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.

8/15/24 _____
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.

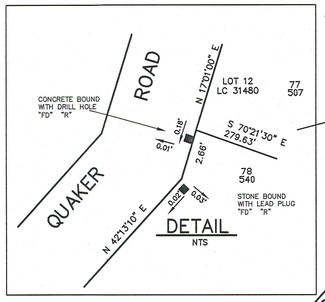
8/15/24 _____
DATE PROFESSIONAL LAND SURVEYOR

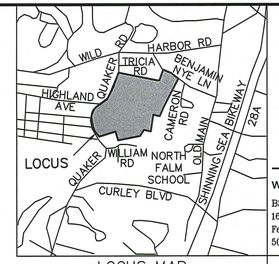
NOTE: THIS PLAN IS BASED ON AN ON THE GROUND INSTRUMENT SURVEY.

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 41,756

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





LOCUS MAP

BSS DESIGN
ENGINEERING & SURVEYING

www.bssdesign.com
BSS Design, Incorporated
164 Katharine Lee Bates Rd
Falmouth Massachusetts 02540
508.540.8805 FAX 508.548.8313

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

LEGEND

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

PROPERTY LINE

S 09°27'20" W 336.03' } PROPERTY LINE DATA

0.09' } PERPENDICULAR OFFSET FROM RECORD TO FIELD LOCATION OF MONUMENT

WETLAND TRACED FROM TOWN GIS

0' 80' 160' 240'

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.

scale
1" = 80'
date
AUG 12, 2024
drawn
EJP, TJB
checked
TJB
job number
23110
revisions

drawing number
B30-30