

NOTE: SEPTIC LOCATION PER AS-BUILT PLAN ON RECORD IN THE DENNIS BOARD OF HEALTH AND ARE ONLY APPROXIMATE.

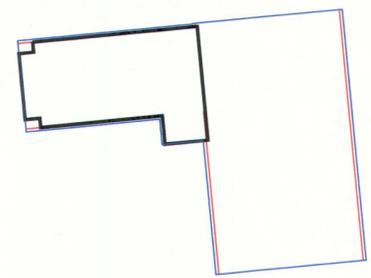
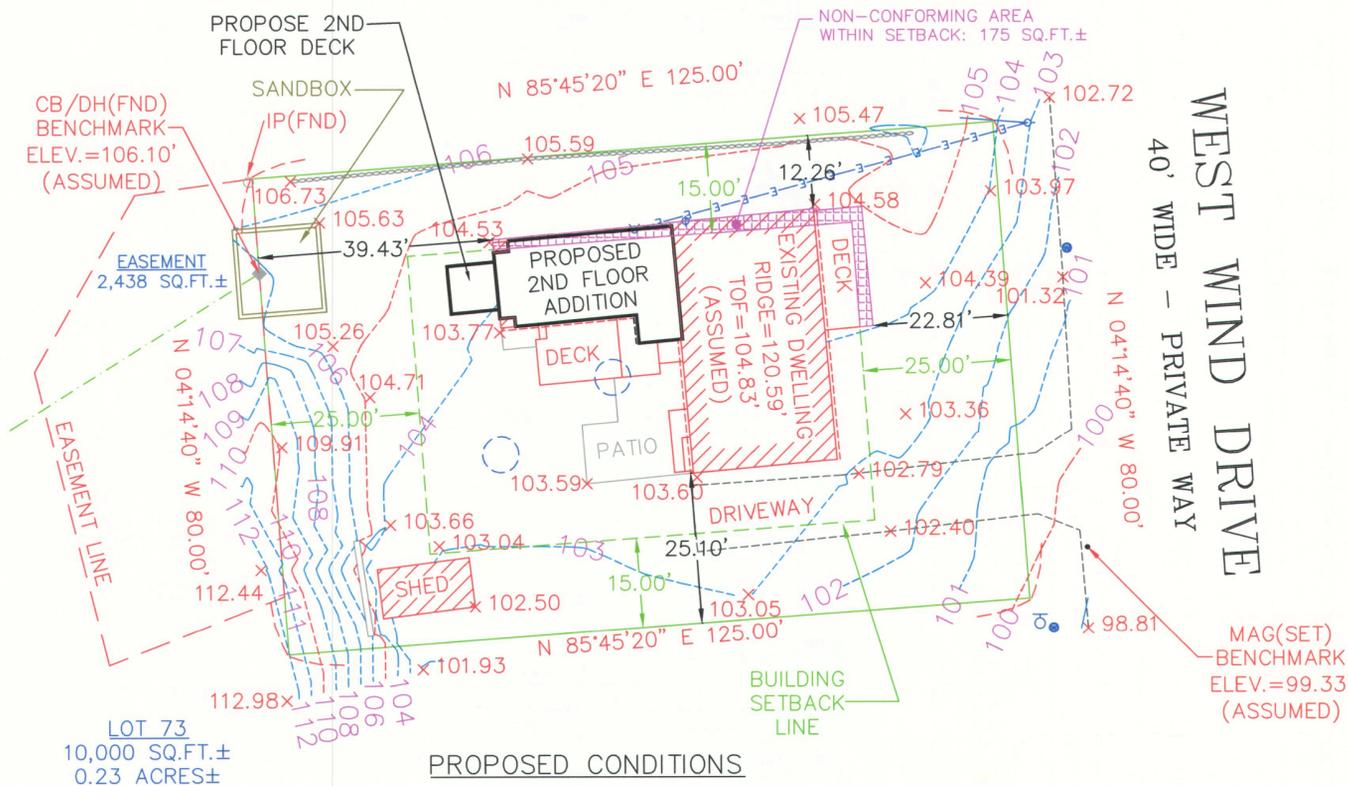
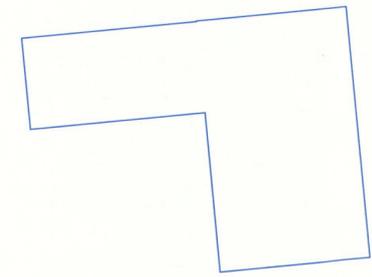
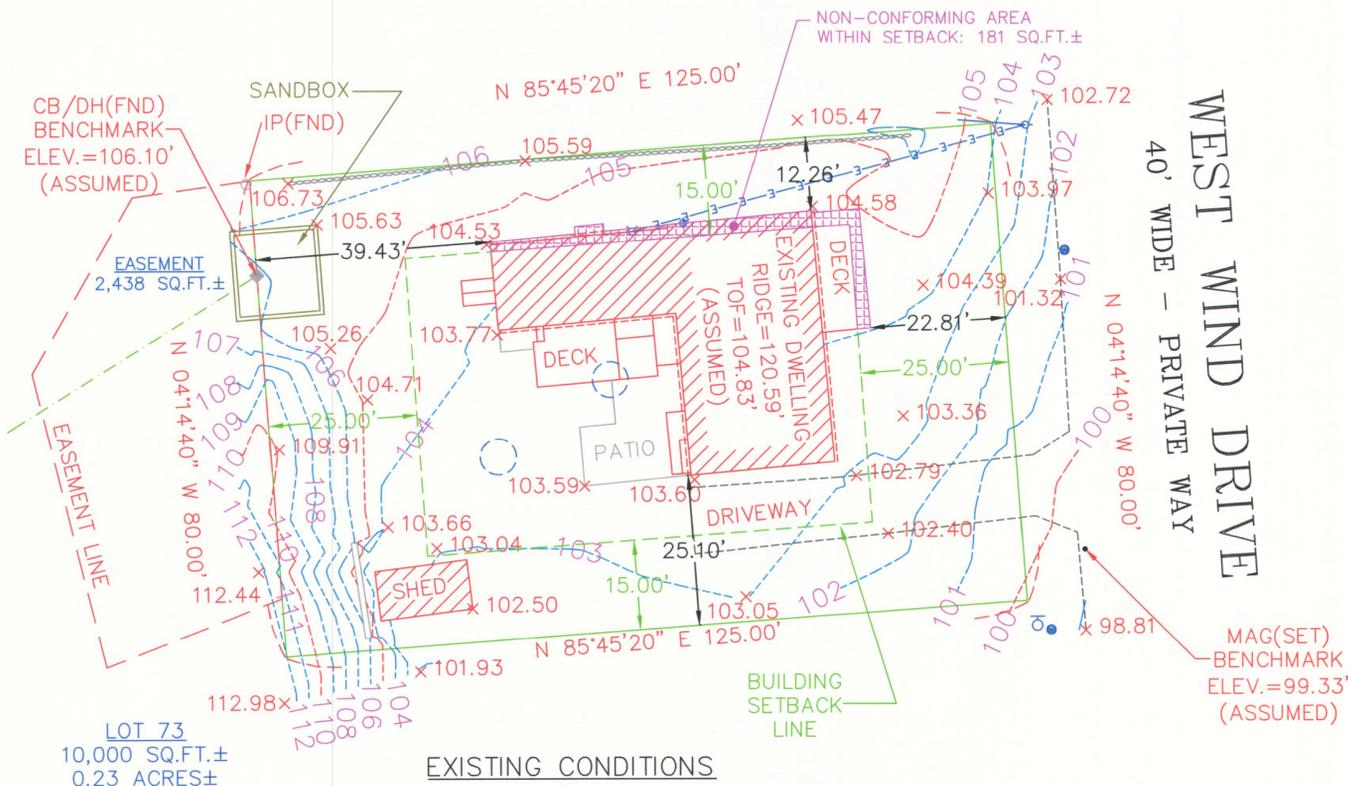
GROUND SURVEY PERFORMED BETWEEN DECEMBER 17, 2024 AND FEBRUARY 4, 2025.

