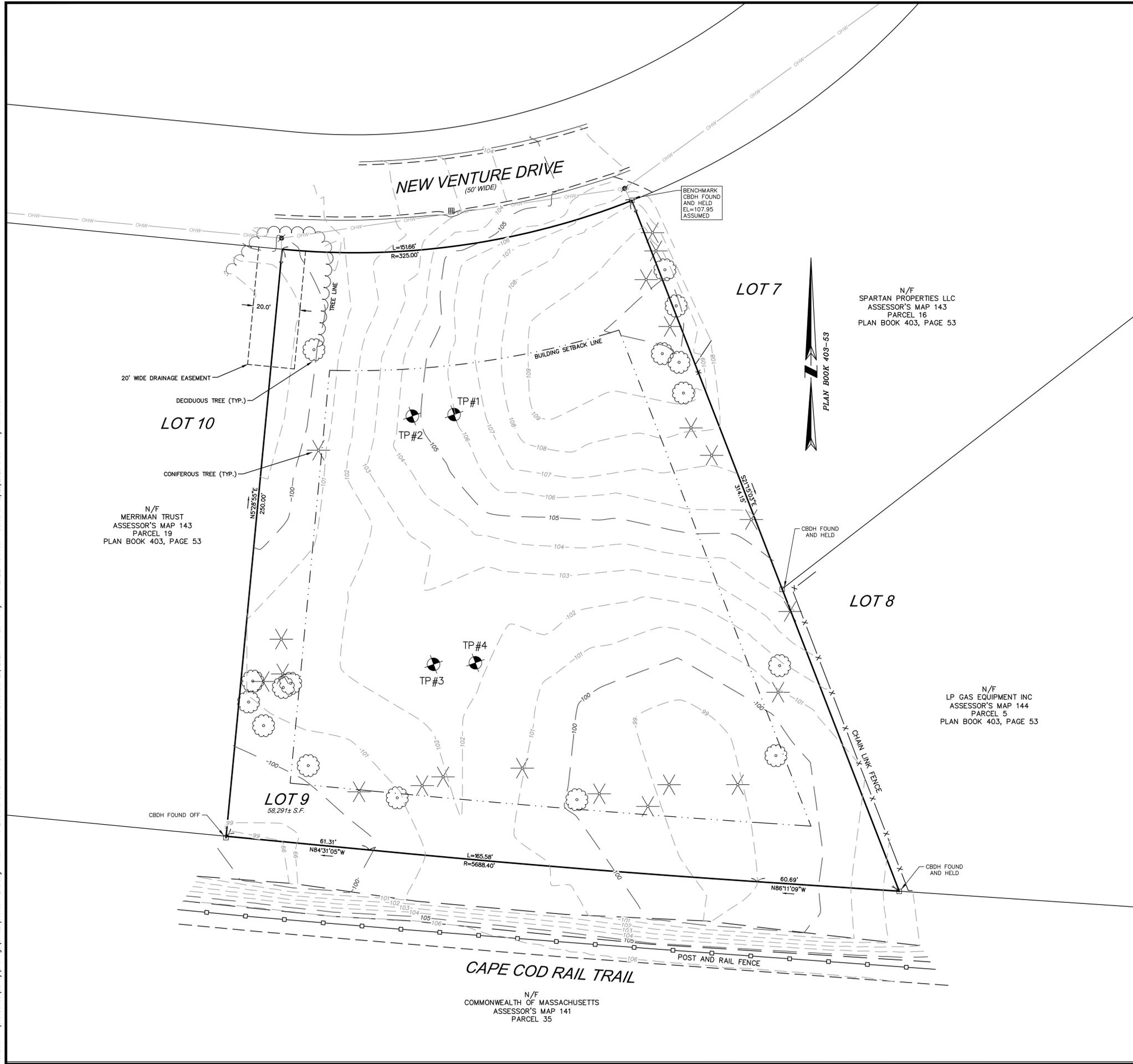


File Name: P:\010189400\SURVEY\Drawings\Civil3D\0101894-Exc.dwg - Tab: V-1.0 EXISTING CONDITIONS PLAN Plotted On: December 29, 2025 - 10:23 AM by: MACKENZIE MORRISON Saved on 12/29/2025 6:50 PM by: MACKENZIE MORRISON

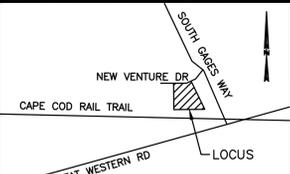


LOCUS INFORMATION

CURRENT OWNER: 535 HIGGINS CROWELL LLC
 CHARLES C. ORR 2008 REV. TRUST
 TITLE REFERENCE: DEED BOOK 37104, PAGE 60
 PLAN REFERENCE: PLAN BOOK 403, PAGE 53
 ASSESSORS MAP: 143
 PARCEL: 18
 ZONING DISTRICT: INDUSTRIAL
 SETBACKS: FRONT - 50'
 SIDE - 25'
 REAR - 25'
 MINIMUM LOT SIZE: 40,000 S.F.
 EXISTING LOT SIZE: 58,291± S.F.
 NITROGEN SENSITIVE ZONE: NOT IN A 1995 ZONE II
 FEMA FLOOD ZONE DISTRICT: "X", DATED 7/16/2014
 PANEL #25001C0584J
 OVERLAY DISTRICT: LWFOD

LEGEND

- 50.9 X SPOT ELEVATION
- C.B. ◊ CATCH BASIN
- DMH ⊙ DRAINAGE MANHOLE
- SMH ⊙ SEWER MANHOLE
- TMH ⊙ TELEPHONE MANHOLE
- LP ⚡ LIGHT POLE
- UPL ⚡ UTILITY POLE / LIGHT
- UPT ⚡ UTILITY POLE / TRANSFORMER
- UP ⚡ UTILITY POLE
- OHW — OVERHEAD ELECTRIC LINE
- EHH ELECTRIC HANDHOLE
- GMET GAS METER
- G — GAS LINE
- ⊙ G GAS GATE
- WG ⊙ WATER GATE
- W — WATER LINE



LOCUS MAP

NOT TO SCALE
 I CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THAT THE LOT CORNERS, DIMENSIONS AND SETBACKS TO THE STRUCTURE AS DETERMINED BY INSTRUMENT SURVEY AND AS SHOWN ON THIS PLAN ARE CORRECT.



KIERAN J. HEALY DATE 12/29/2025
 FOR THE BSC GROUP

PLAN OF LAND

5 NEW VENTURE DRIVE
 IN
 SOUTH DENNIS
 MASSACHUSETTS
 (BARNSTABLE COUNTY)

EXISTING CONDITIONS
 PLAN
 NOVEMBER 18, 2025

REVISIONS:

NO.	DATE	DESC.

PREPARED FOR:
 MR. GERRY COUGHLAN
 535 HIGGINS CROWELL LLC
 P.O. BOX 517
 YARMOUTH PORT, MA 02675

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

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 SCALE: 1" = 20'
 0 10 20 40 FEET

FILE: P:\010189400\SURVEY\DWG\CIVIL3D
 DWG.: SHEET V-1.0
 JOB. NO: 0102234.00