

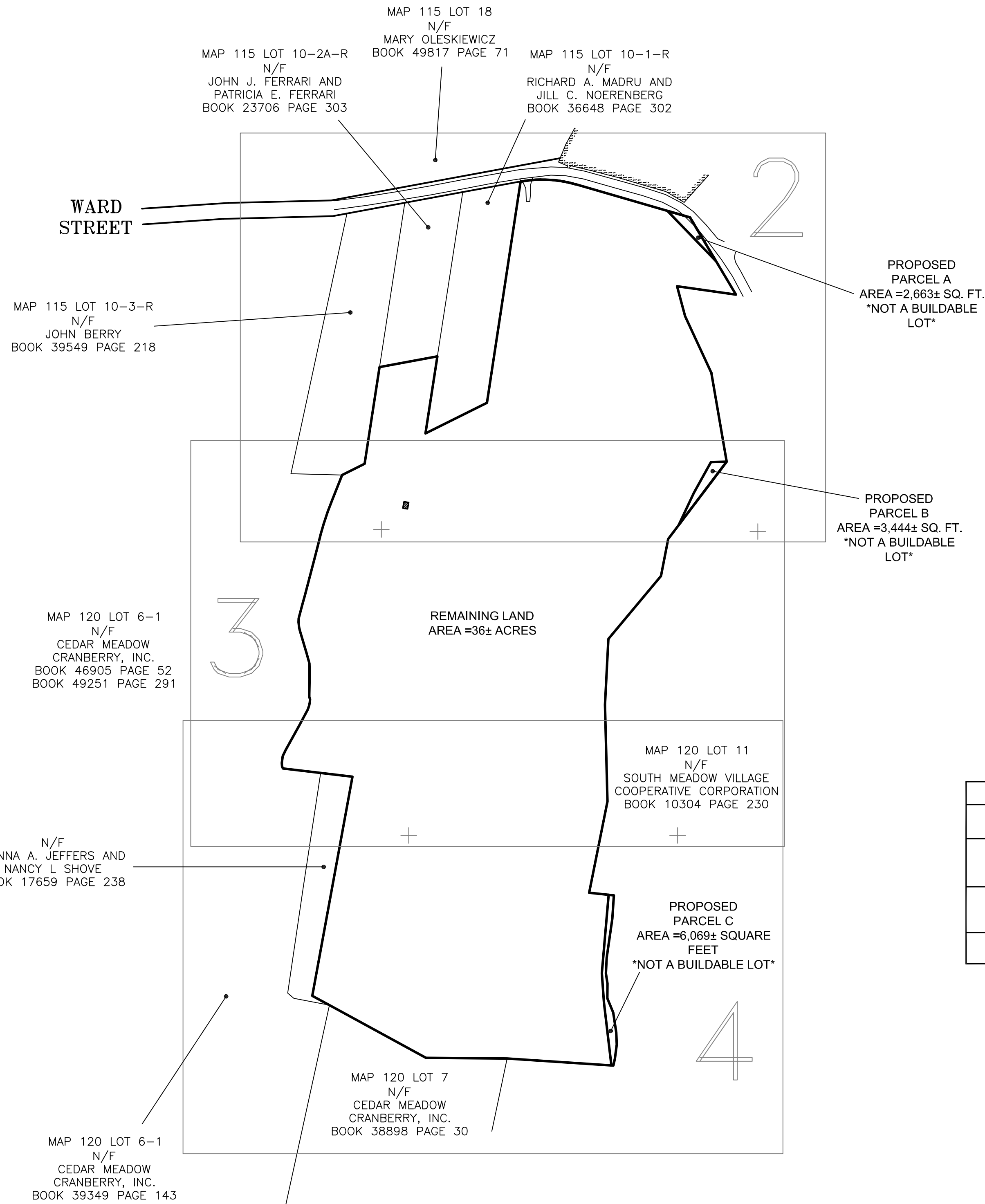
LOCUS MAP  
SCALE: 1"=800'

NOTES:

