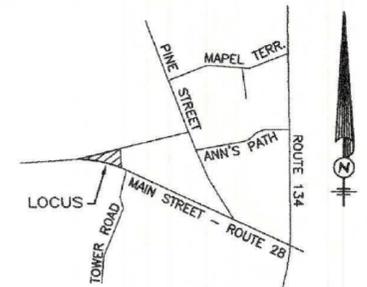


IS THIS LAND BEING CLAIMED AS PART OF THIS PLAN, AS IT IS NOT INCLUDED IN EITHER DEED OR CTF OF TITLE? IF SO, WHO IS IT BEING CLAIMED FROM?

IT APPEARS THAT THE APPLICANT INTENDS TO JOIN THIS AREA WITH THE REGISTERED AND UN-REGISTERED LAND, DEFINING A NEW LIMIT OF OWNERSHIP ON THIS SIDE OF THE PROPERTY.

TOWN LEGAL REPRESENTATION SHOULD REVIEW AND OFFER GUIDANCE AS TO IF THE APPLICANT CAN INCLUDE THIS AREA AS PART OF THE PLAN, WHICH WOULD EXPAND AREA OF OWNERSHIP BEYOND CURRENT DEED/CTF.

THE LOCATION OF THIS LINE COULD SIGNIFICANTLY IMPACT ANY ZONING SETBACKS AND COVERAGE CALCULATIONS UPON ANY FUTURE DEVELOPEMENT OF THE PROPERTY.



LOCATION MAP SCALE: 1"=2000'

OWNERS OF RECORD:
THREE DOGS HGL, LLC (PETITIONER)
322 LOWER COUNTY ROAD
DENNISPORT, MA 02639

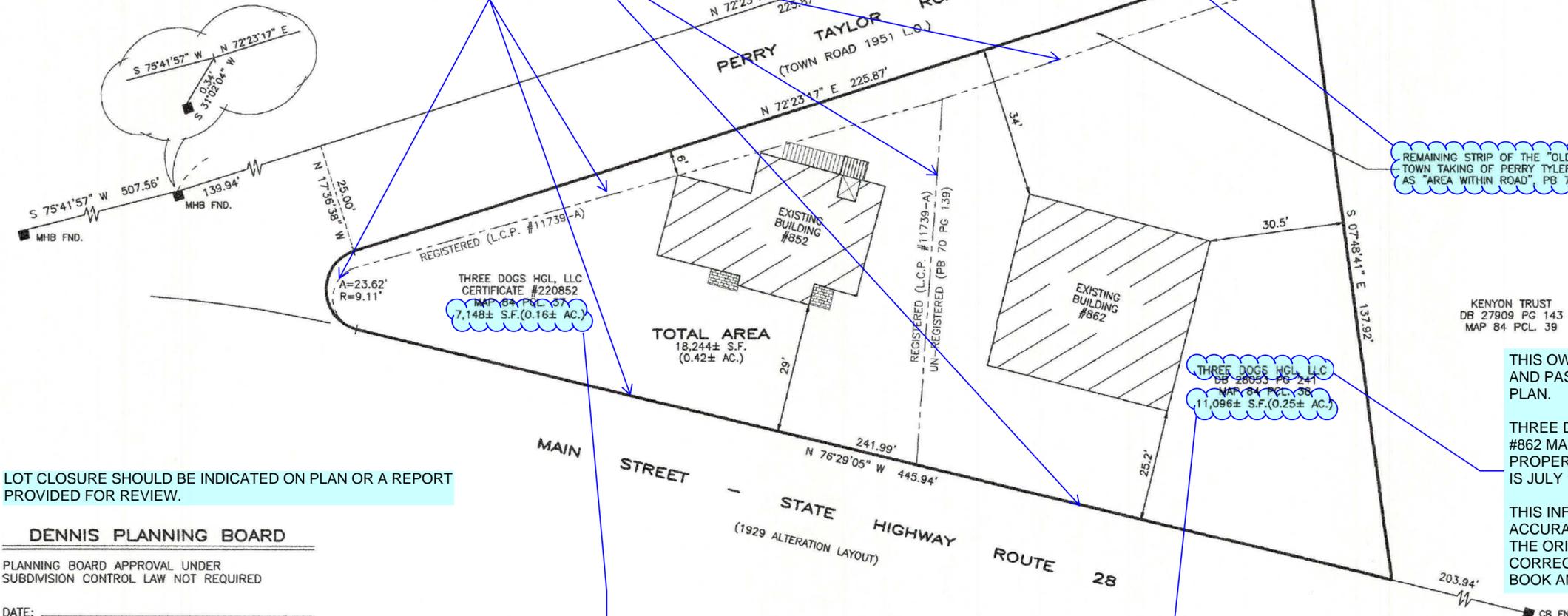
REFERENCES:
CERTIFICATE #220852
DEED BOOK 28053 PAGE 241
LAND COURT PLAN #11739-A2
PLAN BOOK 70 PAGE 139
PLAN BOOK 103 PAGE 29
ASSESSORS MAP 84 PARCELS 37 & 38
APPLICATION DATE: 12/10/25

