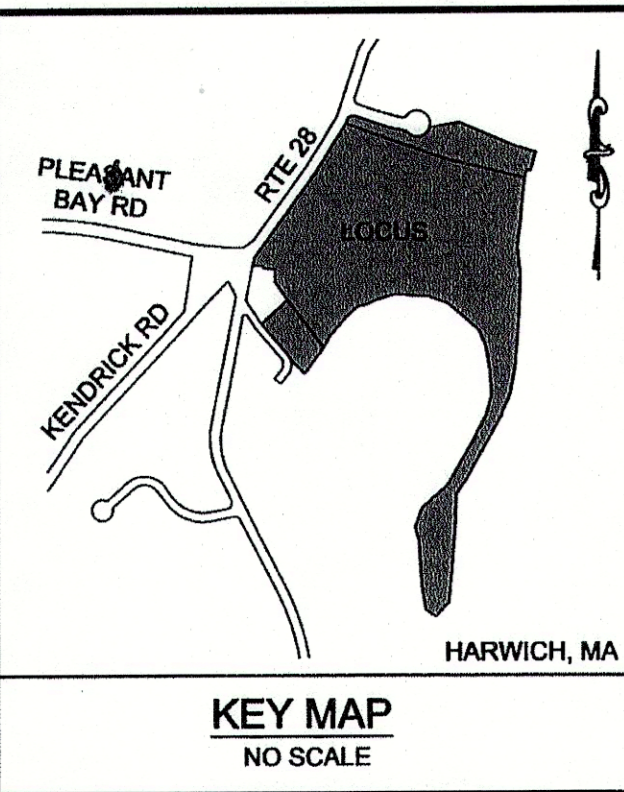


700-96



RECEIVED AND RECORDED
2023 JUL 10 PM 1:25
BARNSTABLE COUNTY
REGISTRY OF DEEDS
NOTICE HEARD REGISTERED

MASSACHUSETTS STATE PLANE COORDINATE SYSTEM
NAD83 (2011) (NADCS2) EPOCH 2010.00

REFERENCE:
ASSESSORS MAP 115, PARCELS S1-3, H5-2 & R2
DEED BOOK 35110, PAGE 143
DEED BOOK 35636, PAGE 231
DEED BOOK 10160, PAGE 309 (EASEMENT)
PLAN BOOK 39, PAGE 53
PLAN BOOK 338, PAGE 32
PLAN BOOK 338, PAGE 33
PLAN BOOK 338, PAGE 34
PLAN BOOK 502, PAGE 88
PLAN BOOK 322, PAGE 35
PLAN BOOK 561, PAGE 27
PLAN BOOK 618, PAGE 73
LCC 17809
LCC 32933
STATE HIGHWAY ROUTE 28 1908, LAYOUT NO. 1201

OWNER:
ROUND COVE RESORT OWNER, LLC
65 EAST 55TH STREET, 33RD FLOOR
NEW YORK, NY 10022

ZONING:
ZONING DISTRICT: RESIDENTIAL-HIGH DENSITY R-H-2
HOTEL AND MOTEL

LOT AREA: 40,000 S.F. + 2,000 S.F. PER RENTAL UNIT
LOT FRONTAGE: 150' MIN.
SETBACKS
FRONT: 50' MIN.
SIDE: 50' MIN.
REAR: 50' MIN.
BUILDING COVERAGE 30% MAX.
SITE COVERAGE 35% MAX.

