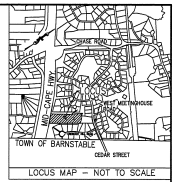
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REGISTRY USE ONLY



APN 30–213
OPEN SPACE

APN 30–213
OPEN SPACE

ROUTE 6 (1949 S.H.L.O.)

WEST MEETINGHOUSE ROAD

PARCEL 1
(184,690± SF)
(4.24 ACRES)
SF = 17.6

PARCEL 2
(87,120± SF)
(2.00± ACRES)
SF = 16.3

PARCEL 3
(87,070± SF)
(2.00± ACRES)
SF = 18.7

GRAVELED

N 30°14'04" E 707.27'
S 34°59'39" W 1113.75'
N 29°27'13" E 317.45'
N 34°44'26" E 110.09'
N 40°56'00" E 50.36'
S 41°03'34" E 298.13'
N 54°09'40" W 312.37'
N 54°09'40" W 332.85'
606.46'
278.58'
225.70'
190.00'
122.38'
156.99'
100.00'
50.36'

APN 51–137
N/F
YORK CONSTRUCTION
REAL ESTATE TRUST
BK. 31837 – PG. 170

APN 26–13
OPEN SPACE

REAR SETBACK LINE (TYP.)

APN 26–10
N/F
JEFFREY J. &
DEBORAH M. HUMBER
BK. 14054 – PG. 24

APN 26–11
N/F
MARY B. BROOKS
REVOCABLE TRUST
BK. 28709 – PG. 21

APN 31–176
N/F
TODD W. SWANSON &
SHELLEY GENDREAU
BK. 15775 – PG. 2

APN 31–177
N/F
THEODORE R. &
MARY K. MULLIN
BK. 17697 – PG. 122

APN 31–181
OPEN SPACE

ACCESS TO LOCUS
(GRAVELED)

CRESCENT HILL ROAD

0' 50' 100' 150'
SCALE IN FEET

NOTES:

1. OWNER: KNOTT HILL REALTY TRUST
KEVIN O'HARE, TRUSTEE
P.O. BOX 444
EAST SANDWICH, MA 02537

2. SURVEYOR: RICHARD J. HOOD, PLS
12 SETTLERS PATH
SANDWICH, MA 02563

3. LOCUS IS SHOWN AS APN 31–163 ON THE TOWN OF SANDWICH ASSESSORS MAPS.

4. LOCUS IS ZONED R–2
MIN. AREA: 60,000 SF
MIN. FRONTAGE: 200'
SHAPE FACTOR: 22

5. DEED TO LOCUS IS RECORDED IN THE BARNSTABLE COUNTY REGISTRY OF DEEDS AT BOOK 29719, PP 85–87.

6. PLAN REFERENCES:
PB 282 – PG 07
PB 283 – PG 32
PB 472 – PG 38
PB 545 – PG 10
PB 561 – PG 14
PB 657 – PG 90
LCP 37721A
LCP 40589A
LCP 42116A
1949 SHLO (ROUTE 6)

7. REFER TO PLAN BOOK 615 PAGE 73 FOR INFORMATION PERTAINING TO RECORD MONUMENTATION LOCATED FOR THIS PLAN.

8. ACCESS TO PARCEL 1 IS GAINED VIA THE GRAVELED ROAD AS SHOWN HEREON, AND IS NOT A BUILDABLE LOT BY ITSELF. PARCEL 2 IS NOT A BUILDABLE LOT BY ITSELF; PARCEL 3 IS NOT A BUILDABLE LOT BY ITSELF.

9. WELLS AND SEPTIC SYSTEMS ON ABUTTING PROPERTIES ARE NOT SHOWN DUE TO THE UNBUILDABLE NATURE OF NEW PARCELS 2 & 3.

DATE OF ENDORSEMENT: 2/3/2021

SANDWICH PLANNING BOARD

THE ABOVE ENDORSEMENT DOES NOT CONSTITUTE COMPLIANCE WITH THE PROTECTIVE ZONING BYLAWS OF THE TOWN OF SANDWICH.

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THAT THIS PLANCONFORMS TO THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

RICHARD J. HOOD, PLS — 28JAN21 DATE

COMMONWEALTH OF MASSACHUSETTS RICHARD J. HOOD No. 50231 REGISTERED PROFESSIONAL LAND SURVEYOR

REV.: 28JAN21 RJH

APPROVAL NOT REQUIRED
PLAN OF LAND
IN
SANDWICH, MA
PREPARED FOR
KNOTT HILL REALTY TRUST

richard j. hood, pls
land surveyors – engineers
12 settlers path – sandwich – ma 02563
Ph: 508.246.6260 – Email: rjhood@gmail.com

JOB No.: 20102
DATE: 16NOV20
SCALE: 1" = 50'
DRAWN: RJH
CHECK: rjh