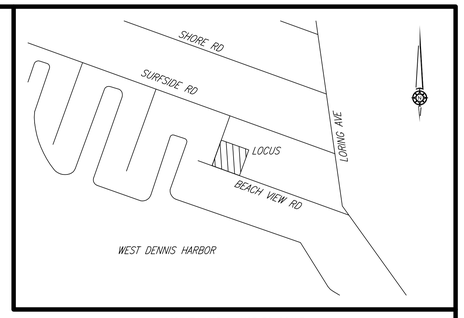
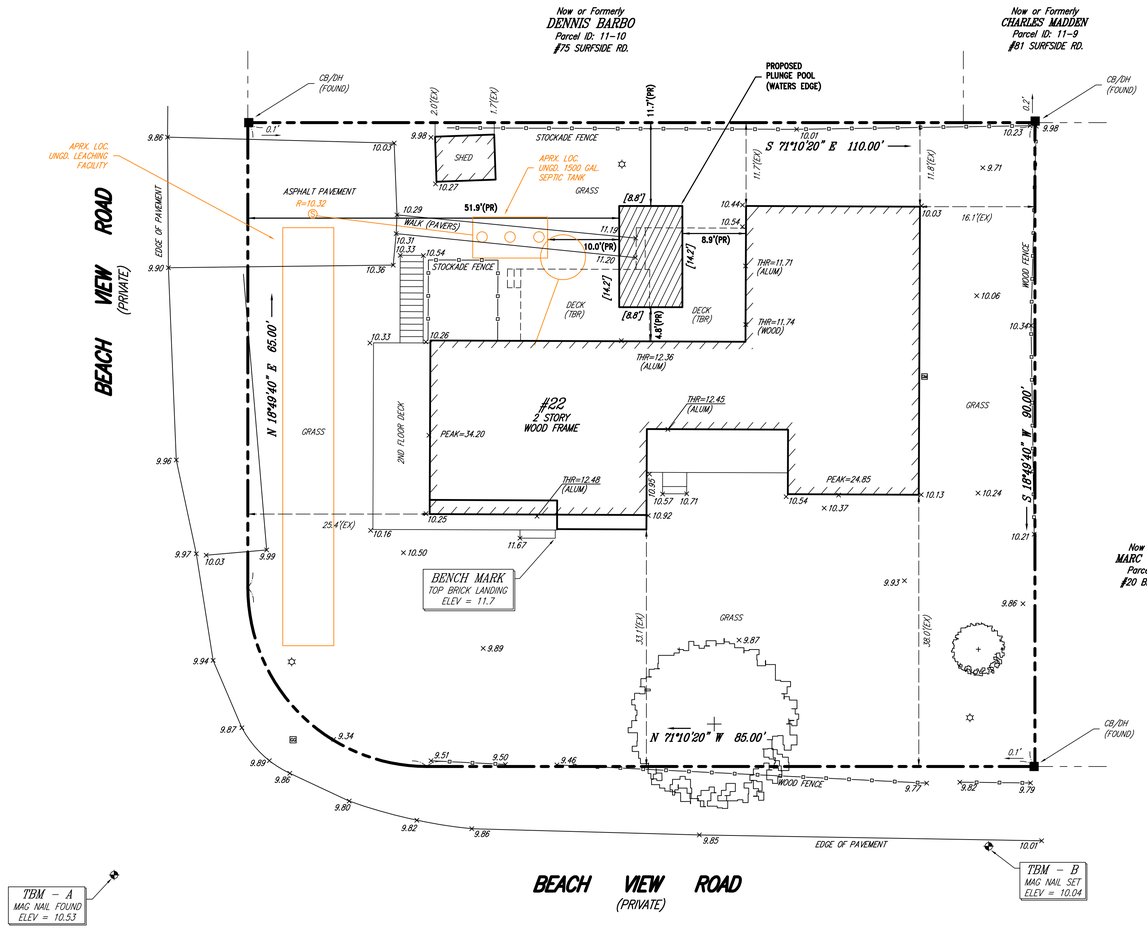