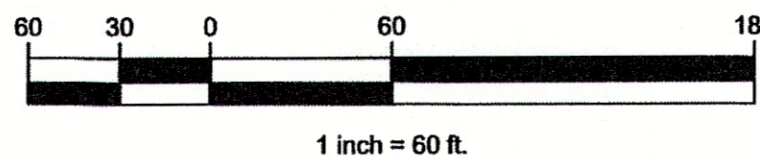
SEE DETAIL "A"
ON SHEET 2

MATCH LINE SHEET 2

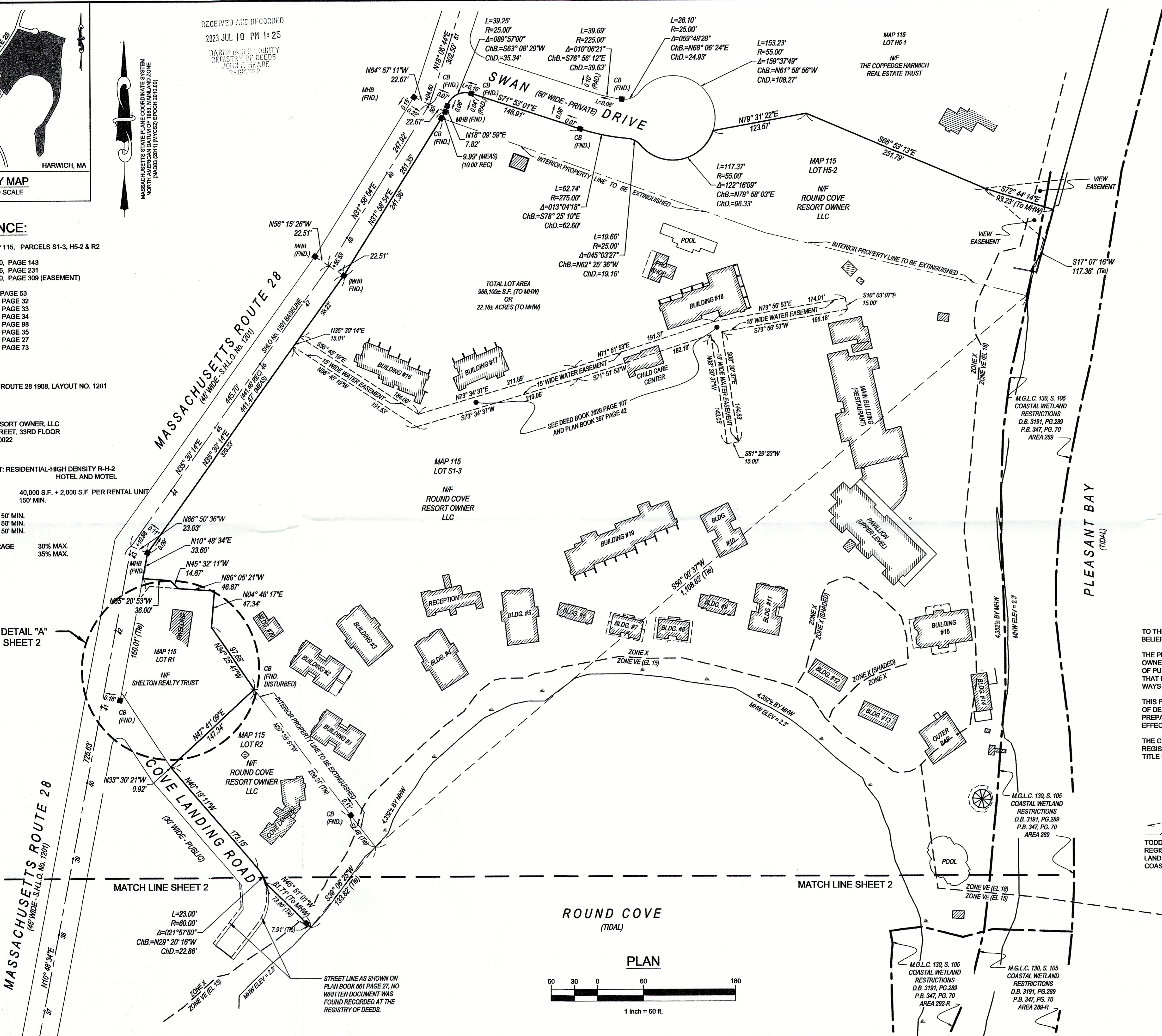
MATCH LINE SHEET 2

ROUND COVE
(TIDAL)

PLAN



STREET LINE AS SHOWN ON
PLAN BOOK 561 PAGE 27, NO
WRITTEN DOCUMENT WAS
FOUND RECORDED AT THE
REGISTRY OF DEEDS.