1. THE COORDINATES SHOWN HEREON AND BASIS OF THE BEARINGS ARE BASED ON THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (MAINLAND - NORTH AMERICAN DATUM OF 1983). THE COORDINATES WERE DERIVED FROM STATIC GPS MEASUREMENTS SUBMITTED TO THE NATIONAL GEODETIC SURVEY ONLINE POSITIONING USER SERVICE (O.P.U.S.). THE COMBINED SCALE FACTOR FOR THE SITE IS 0.99997865. THE GEOID UTILIZED WAS GEOID 18. THE GPS MEASUREMENTS WERE TAKEN USING SPECTRA PRECISION SP 80 DUAL FREQUENCY GPS RECEIVERS ON SEPTEMBER 24, 2019. GPS SURVEY WAS PERFORMED AS A CONTROL SURVEY TO ESTABLISH THE STATE PLANE COORDINATES ON THE SITE. ALL OTHER MEASUREMENTS WERE TAKEN ON THE GROUND UTILIZING GEOM ROBOTIC TOTAL STATIONS.
2. THE FIELD SURVEY FOR THIS PLAN WAS CONDUCTED BETWEEN AUGUST 12, 2019 AND FEBRUARY 3, 2020.
3. THE TITLE REFERENCES AS SHOWN HEREON REFER TO INSTRUMENTS RECORDED AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS.
4. THE SUBJECT PARCEL IS LOCATED PARTIALLY IN FLOOD ZONE X AND PARTIALLY IN FLOOD ZONE A AS INDICATED ON THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR PLYMOUTH COUNTY, MASSACHUSETTS, PANEL 363 OF 650 (COMMUNITY PANEL NUMBER 25023C0363J) WITH AN EFFECTIVE DATE OF JULY 17, 2012.
5. THE MAP AND LOT NUMBERS SHOWN HEREON REFERENCED THE TOWN OF CARVER ASSESSOR'S MAPS. THE SUBJECT PROPERTY IS LOTS 10-2B AND 16 AS SHOWN ON MAP NUMBER 115.
6. ACCORDING TO THE CARVER TOWN CLERK'S RECORDS WARD STREET IS A PUBLIC WAY.
7. THE WETLAND RESOURCE AREAS AND RIVERFRONT AREAS AS SHOWN HEREON WERE DETERMINED TO BE ACCURATE AS SET FORTH IN ORDER OF RESOURCE AREA DELINEATION MASS DEP FILE NUMBER SE#126-627 DATED SEPTEMBER 1, 2021.
8. THE SUBJECT PROPERTY IS SUBJECT TO EASEMENTS AS SET FORTH IN EASEMENT DEED RECORDED IN BOOK 55464 AT PAGE 7.

PURPOSE OF THIS PLAN  
THE PURPOSE OF THIS PLAN IS TO  
CREATE NEW PARCELS "A", "B" AND "C"  
FROM LAND SHOWN ON A PLANS  
RECORDED IN PLAN BOOK 20 AT PAGE  
859 AND PLAN BOOK 22 AT PAGE 196.

APPROVAL NOT REQUIRED PLAN  
KEY SHEET



LOCUS DATA
RECORD TITLE HOLDER: EDGEWOOD BOGS LLC
TITLE REFERENCE: BOOK 30181 PAGE 213
PLAN REFERENCE: PLAN BOOK 20 PLAN 859 PLAN BOOK 22 PLAN 196
AREA: 36± ACRES

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



*Glen D. Reed*  
GLEN D. REED AS AGENT FOR REED LAND SURVEYING, INC.  
REGISTRATION NUMBER 40766

RESERVED FOR REGISTRY USE

TOWN OF CARVER PLANNING BOARD  
APPROVAL NOT REQUIRED UNDER THE  
SUBDIVISION CONTROL LAW

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DATE

NO DETERMINATION AS TO THE COMPLIANCE  
WITH ZONING REQUIREMENTS HAS BEEN MADE  
OR INTENDED.

ZONING DATA:

ZONING DISTRICT: RESIDENTIAL-AGRICULTURE(RA)

