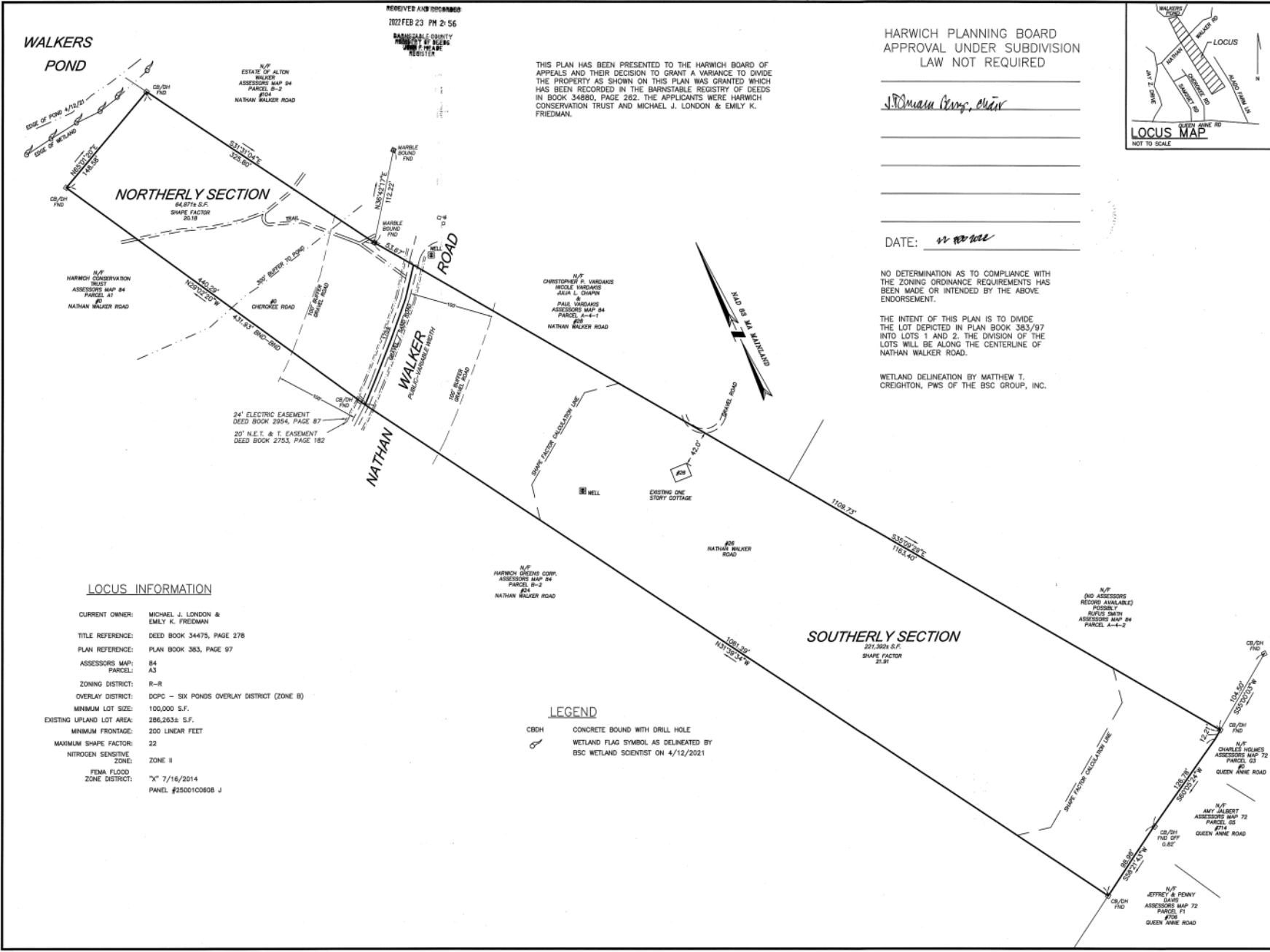
© 2022 BSC Group, Inc.
SCALE: 1" = 50'
0 25 50 100 feet
FILE: \\Projects\HW\50464-ANR.dwg
DWG. NO: 6699-06 SHEET 1 OF 1
JOB. NO: 5-0464.02

THIS PLAN HAS BEEN PRESENTED TO THE HARWICH BOARD OF APPEALS AND THEIR DECISION TO GRANT A VARIANCE TO DIVIDE THE PROPERTY AS SHOWN ON THIS PLAN WAS GRANTED WHICH HAS BEEN RECORDED IN THE BARNSTABLE REGISTRY OF DEEDS IN BOOK 34880, PAGE 262. THE APPLICANTS WERE HARWICH CONSERVATION TRUST AND MICHAEL J. LONDON & EMILY K. FRIEDMAN.

NO DETERMINATION AS TO COMPLIANCE WITH THE ZONING ORDINANCE REQUIREMENTS HAS BEEN MADE OR INTENDED BY THE ABOVE ENDORSEMENT.

THE INTENT OF THIS PLAN IS TO DIVIDE THE LOT DEPICTED IN PLAN BOOK 383/97 INTO LOTS 1 AND 2. THE DIVISION OF THE LOTS WILL BE ALONG THE CENTERLINE OF NATHAN WALKER ROAD.

WETLAND DELINEATION BY MATTHEW T. CREIGHTON, PWS OF THE BSC GROUP, INC.



LOCUS INFORMATION

CURRENT OWNER: MICHAEL J. LONDON & EMILY K. FRIEDMAN
TITLE REFERENCE: DEED BOOK 34475, PAGE 276
PLAN REFERENCE: PLAN BOOK 383, PAGE 97
ASSESSORS MAP: 84
PARCEL: A3
ZONING DISTRICT: R-R
OVERLAY DISTRICT: DOPC - SIX PONDS OVERLAY DISTRICT (ZONE B)
MINIMUM LOT SIZE: 100,000 S.F.
EXISTING UPLAND LOT AREA: 286,263± S.F.
MINIMUM FRONTAGE: 200 LINEAR FEET
MAXIMUM SHAPE FACTOR: 22
NITROGEN SENSITIVE ZONE: ZONE II
FEMA FLOOD ZONE DISTRICT: "X" 7/16/2014
PANEL #25001C0608 J

LEGEND

CBDH CONCRETE BOUND WITH DRILL HOLE
WETLAND FLAG SYMBOL AS DELINEATED BY BSC WETLAND SCIENTIST ON 4/12/2021

694-75