FOR REGISTRY USE ONLY

NOTES:

1. THIS PLAN IS REFERENCED HORIZONTALLY TO THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM NORTH AMERICAN DATUM OF 1983, ISLAND ZONE (NAD83 (2011) (NADCS2) EPOCH 2010.00) AND VERTICALLY TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) BY RTK GPS OBSERVATIONS ON 08-15-2022 USING THE HXGN SMARTNET RTK NETWORK.
2. THIS PLAN IS THE RESULT OF INSTRUMENT SURVEYS PERFORMED COASTAL ENGINEERING COMPANY.
3. THIS SURVEY HAS BEEN PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAY NOT REVEAL ANY FACTS THAT WOULD BE DISCLOSED BY ONE.
4. RIPARIAN BOUNDARIES ARE SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND THE BOUNDARY SHOWN HEREON MAY OR MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF TITLE.
5. MEAN HIGH WATER (MHW) AS SHOWN HEREON WAS DETERMINED USING THE NOAA TIDAL STATION AT AUNT LYDIA'S COVE IN CHATHAM, MA.

TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF:

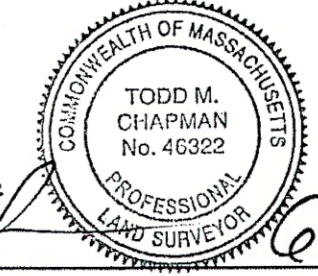
THE PROPERTY LINES SHOWN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS AND WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN - MGL CHAPTER 41 SECTION 81X.

THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS, AND WAS PREPARED IN ACCORDANCE WITH THE REGISTRY OF DEEDS REGULATIONS EFFECTIVE JANUARY, 1976, AND AS AMENDED JANUARY 7 1988.

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET THE REGISTRY OF DEEDS REQUIREMENTS AND ARE NOT A CERTIFICATION OF TITLE OR OWNERSHIP OF THE PROPERTY SHOWN.