MINIMUM LOT AREA: 60,000 SQUARE FEET  
MINIMUM FRONTAGE: 150 FEET

MINIMUM SETBACK REQUIREMENTS:  
FRONT SETBACK: 50 FEET  
SIDE SETBACK: 30 FEET  
REAR SETBACK: 50 FEET

MINIMUM LOT WIDTH: 120 FEET

APPLICANT

EDGEWOOD BOGS LLC  
75 TREMONT STREET  
CARVER, MA 02330

SHEET 1 OF 4

**Reed**  
Land Surveying, Inc.

109 RHODE ISLAND ROAD, SUITE 4A  
LAKEVILLE, MASSACHUSETTS 02347  
(508) 923-1181 FAX. (508) 923-1191

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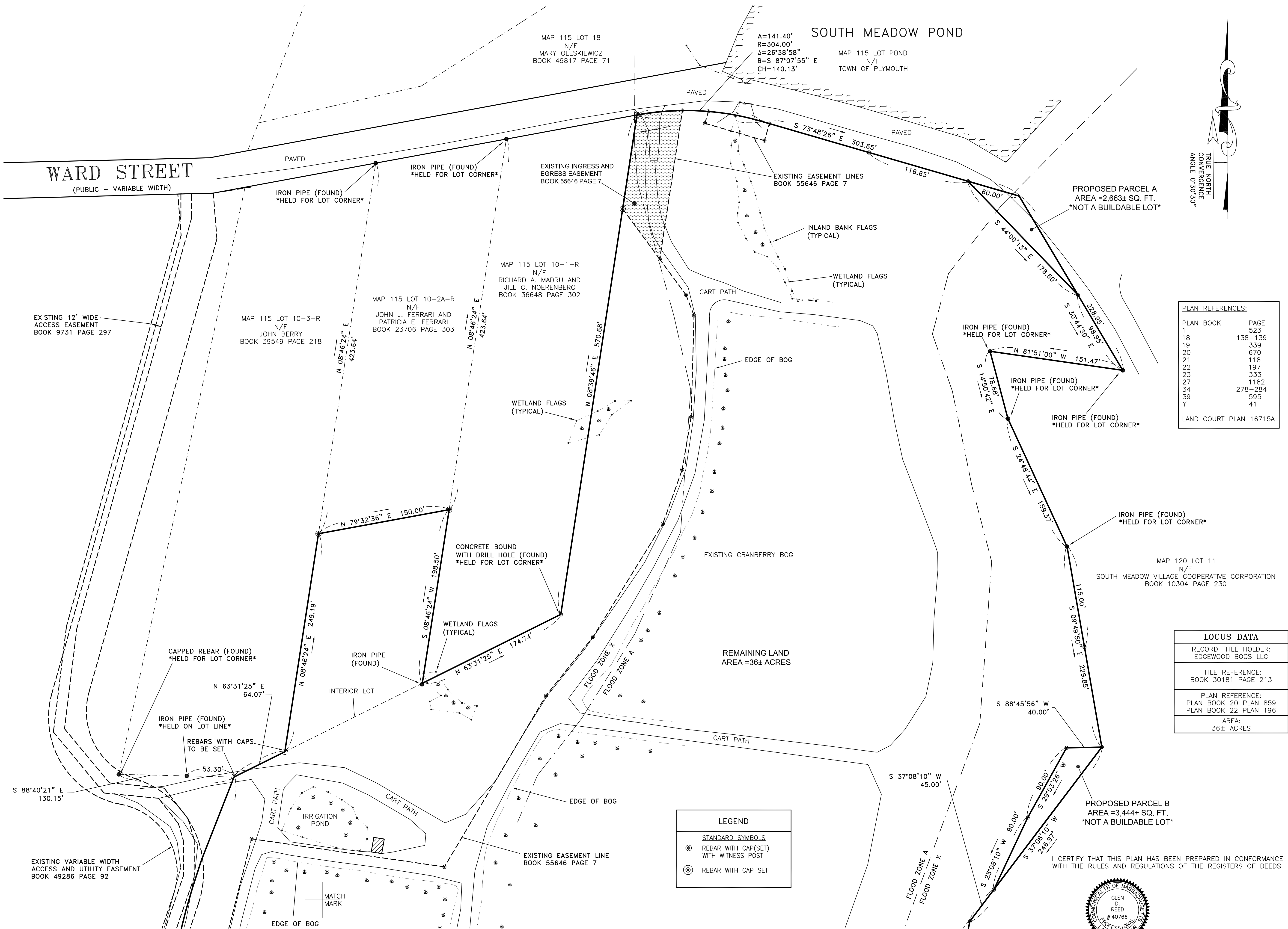


SCALE: 1"=200'

APPROVAL NOT  
REQUIRED PLAN  
OF LAND OF  
EDGEWOOD BOGS, LLC  
WARD STREET  
CARVER, MASSACHUSETTS  
(PLYMOUTH COUNTY)  
PREPARED FOR  
EDGEWOOD BOGS, LLC

FILE: 19021 ANR

JUNE 15, 2022



PLAN REFERENCES:

PLAN	BOOK	PAGE
1	138-139	523
18		339
19		670
20		118
21		197
22		333
23		1182
27	278-284	595
34		41
39		
Y		

LAND COURT PLAN 16715A

LOCUS DATA

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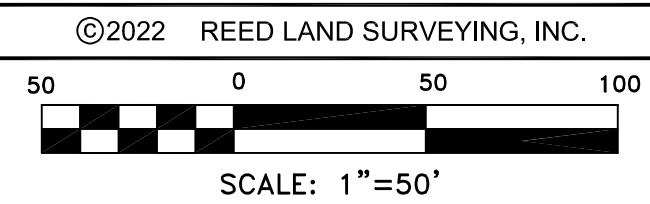
APPLICANT  
EDGEWOOD BOGS LLC  
75 TREMONT STREET  
CARVER, MA 02330

