

**NOTES:**

THIS PLAN HAS BEEN PREPARED FOR THE PURPOSE OF RE-DIVIDING LOT 1 AS SHOWN ON LCP 15742B

ALL BUILDING MEASUREMENTS ARE TO CORNER BOARDS @ 4' ABOVE GRADE

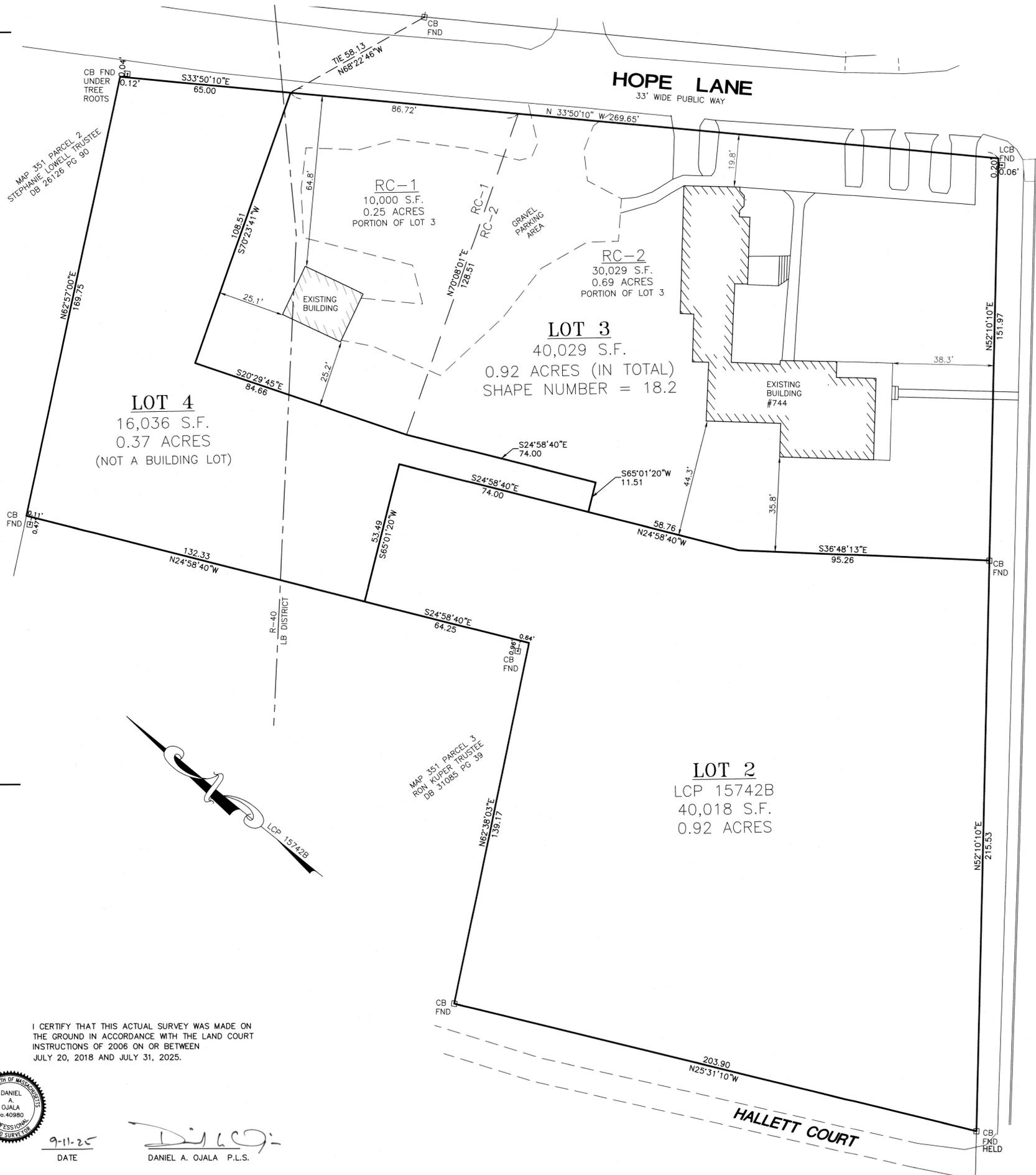
TRAVERSE CLOSURE: 1:49244

PRECISION:  
EDM ACCURACY 3MM + 1PPM  
ALL DISTANCES MEASURE WITH EDM (EDM).

