I CERTIFY THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 ON OR BETWEEN MARCH 15, 2024 AND MARCH, 29 2024.

4/30/24 DATE — PROFESSIONAL LAND SURVEYOR

THIS SURVEY AND PLAN CONFORM TO THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

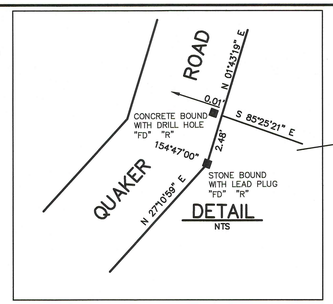
4/30/24 DATE — PROFESSIONAL LAND SURVEYOR

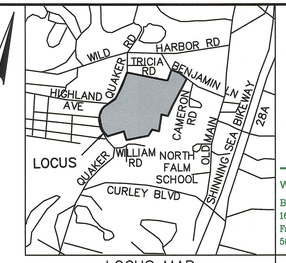
NOTE: THIS PLAN IS BASED ON AN ON THE GROUND INSTRUMENT SURVEY.

COMMONWEALTH OF MASSACHUSETTS
THOMAS JACKSON BUNKER
NO. 32063
REGISTERED
PROFESSIONAL LAND SURVEYOR

Field Traverse Data
linear error of closure: 0.130'
angular error of closure: 0° 00' 07"
precision of traverse: 1 in 52,817

Instrument Specifications
GeoMax Zoom 80R Robotic Total Station
Electronic Distance Measurements
"accuracy" ±(1mm + 1.5ppm)
Electronic Angle Measurements
precision 5 seconds





LOCUS MAP

NAD 83

QUAKER ROAD (40' WIDE PUBLIC)

LOT 2
N/F LTC LLC
CERT#233129

LOT 12
N/F JOHN & JANE PRICE
CERT#196177

LOT 13
N/F GEORGE & KATHLEEN JESPERSEN
CERT#148660

LOT 14
LAND COURT CASE #31480

LOT 11
N/F NEELAKANTESWAR ALURU
CERT#199496

LOT C
N/F JEFFREY & BARBARA LINDTNER

LOT D
N/F JEFFREY & BARBARA LINDTNER

TRICA ROAD

LOT 6
TOTAL AREA 18.010 ACRES
UPLAND 17.306 ACRES
WETLAND 0.704 ACRES

FORMER
LOT 4
55.705 ACRES
LAND COURT PLAN 31569 B

LOT 7
7.501± ACRES

LOT 5
TOTAL AREA 20.147 ACRES
UPLAND 17.929
WETLAND 2.218 ACRES

LOT 8
TOTAL AREA 10.024 ACRES
UPLAND 9.545 ACRES
WETLAND 0.479 ACRES
NOT A BUILDABLE LOT

LOT 3
N/F JOHN MAURER TRUST
CERT#219823

LOT 21
N/F MICHAEL & MARY PLOUFFE

LOT 20
N/F TOWN OF FALMOUTH

PARCEL 19
N/F TOWN OF FALMOUTH

PARCEL 29
N/F COBBLESTONE LANE HOME ASSO INC

LOT 23A
N/F RAY HALL

LOT 20
N/F FRED & JUDITH KELLER TRUSTEE

LOT 19
N/F CAROL HAMILTON

LOT 18
N/F EILEEN SPRAGUE TRUST
SPRAGUE-MEAD REV TRUST

LOT 17
N/F ANN CULLEY
AD CULLEY REV TRUST

LOT 16
N/F JOHN & CAITLIN POULLIO

LOT 15A
N/F MYRON & MARGARET HARTFORD ASSOC. INC

BENJAMIN NYES LANE (40' WIDE PUBLIC)

WETLAND

PATIO
HOUSE
BARN
GARAGE

5,000 SF CLEARED
6,000 SF LAWN

DETAIL
NTS

LEGEND
"FD" – FOUND
"NF" – NOT FOUND
"R" – RECORD MONUMENT
"FNL" – FOUND NOT LOCATED
"D" – DISTURBED

NOTES:
1. LOCUS IDENTIFICATION:
ADDRESS: 48 BENJAMIN LANE
LOT 4 LAND COURT CASE 31569 B
ASSESSORS No. 05 02 022 004
2. LOCUS IS WITHIN:
ZONING DISTRICT: RB
3. OWNERS:
LTC LLC
4. TITLE REFERENCE:
CERTIFICATE OF TITLE: 233129

NOTES:
1. LOCUS IS WITHIN:
FLOOD ZONE: SHADED X & X
MASS DEP DESIGNATED NITROGEN SENSITIVE AREA
WIND-BORNE DEBRIS REGION
COASTAL POND OVERLAY DISTRICT (FIDDLER COVE)
ENDANGERED SPECIES HABITAT
2. LOCUS IS NOT WITHIN:
ZONE II OF A PUBLIC WATER SUPPLY
WATER RESOURCE PROTECTION DISTRICT
RIVERFRONT AREA
HISTORIC DISTRICT
HISTORIC REGISTER DISTRICT
WILDLIFE CORRIDOR OVERLAY DISTRICT
BLACK BEACH / SIPPEWISSET MARSH DCPC
3 THE WETLANDS SHOWN WERE TRACED FROM THE TOWN OF FALMOUTH GIS MAP AND HAVE NOT BEEN VERIFIED.

Approval under the Subdivision Control Law NOT required.

Date: _____

THIS ENDORSEMENT IS WITHOUT REGARD TO ZONING AND BUILDABILITY, AND THE PLAN MAY BE SUBJECT TO OTHER NOTATION HEREON.

0' 80' 160' 240'

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PLAN OF LAND AT BENJAMIN NYE'S LANE & QUAKER ROAD
NORTH FALMOUTH, MASSACHUSETTS
PREPARED FOR
THE 300 COMMITTEE, INC
BEING A SUBDIVISION OF LOT 4 LAND COURT PLAN 31569-B

scale 1" = 80'
date APRIL 30, 2024
drawn EJP
checked TJB
job number 23110
revisions
drawing number B30-30