SHEET 2 OF 4

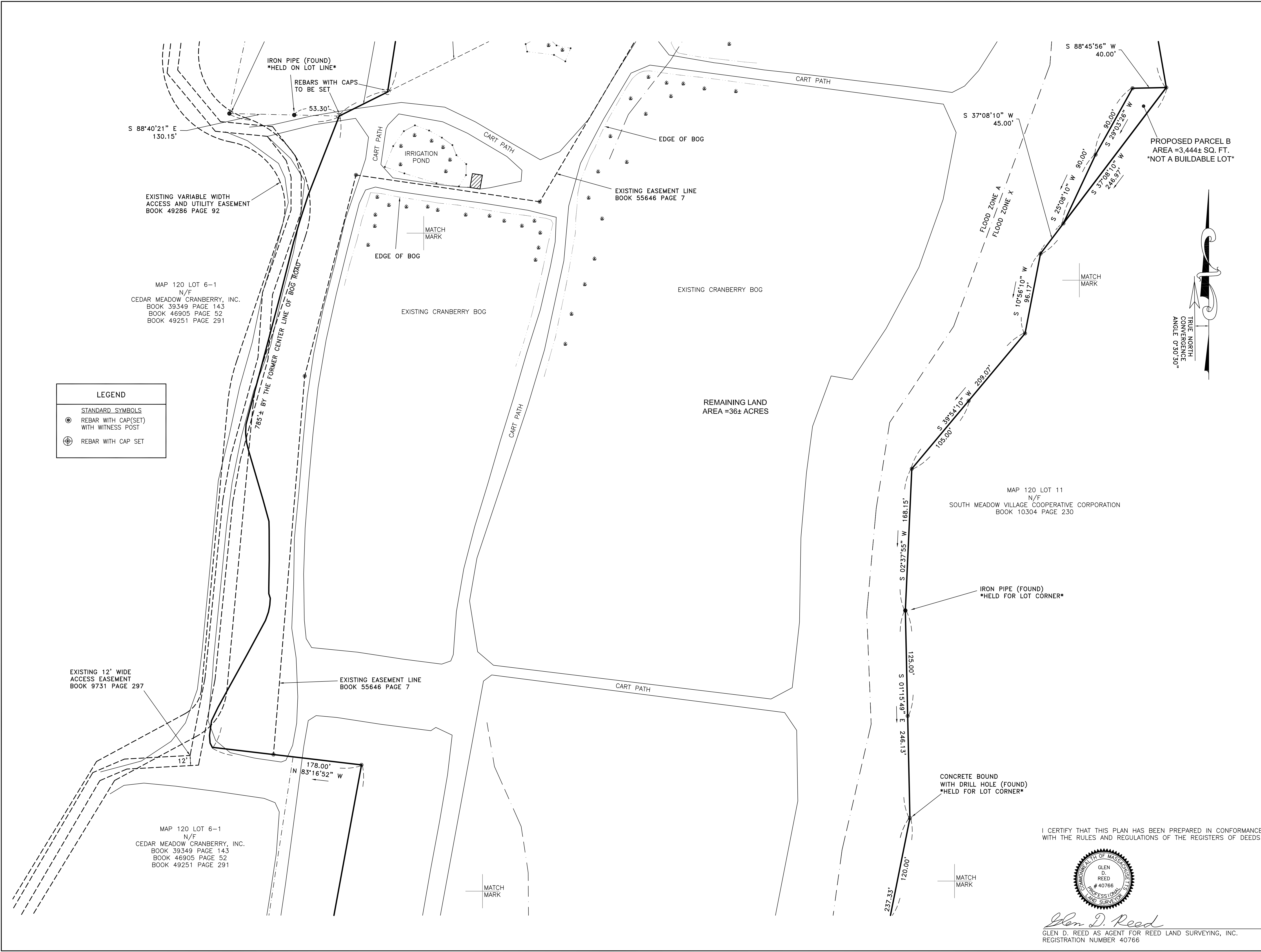
# Reed

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LEGEND	
STANDARD SYMBOLS	
	REBAR WITH CAP(SET) WITH WITNESS POST
	REBAR WITH CAP SET

TOWN OF CARVER PLANNING BOARD  
APPROVAL NOT REQUIRED UNDER THE  
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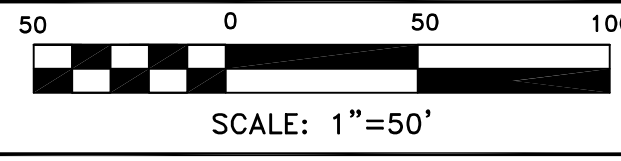
APPLICANT  
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75 TREMONT STREET  
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SHEET 3 OF 4

