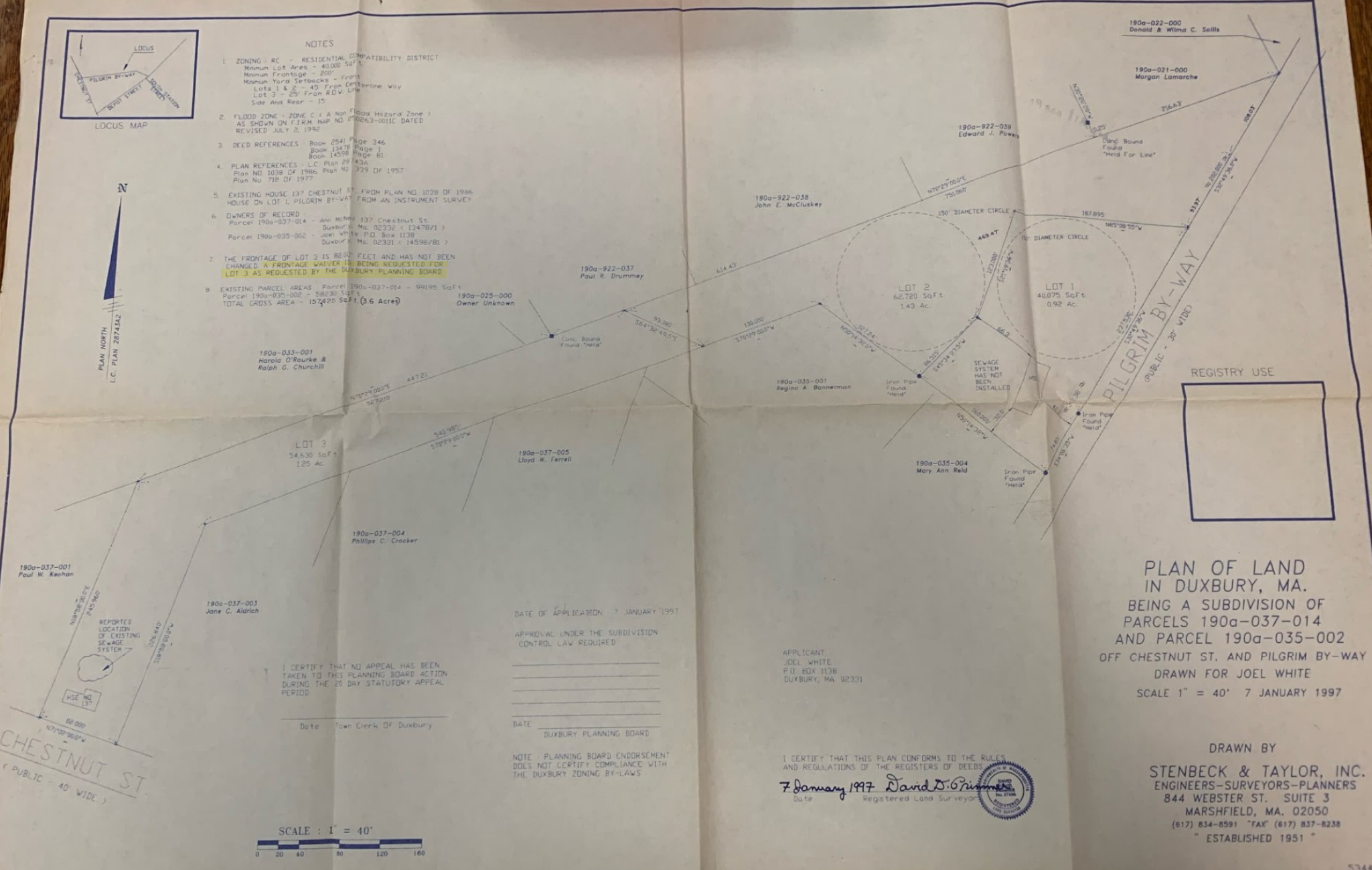


NOTES

- ZONING: RC - RESIDENTIAL COMPATIBILITY DISTRICT
Minimum Lot Area - 40,000 Sq Ft.
Minimum Frontage - 200' Front
Minimum Yard Setbacks:
Lots 1 & 2 - 45' From Centerline Way
Lot 3 - 25' From RDW Line
Side And Rear - 15'
- FLOOD ZONE: ZONE C (A Non Flood Hazard Zone)
AS SHOWN ON FIRM MAP NO. 90063-001C DATED
REVISED JULY 2, 1992
- DEED REFERENCES: Book 254 Page 346
Book 134 Page 1
Book 1458 Page 81
- PLAN REFERENCES: L.C. Plan #9745e
Plan No. 1078 OF 1986, Plan No. 733 OF 1957
Plan No. 718 OF 1977
- EXISTING HOUSE 137 CHESTNUT ST. FROM PLAN NO. 1028 OF 1986
HOUSE ON LOT 1, PILGRIM BY-WAY FROM AN INSTRUMENT SURVEY
- OWNERS OF RECORD:
Parcel 190a-037-014 - Ann McNeil 137 Chestnut St.
Duxbury, Ma. 02332 (+1347871)
Parcel 190a-035-002 - Joel White P.O. Box 1138
Duxbury, Ma. 02331 (+14598781)
- THE FRONTAGE OF LOT 3 IS 82.00 FEET AND HAS NOT BEEN
CHANGED. A FRONTAGE WAIVER IS BEING REQUESTED FOR
LOT 3 AS REQUESTED BY THE DUXBURY PLANNING BOARD
- EXISTING PARCEL AREAS: Parcel 190a-037-014 - 99195 Sq Ft
Parcel 190a-035-002 - 58230 Sq Ft
TOTAL GROSS AREA - 157425 Sq Ft (3.6 Acres)



PLAN OF LAND
IN DUXBURY, MA.
BEING A SUBDIVISION OF
PARCELS 190a-037-014
AND PARCEL 190a-035-002
OFF CHESTNUT ST. AND PILGRIM BY-WAY
DRAWN FOR JOEL WHITE
SCALE 1" = 40' 7 JANUARY 1997

DATE OF APPLICATION 7 JANUARY 1997

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

DATE _____

DUXBURY PLANNING BOARD

APPLICANT
JOEL WHITE
P.O. BOX 1138
DUXBURY, MA 02331

I CERTIFY THAT NO APPEAL HAS BEEN TAKEN TO THIS PLANNING BOARD ACTION DURING THE 20 DAY STATUTORY APPEAL PERIOD

Date _____
Town Clerk Of Duxbury

NOTE: PLANNING BOARD ENDORSEMENT DOES NOT CERTIFY COMPLIANCE WITH THE DUXBURY ZONING BY-LAWS

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERERS OF DEEDS

7 January 1997 David D. Drummy
Date Registered Land Surveyor



DRAWN BY
STENBECK & TAYLOR, INC.
ENGINEERS-SURVEYORS-PLANNERS
844 WEBSTER ST. SUITE 3
MARSHFIELD, MA. 02050
(617) 834-8591 FAX (617) 837-8238
" ESTABLISHED 1951 "