ELEVATIONS SHOWN ARE IN FEET ABOVE AN ASSUMED DATUM. CONTOURS ARE PROVIDED AT ONE FOOT INTERVALS.

HOUSE BUILT IN 1969 ACCORDING TO THE DENNIS ASSESSORS DATA BASE.

SEE DECLARATION OF TRUST ESTABLISHING MZC TRUST DATED MARCH 26, 1999.

THERE IS AN "EASEMENT" AT THE REAR OF THE PROPERTY IN FAVOR OF MARY Z. CONNAUGHTON, TRUSTEE OF MZC TRUST AND FILED IN DEED BK. 32772 PG. 320.



EXISTING/PROPOSED CONDITIONS PLAN OF LAND IN DENNIS, MASSACHUSETTS AS PREPARED FOR MZC TRUST

THIS PROPERTY FALLS IN FLOOD ZONE "X" AS SHOWN ON MAP NO. 25001C0581J DATED JULY 16, 2014

ZONING DISTRICT(S) INCLUDING FLOODPLAIN		R40	"X"
SUBJECT	EXISTING	REQUIRED	PROPOSED
LOT AREA(SQUARE FEET)	10,000±	40,000	NO CHANGE
FRONTAGE(LINEAR FEET)	80.00'	100'	NO CHANGE
YARD SETBACK-FRONT(FEET)	22.81'	25'	NO CHANGE
YARD SETBACK-SIDE(FEET)	(R)12.26'(L)25.10'	15'	NO CHANGE
YARD SETBACK-REAR(FEET)	39.43'	25'	NO CHANGE
BUILDING COVERAGE(%)	15.19%	15%	15.49%
BUILDING HEIGHT (ACTUAL)	16.74'	30.00'	22.42'
BUILDING HEIGHT (ELEVATION)	120.59'	133.85'(1)	126.27'

(1) AVERAGE GRADE- $104.58+104.53+103.77+103.60+102.79=519.27/5=103.85+30=133.85'$ ALLOWED HEIGHT



TO: MZC TRUST
ON THE BASIS OF MY KNOWLEDGE AND INFORMATION, I FIND, THAT AS A RESULT OF A SURVEY MADE ON THE GROUND TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN THE COMMONWEALTH OF MASSACHUSETTS, THE LOCATION OF THE DWELLING IS AS SHOWN HEREON.

MARCH 15, 2025
DATE PROFESSIONAL LAND SURVEYOR

PLAN REFERENCE:
PL.BK.209 PG.61
(LOT 73)

LOCUS ADDRESS:
25 WEST WIND DR.
DENNIS

SCALE: 1"=20'

DATE DRAWN:
MARCH 15, 2025

FILE: 3335-00

PAUL E. SWEETSER
PROFESSIONAL LAND SURVEYOR
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