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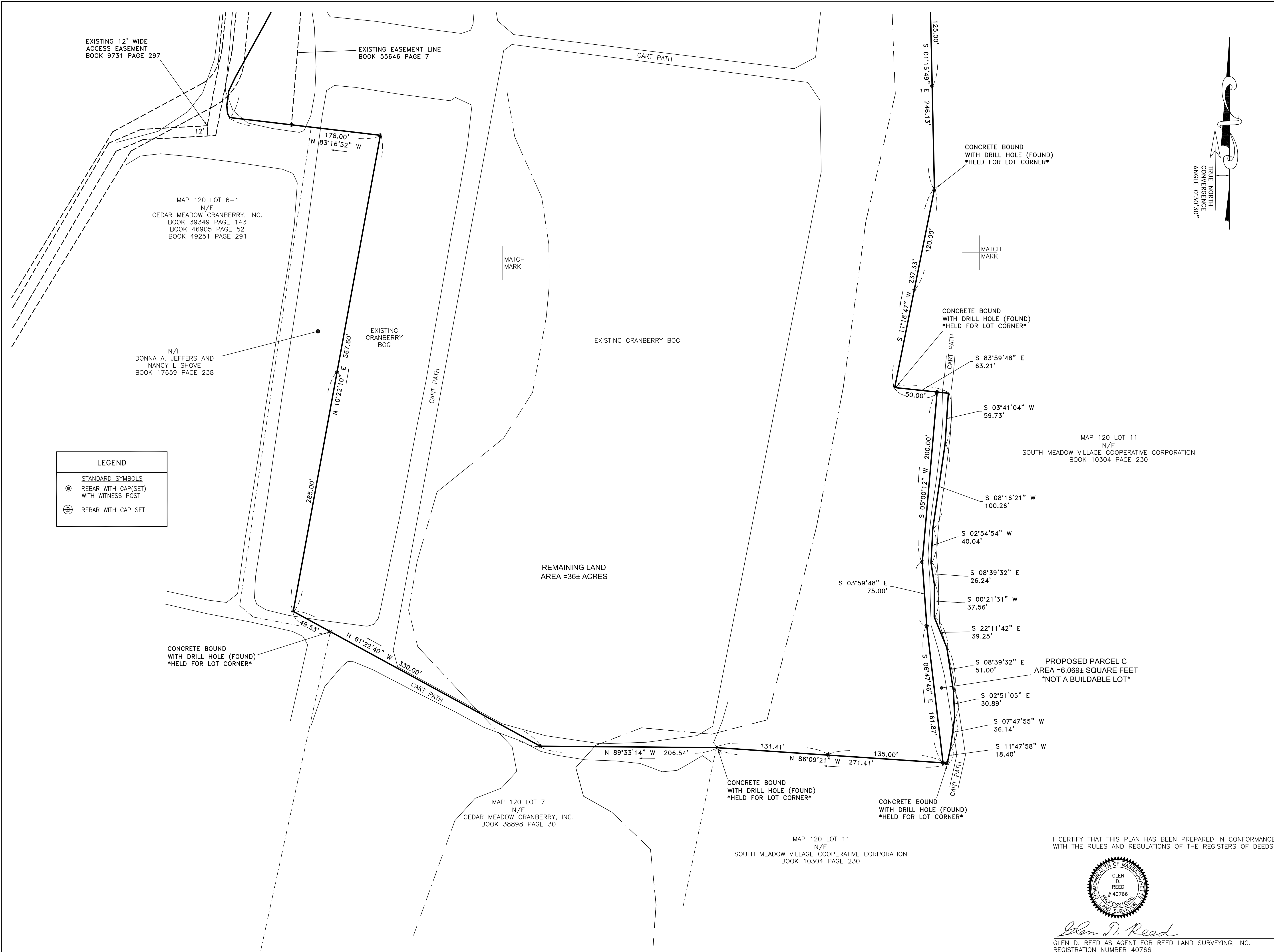


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LEGEND
STANDARD SYMBOLS
REBAR WITH CAP(SET) WITH WITNESS POST
REBAR WITH CAP SET

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SHEET 4 OF 4

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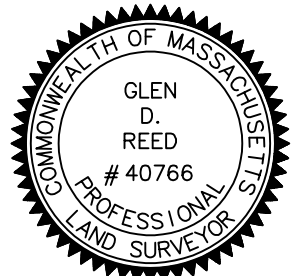
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50 0 50 100  
SCALE: 1"=50'

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