Todd M. Chapman
TODD M. CHAPMAN
No. 46322
PROFESSIONAL
LAND SURVEYOR

TODD M. CHAPMAN, P.L.S. - No. 46322 DATE 6/12/2023
REGISTERED PROFESSIONAL
LAND SURVEYOR FOR
COASTAL ENGINEERING COMPANY



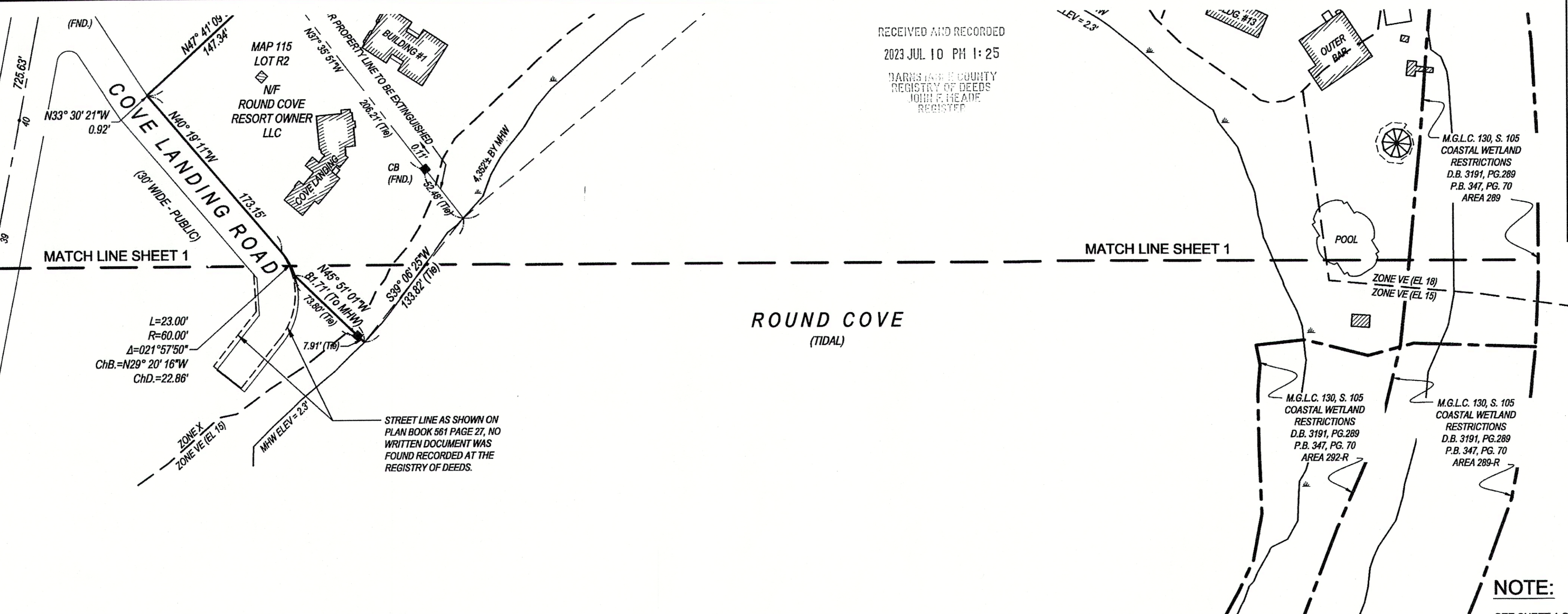
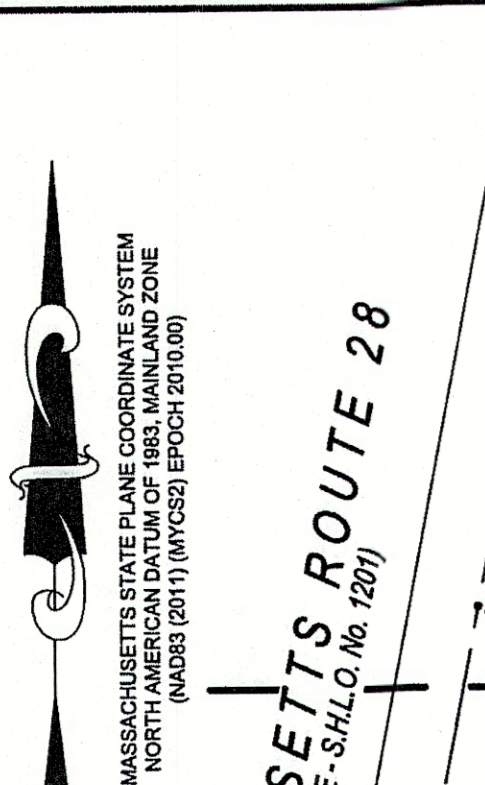
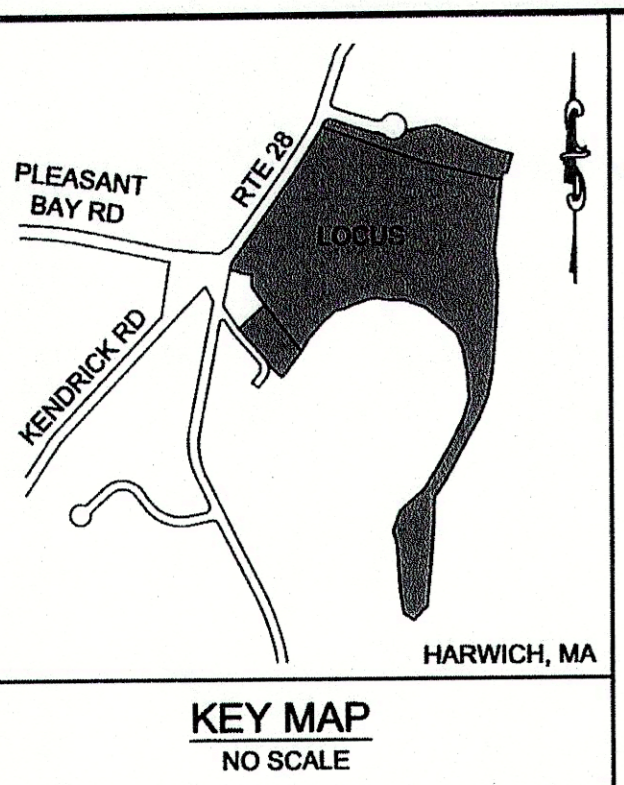
PROJECT
ROUND COVE RESORT OWNER LLC
HARWICH, MA
2173 RTE. 28, 2 SWAN DRIVE & 4 COVE LANDING ROAD
SHEET TITLE
81X PLAN OF LAND
(BARNSTABLE COUNTY)