FOR REGISTRY USE ONLY

PLAN SHOULD NOTATE EXISTING LOT DIMENSIONS AND LINES TO BE REMOVED

REMAINING STRIP OF THE "OLD ROAD" AFTER 1951 TOWN TAKING OF PERRY TYLER ROAD. ALSO SHOWN AS "AREA WITHIN ROAD", PB 70 PG 139

REVISE TO CURRENT DB/PG FOR #862 MAIN STREET ?



LOT CLOSURE SHOULD BE INDICATED ON PLAN OR A REPORT PROVIDED FOR REVIEW.

DENNIS PLANNING BOARD

PLANNING BOARD APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED

DATE: _____

DOES THIS LOT AREA INCLUDE AREA WITHIN "REMAINING STRIP OF OLD ROAD"? IF YES, SHOULD THIS AREA BE INCLUDED AS IT IS NOT SAME AS DESCRIPTION OF OWNERSHIP IN CTF 220852?

THIS LOT AREA APPEARS TO INCLUDE AREA WITHIN "REMAINING STRIP OF OLD ROAD" SHOULD THIS AREA BE INCLUDED AS IT IS NOT INCLUDED IN DESCRIPTION OF OWNERSHIP IN DB 36755, PG 69?

THIS OWNER NAME APPEARS TO HAVE BEEN COPIED AND PASTED OVER PREVIOUS OWNER LISTED ON PLAN.

THREE DOGS HGL LLC IS THE CURRENT OWNER OF #862 MAIN STREET BASED ON PURCHASE OF PROPERTY ON DECEMBER 30, 2024, THE PLAN DATE IS JULY 17, 2024 WHICH IS BEFORE THE SALE.

THIS INFORMATION SHOULD BE CONFIRMED AS ACCURATE AND THE PLAN SHOULD BE REVISED BY THE ORIGINAL PREPARER TO INDICATE THE CORRECT OWNERS NAME, AND CORRECT DEED BOOK AND PAGE (DB 36755, PG 69.)

PLAN OF LAND IN WEST DENNIS, MA

COMBINING LOTS SHOWN ON LAND COURT PLAN #11739-A, PLAN BOOK 70 PAGE 139 AND REMAINING STRIP OF "OLD ROAD"

PREPARED FOR:

THREE DOGS HGL, LLC

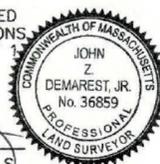
SCALE: 1" = 20' JULY 17, 2024

GRAPHIC SCALE IN FEET



DEMAREST LAND SURVEYING
338 MAYFAIR ROAD
SOUTH DENNIS, MA 02660
508-364-9049

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS EFFECTIVE JANUARY 1, 1976 AND AMENDED JANUARY 7, 1988.



7/17/24
DATE
JOHN Z. DEMAREST JR., P.L.S.

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