

LOT DATA:

CARVER ASSESSORS MAP 20 / LOT 2
DEED; BOOK 43733, PAGE 3

MIDDLEBOROUGH ASSESSORS MAP 35 / LOT 748
DEED; BOOK 43733, PAGE 3

OWNER:
ROUTE 44 DEVELOPMENT
C/O CHARTER ENVIRONMENTAL, INC.
500 HARRISON AVENUE
BOSTON, MA 02118

APPLICANT ;
ROUTE 44 DEVELOPMENT, LLC
C/O CHARTER ENVIRONMENTAL, INC.
500 HARRISON AVENUE
BOSTON, MA 02118

CONTACT ;
GEORGE A. MCLAUGHLIN III, MANAGER
PHONE ; (617)-721-9588
EMAIL ; GIII@MCLAUGHLINBROTHERS.COM

FLOOD ZONE DATA:

THE LOTS SHOWN HEREON ARE WITHIN ZONE A & ZONE X. REFER TO THE F.E.M.A. FLOOD INSURANCE RATE MAP PANEL NUMBER 25023C0337J, DATED: JULY 17, 2012.

NOTE:

THE PURPOSE OF THIS PLAN IS TO DIVIDE THE LOCUS PROPERTY DESCRIBED IN DEED BOOK 43733, PAGE 3, PARCELS 13, 14 & 19. THESE PARCELS, AS DESCRIBED, ARE LOCATED WITHIN THE TOWNS OF CARVER AND MIDDLEBOROUGH. THIS PLAN DEFINES THE ACTUAL LOT AREA IN EACH OF THE TOWNS, BEING ALL OF LOT 748 ON MAP 35 IN MIDDLEBOROUGH, AND A PORTION OF LOT 2 ON MAP 20 IN CARVER.

LOT 748 ON MAP 35 IN MIDDLEBOROUGH HAS FRONTAGE ON BROOK STREET, AN ANCIENT WAY. NO RECORD LAYOUT OR RIGHT OF WAY WAS FOUND. SIDELINE LOCATIONS SHOWN ARE FROM THE 1912 RAILROAD PLAN, PLAN BOOK 1, PAGE 694. LOT 748 IS NOT TO BE CONSIDERED AS A SEPARATE BUILDING LOT BY ITSELF, BUT MAY BE COMBINED WITH OTHER LAND OF ROUTE 44 DEVELOPMENT, LLC.

LOT 2 ON MAP 20 IN CARVER HAS NO STREET FRONTAGE AND IS NOT TO BE CONSIDERED AS A SEPARATE BUILDING LOT BY ITSELF, BUT MAY BE COMBINED WITH OTHER LAND OF ROUTE 44 DEVELOPMENT, LLC.

THE LOCATION OF THE PHYSICAL FEATURES SHOWN ON THIS PLAN ARE BASED PARTIALLY ON MASS GIS DATA LAYERS AND PARTIALLY BY FIELD SURVEY. FIELD SURVEY DONE BETWEEN DECEMBER 17, 2019 AND JANUARY 14, 2020

PLAN REFERENCES ;

TITLE INSURANCE SURVEY PLAN
PLAN BY GAF ENGINEERING FOR
44 GRAVEL & SAND, INC., DATED
DECEMBER 16, 1997. REFER TO
PLAN BOOK 40, PAGE 876