SCALE 1" = 60'
DRAWING FILE C16542-25-81X.dwg
DATE 6-7-2023
DRAWN BY JLH
CHECKED BY TMC
V1.1.1
1 OF 2 SHEETS
PROJECT NO. C16542.25

700-96

C:\C16542\25 - Real Hospitality Consulting - SURVEY\16542-25 Survey Project\Working Drawings\C16542-25-81X.dwg 6/12/2023 10:00:41 AM

700-97



RECEIVED AND RECORDED
2023 JUL 10 PM 1:25
BARNSTABLE COUNTY
REGISTRY OF DEEDS
TODD M. CHAPMAN
REGISTERED

COASTAL
engineering co.
250 County Hwy, Orleans, MA 02553
508.255.6511 P 508.255.6700 F

NO.	DATE	REVISION	BY

NOTE:
SEE SHEET 1 OF 2 FOR NOTES.

REFERENCE:
ASSESSORS MAP 115, PARCELS S1-3, H5-2 & R2
DEED BOOK 35110, PAGE 143
DEED BOOK 35636, PAGE 231
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PLAN BOOK 561, PAGE 27
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LCC 17809^B
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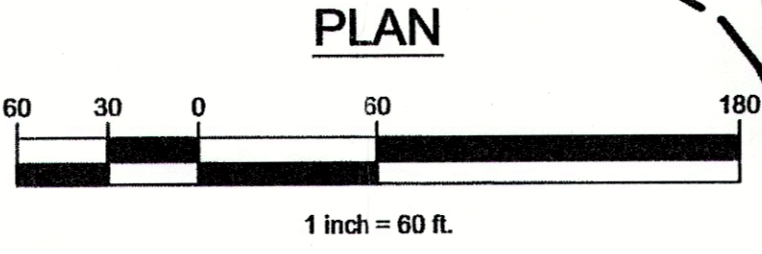
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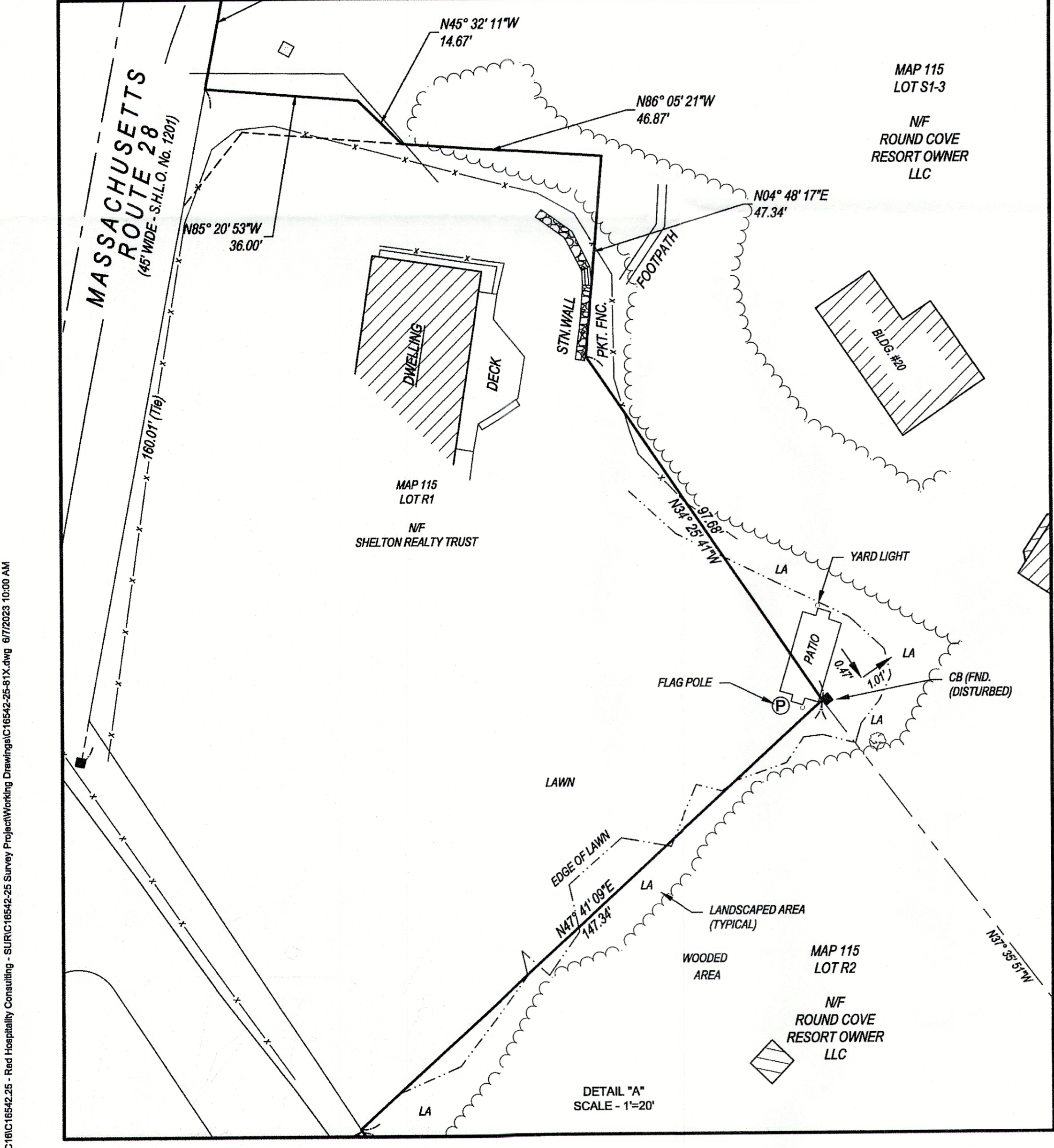
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TODD M. CHAPMAN, P.L.S. No. 46322
REGISTERED PROFESSIONAL
LAND SURVEYOR FOR
COASTAL ENGINEERING COMPANY
DATE: 6/12/2023



700-97



G:\C16542\25-81X.dwg - Red Hospitality Consulting - SURV\16542-25-81X.dwg Project\Working Drawings\C16542-25-81X.dwg 6/7/2023 10:00 AM

PROJECT:
ROUND COVE RESORT OWNER LLC
2173 RTE. 28, 2 SWAN DRIVE & 4 COVE LANDING ROAD
HARWICH, MA

SHEET TITLE:
81X PLAN OF LAND
(BARNSTABLE COUNTY)

SCALE:
1" = 60'

DRAWING FILE:
C16542-25-81X.dwg

DATE:
6-7-2023

DRAWN BY:
JLH

CHECKED BY:
TMC

PROJECT NO.:
C16542.25

V1.1.1
2 of 2 SHEETS