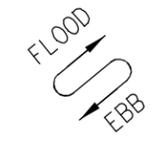


BASS RIVER
(TIDAL)



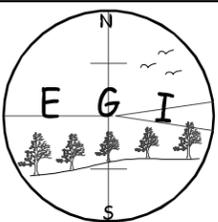
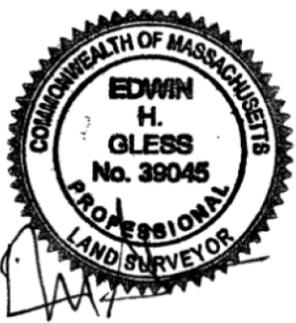
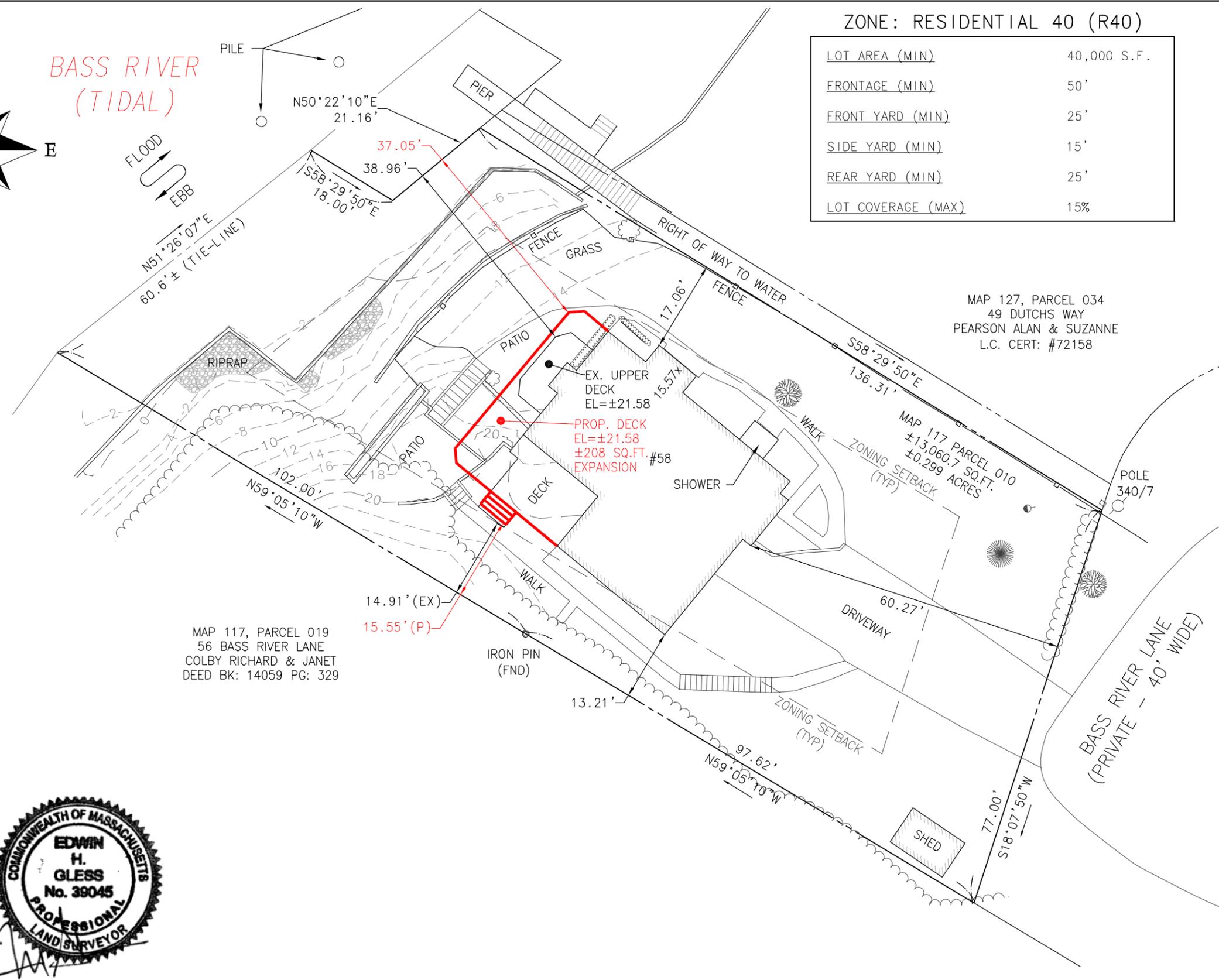
ZONE: RESIDENTIAL 40 (R40)

LOT AREA (MIN)	40,000 S.F.
FRONTAGE (MIN)	50'
FRONT YARD (MIN)	25'
SIDE YARD (MIN)	15'
REAR YARD (MIN)	25'
LOT COVERAGE (MAX)	15%

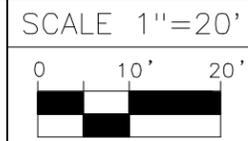
MAP 127, PARCEL 034
49 DUTCHS WAY
PEARSON ALAN & SUZANNE
L.C. CERT: #72158

SURVEY NOTES:

- RECORD OWNER:
CHRISTINE MCCAFFREY
13 BOGASTOW CIRCLE
MILLIS, MA. 02054
DEED BK:17425 PG:187
PLAN BK:150 PG:23
- PROPERTY IS SHOWN ON ASSESSORS MAP 117, PARCEL 010 AND APPEARS TO LIE WITHIN THE RESIDENTIAL 40 DISTRICT PER THE TOWN OF DENNIS ZONING MAP.
- PROPERTY LINES SHOWN WERE DERIVED FROM AN ON THE GROUND SURVEY CONDUCTED ON DECEMBER 12, 2014, LINES OF OCCUPATION, AND FOUND MONUMENTATION.
- ORIGIN OF BEARINGS IS PLAN 150, PAGE 23.
- ORIGIN OF ELEVATIONS ARE NAVD 88, DETERMINED FROM A GPS SURVEY CONDUCTED ON DECEMBER 12, 2014.
- PARCEL APPEARS TO LIE WITHIN THE AE (EL.=11') AND X FLOOD ZONES PER FIRM MAP 25001 PANEL 591 OF 875, LAST REVISED JULY 16, 2014 AS SHOWN ON THE FEMA WEBSITE.
- EXISTING CONDITIONS SHOWN HEREON WERE COMPILED FROM AN ON THE GROUND SURVEY CONDUCTED ON DECEMBER 12, 2014 AND FROM PLANS ON RECORD AT THE BARNSTABLE COUNTY REGISTRY OF DEEDS.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.



Existing Grade Inc.
Surveyors & Civil Engineers
62 Riedell Road
Douglas, MA 01516
508-737-7920 Ph/Fax



#	DATE	REVISIONS

CLIENT
CHRISTINE MCCAFFREY
58 BASS RIVER LANE
SOUTH DENNIS, MASSACHUSETTS

CERTIFIED PLOT PLAN
FOR
58 BASS RIVER LANE
S. DENNIS, MASSACHUSETTS

PROJECT NO. 1579
DATE: 05/21/25
SHEET NO. 1 OF 1