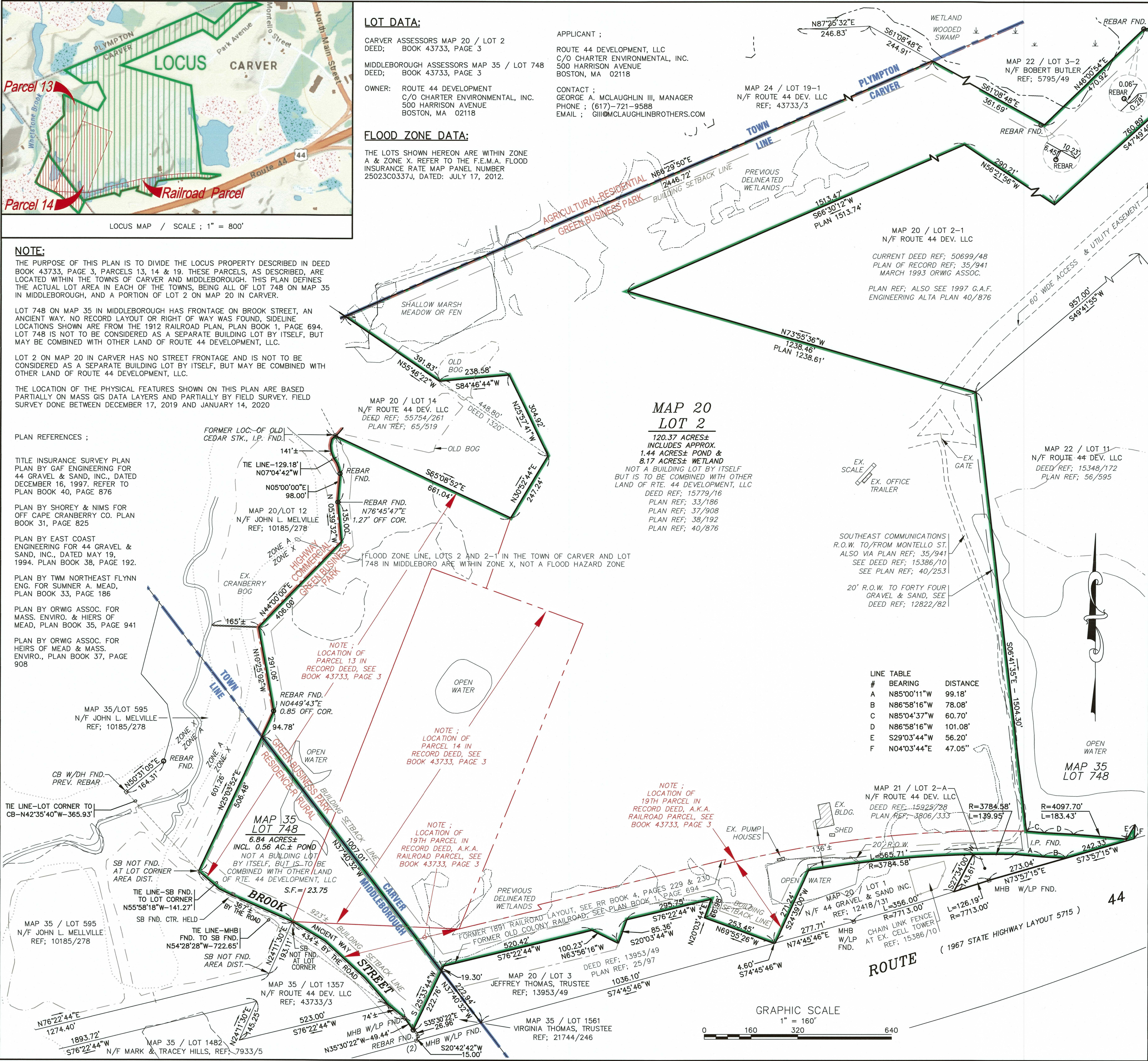
PLAN BY SHOREY & NIMS FOR
OFF CAPE CRANBERRY CO. PLAN
BOOK 31, PAGE 825

PLAN BY EAST COAST
ENGINEERING FOR 44 GRAVEL &
SAND, INC., DATED MAY 19,
1994. PLAN BOOK 38, PAGE 192.

PLAN BY TWM NORTHEAST FLYNN
ENG. FOR SUMNER A. MEAD,
PLAN BOOK 33, PAGE 186

PLAN BY ORWIG ASSOC. FOR
MASS. ENVIRO. & HIERS OF
MEAD, PLAN BOOK 35, PAGE 941

PLAN BY ORWIG ASSOC. FOR
HIERS OF MEAD & MASS.
ENVIRO., PLAN BOOK 37, PAGE
908



**MAP 20
LOT 2**

120.37 ACRES±
INCLUDES APPROX.
1.44 ACRES± POND &
8.17 ACRES± WETLAND
NOT A BUILDING LOT BY ITSELF
BUT IS TO BE COMBINED WITH OTHER
LAND OF RTE. 44 DEVELOPMENT, LLC
DEED REF: 15779/16
PLAN REF: 33/186
PLAN REF: 37/908
PLAN REF: 38/192
PLAN REF: 40/876

