



- NOTES:
1. THE PURPOSE OF THIS PLAN IS TO RECONFIGURE EXISTING LAND COURT LOT 9, 10 AND 46 INTO NEW LOT B (ACCESS TO ASSOCIATION PIER) AND LOT A (FOR A SINGLE FAMILY HOME.)
 2. THE ACCESS TO THE PIER SHALL REMAIN A PATH AND SHALL COMPLY WITH THE CONSERVATION COMMISSION ORDER OF CONDITIONS
 3. THE DWELLING ON LOT #10 (111 FARM LANE) SHALL BE REMOVED TO CONFORM TO ZONING.
 4. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE 2006 LAND COURT MANUAL OF INSTRUCTION.
 5. THIS PLAN IS A DIVISION OF REGISTERED LAND OWNED BY DELAGI FAMILY PROPERTIES LLC, AND FARM LANE ASSOCIATES, INC.
 6. THE MATHEMATICAL CLOSURE OF THE TRAVERSE USING A TS-12 LEICA INSTRUMENT WAS 1:70,218
 7. THE PURPOSE OF THIS PLAN IS TO IS TO RECONFIGURE EXISTING LAND COURT LOT 9, 10, AND 46. LOT 10 WILL BE DIVIDED INTO LOTS 47 AND 48 AND LOT 46 WILL BE DIVIDED INTO LOTS 49 AND 50. ONCE APPROVED, LOT 9 AND LOT 48 WILL BE COMBINED INTO A NEW LOT 51 AND LOT 48 AND LOT 50 WILL BE COMBINED INTO A NEW LOT 52.
 8. #111 FARM LANE WILL BE COMBINED WITH #107 FARM LANE. THE COMBINED LOTS WILL BE KNOWN AS 107 FARM LANE. #109 WILL BE RELOCATED TO THE EAST.
 9. LOT B IS NOT CONSIDERED A BUILDABLE LOT FOR A RESIDENTIAL STRUCTURE.
 10. I CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 ON OR BETWEEN AUGUST 14, 2024 AND SEPTEMBER 6, 2024.
 11. I FURTHER CERTIFY THAT THE CONDITIONS ON THE GROUND ARE THE SAME NOW AS AT THE TIME OF THE ORIGINAL SURVEY.
 12. ALL MEASUREMENTS FOR THE SURVEY TRAVERSE AND SIDE SHOTS WERE MADE BY EDM MEASUREMENTS.
 13. REDUNDANT OBSERVATIONS WERE OBTAINED ON EXISTING MONUMENTATION AND ALONG TRAVERSE LINES BY MEASURING DOUBLED ANGLES AND BY RECORDING MULTIPLE EDM DISTANCE READINGS.

Kieran J. Healy
 KIERAN J. HEALY, PLS #48135
 11/26/2025
 DATE

LOT A-4
 LCP 19741-B
 CTF. 230208
 N/F
 JOHN & MARY
 MCCOURTY
 101 FARM LANE
 ASSESSORS MAP 106
 PARCEL 2

	NEW LOT 51 107 FARM LN	NEW LOT 52 109 FARM LN	111 FARM LN
CURRENT OWNER:	DELAGI FAMILY PROPERTIES, LLC	FARM LN ASSOCIATION	DELAGI FAMILY PROPERTIES, LLC
TITLE REFERENCE:	CERT. 229230	CERT. 89664	CERT. 236765
ASSESSORS MAP:	106	116	117
PARCEL:	1	2	41
EXISTING LOT AREA:	31,908±S.F.	11,054±S.F.	25,009±S.F.
NEW LOT AREA:	51,375±S.F.	16,596±S.F.	N/A
OVERLAY DISTRICT:	SOUTH DENNIS HISTORICAL	SOUTH DENNIS HISTORICAL	SOUTH DENNIS HISTORICAL
FEMA FLOOD ZONE DISTRICT:	AE-11" AND "AE-12" DATE 7/16/2014 PANEL #25001C0591 J	AE-11" AND "AE-12" DATE 7/16/2014 PANEL #25001C0591 J	AE-11" AND "AE-12" DATE 7/16/2014 PANEL #25001C0591 J
NITROGEN SENSITIVE ZONE:	NOT A ZONE II		
PLAN REFERENCE:	LCP 19741-D, LOT 9	LCP 19741-K, LOT 46	LCP 19741-E, LOT 10
ZONING DISTRICT:	R-40		
SETBACKS:	FRONT 25' SIDE 15' REAR 25'		

APPROVAL NOT REQUIRED PLAN

AT
 #107, #109, & #111
 FARM LANE
 IN
 SOUTH DENNIS
 MASSACHUSETTS
 (BARNSTABLE COUNTY)
 FEBRUARY 20, 2025

REVISIONS:

NO.	DATE	DESC.
1.	11-12-25	L.C. NUMBERING
1.	11-26-25	L.C. REQUIREMENTS

PREPARED FOR:
 GREGORY DELAGI
 107 FARM LANE
 SOUTH DENNIS, MA 02660
 RGDELAGI@OUTLOOK.COM

BSC GROUP
 BUILD | SUPPORT | CONNECT
 349 Main Street - Route 28
 West Yarmouth, Massachusetts
 02673
 508 778 8919



Kieran J. Healy
 11/26/2025
 KIERAN J. HEALY PLS DATE
 FOR THE BSC GROUP INC.