LOT 4 IS FOR CONVEYANCE PURPOSES AND IS NOT A LOT AS DEFINED IN M.G.L. CH 41, §81-L AND IS NOT A BUILDING LOT AS DEFINED BY THE DENNIS ZONING BYLAW.

§2.3.3.7 SHAPE NUMBER  
"...THE SITE INTENDED FOR BUILDING IS CONTAINED, WITHIN A PORTION OF SAID LOT, WHICH SAID PORTION MEETS THE ZONING REQUIREMENTS OF THE AREA IN WHICH IT IS LOCATED AND HAS A SHAPE NUMBER NOT EXCEEDING 22."

JOINT CONSERVATION RESTRICTION SHALL ONLY BE EFFECTIVE ON THE PORTION OF LOT 3 BEING THE RC-1 AREA CONSISTING OF 10,000 SQUARE FEET.



**LOCUS MAP**  
SCALE 1"=2000'±  
ASSESSORS MAP 351 PARCEL 4

**ZONING SUMMARY**

ZONING DISTRICT: LB DISTRICT  
(OTHER PRINCIPAL STRUCTURES)

MIN. LOT SIZE	40,000 S.F.
MIN. LOT FRONTAGE	150'
MIN. LOT WIDTH	150'
MIN. FRONT SETBACK	75'
MIN. SIDE SETBACK	35'
MIN. REAR SETBACK	50'
MAX. SITE COVERAGE	70%
MAX. BUILDING HEIGHT	2 STORIES

ZONING DISTRICT: R-40  
(OTHER PRINCIPAL STRUCTURES)

MIN. LOT SIZE	40,000 S.F.
MIN. LOT FRONTAGE	150'
MIN. LOT WIDTH	150'
MIN. FRONT SETBACK	50'
MIN. SIDE SETBACK	25'
MIN. REAR SETBACK	25'
MAX. SITE COVERAGE	70%

LOT 3 SITE COVERAGE = 33%

**OWNER OF RECORD**

744 MAIN STREET REALTY TRUST  
CHESTER J DELUGA TRUSTEE  
P O BOX 1011  
DENNIS, MA 02638

**REFERENCES**

- CERTIFICATE 158411
- CERTIFICATE 238836
- CERTIFICATE 238878
- LCP 15742-B

**DENNIS PLANNING BOARD**

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS NOT REQUIRED

DATE: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

NO DETERMINATION AS TO COMPLIANCE WITH THE ZONING ORDINANCE REQUIREMENTS HAS BEEN MADE OR INTENDED BY THE ABOVE ENDORSEMENT.

I CERTIFY THAT AS OF THE DATE OF THIS SURVEY, THE MONUMENTS CONTROLLING PRIOR PLANS ARE IN THE GROUND AS SHOWN AND DESCRIBED HEREON. I FURTHER CERTIFY THAT ANY ADDITIONAL MONUMENTS SHOWN HEREON HAVE BEEN SET IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 AS OF THE DATE OF THIS SURVEY.

I CERTIFY THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 ON OR BETWEEN JULY 20, 2018 AND JULY 31, 2025.



9-11-25 *D. Ojala*  
DATE DANIEL A. OJALA, P.L.S.

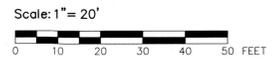
9-11-25 *D. Ojala*  
DATE DANIEL A. OJALA, P.L.S.

CJF

DCE #18-243

**PLAN OF LAND**  
OF  
**744 MAIN STREET**  
**DENNIS, MA**  
BEING A DIVISION OF LCP 15742B LOT1  
TO BE FILED IN THE LAND COURT  
PREPARED FOR  
**744 MAIN STREET REALTY TRUST**

DATE: JUNE 20, 2025  
REV.: JULY 31, 2025  
REV.: SEPTEMBER 11, 2025



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