LINE #	BEARING	DISTANCE
A	N85°00'11"W	99.18'
B	N86°58'16"W	78.08'
C	N85°04'37"W	60.70'
D	N86°58'16"W	101.08'
E	S29°03'44"W	56.20'
F	N04°03'44"E	47.05'

FOR REGISTRY USE ONLY

TOWN OF MIDDLEBOROUGH
APPROVAL UNDER SUBDIVISION
CONTROL LAW NOT REQUIRED

DATE

"THE MIDDLEBOROUGH PLANNING BOARD'S
ENDORSEMENT OF THIS PLAN MAKES NO
DETERMINATION AS TO COMPLIANCE WITH
ZONING."

ZONING DATA:

MIDDLEBOROUGH ZONING DATA;
RESIDENCE R RURAL (RR)
(ALSO WRPD Z4 OVERLAY)

MINIMUM LOT SIZE = 80,000 SQ.FT.
MINIMUM FRONTAGE = 200'
MINIMUM UPLAND CIRCLE = 12,000 SQ.FT.
MINIMUM FRONT SETBACK = 50'
MINIMUM REAR SETBACK = 10'
MINIMUM SIDE SETBACK = 10'
MINIMUM WIDTH AT BLDG. LINE = 180
MAXIMUM BUILDING HEIGHT = N/A
MAXIMUM BUILDING COVERAGE = N/A

"I CERTIFY THAT THIS PLAN WAS PREPARED
IN CONFORMANCE WITH THE RULES AND
REGULATIONS OF THE REGISTERS OF DEEDS."

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

ABUTTERS SHOWN IN THE TOWN OF CARVER
ARE ACCORDING TO THE TOWN OF CARVER
TAX ASSESSMENT RECORDS.

ABUTTERS SHOWN IN THE TOWN OF
MIDDLEBORO ARE ACCORDING TO THE TOWN
OF MIDDLEBORO TAX ASSESSMENT RECORDS.

ROBERT A. BRAMAN, JR.
P.L.S. # 45850

TOWN OF CARVER
APPROVAL UNDER SUBDIVISION
CONTROL LAW NOT REQUIRED

DATE

"THE PLANNING BOARD ENDORSEMENT OF
THIS PLAN IS MADE PURSUANT TO THE
LIMITATIONS OF M.G.L. C. 41 S. 81-P AND
SHALL NOT BE INTERPRETED AS GRANTING
APPROVAL PURSUANT TO THE CARVER
ZONING BY-LAW FOR ANY LOTS OR
STRUCTURES SHOWN ON THE PLAN OR TO
BE CONSTRUCTED IN THE FUTURE. NOTHING
IN THIS ENDORSEMENT SHALL BE READ AS
GRANTING APPROVAL OR ACKNOWLEDGING
CONFORMANCE WITH THE CARVER ZONING
BY-LAW."

ZONING DATA:

CARVER ZONING DATA;
GREEN BUSINESS PARK (GBP)
(ALSO FLOOD PLAIN OVERLAY)

MIN. LOT SIZE = 80,000 SQ.FT.
MIN. FRONTAGE = 175'
MIN. UPLAND CIRCLE = 50'
MIN. FRONT SETBACK = 40'
MIN. REAR SETBACK = 40'
MIN. SIDE SETBACK = 40'
MIN. WIDTH AT BLDG. LINE = 80%
MAX. BUILDING HEIGHT = 40'
MAX. BUILDING COVERAGE = 70%

APPROVED BY:

APPROVED BY:

G.A.F. ENGINEERING, INC.
PROFESSIONAL ENGINEERS & LAND SURVEYORS
266 MAIN STREET - WAREHAM, MA 02571
TEL: (508) 295-6600 FAX: (508) 295-6634
E-MAIL: GAF@GAF-ENG.COM

APPROVAL NOT REQUIRED
PLAN OF LAND
CARVER & MIDDLEBOROUGH, MA

DWG.

PREPARED FOR:
ROUTE 44 DEVELOPMENT, LLC.
500 HARRISON AVE.
BOSTON, MA

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