VICINITY MAP – NOT TO SCALE



LEGEND

(EX)	–	EXISTING OFFSET
(PR)	–	PROPOSED OFFSET
[20.0']	–	PROPOSED DIMENSION
(S)	–	SURVEY DIMENSION
(D)	–	DEED DIMENSION
THR=	–	THRESHOLD
APRX.	–	APPROXIMATE
LOC.	–	LOCATION
UNGD	–	UNDERGROUND

NOTES

1) – BENCH MARK:
TOP STEP OF BRICK LANDING AS SHOWN ON A PLAN PREPARED BY DOWN CAPE ENGINEERING, INC. DATED AUGUST 2, 2005, ENTITLED TITLE 5 SITE PLAN.
ELEVATION = 11.7

TBM-A: MAG NAIL FOUND NEAR THE INTERSECTION OF BEACH VIEW ROAD, AS SHOWN.
ELEVATION = 10.53

TBM-B: MAG NAIL SET ON THE SOUTHERLY SIDE OF BEACH VIEW ROAD, AS SHOWN.
ELEVATION = 10.04

2) – ELEVATIONS REFER TO NGVD (PER PLAN BY 'DOWN CAPE ENGINEERING INC., DATE AUGUST 2, 2005).

3) – BY GRAPHIC PLOTTING ONLY, THE PARCEL SHOWN HEREON LIES WITHIN A ZONE "AE" (UNSHADED), SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD) ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. AREAS OF SPECIAL FLOOD HAZARD INCLUDE ZONES A, AE, AH, AO, AR, A99, V, AND VE. THE BASE FLOOD ELEVATION IS THE WATER-SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A) FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR BARNSTABLE COUNTY, MASSACHUSETTS, MAP NUMBER 25001C0593J, EFFECTIVE DATE JULY 16, 2014.

4) – THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, TITLE COMMITMENT OR ZONING ANALYSIS BY THE CLIENT, SURVEYOR OR ZONING ATTORNEY.

5) – UNDERGROUND UTILITIES SHOWN ARE FROM FIELD OBSERVATIONS AND RECORD INFORMATION AND ARE NOT WARRANTED TO BE EXACT IT'S SIZE, LOCATION, OR PLANNING FUTURE CONNECTIONS, THE PROPER UTILITY ENGINEERING DEPTH NOR IS IT WARRANTED THAT ALL UNDERGROUND DEPARTMENT SHOULD BE CONSULTED AND THE ACTUAL LOCATION OF PIPES OR STRUCTURES ARE SHOWN. SUB-SURFACE STRUCTURES SHOULD BE DETERMINED IN THE FIELD. CALL, TOLL FREE, THE DIG SAFE CALL CENTER AT 1-888-344-7233 SEVENTY TWO HOURS PRIOR TO EXCAVATION.

6) – THE EXISTING BUILDINGS WERE LOCATED AT THE NEAREST POINT TO THE BOUNDARY LINE. NO EAVES, FOUNDATIONS OR OVERHANGS WERE LOCATED.

7) – THIS MAP OR PLAT IS NOT VALID WITHOUT THE SEAL AND SIGNATURE OF THE RESPONSIBLE SURVEYOR.

8) – THE SURVEY OF RECORD WAS PREPARED BY GERALD MERCER & CO., ENGINEERS – SURVEYORS, WEST YARMOUTH, DATED DECEMBER 23, 1956, RECORDED AT THE BARNSTABLE COUNTY REGISTRY OF DEEDS IN PLAN BOOK 125, PLAN 129.

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY, PLANS AND DEEDS OF RECORD.

COMMONWEALTH OF MASSACHUSETTS
WILLIAM TIRRELL
No. 49930
REGISTERED PROFESSIONAL LAND SURVEYOR

William Tirrell — 2026-01-21

WILLIAM E. TIRRELL, PLS (MA# 49930) — DATE

Now or Formerly
THE MAGUIRE FAMILY LIVING TRUST
Parcel ID: 11-11
BOOK 37248 – PAGE 287
LOT 39C & PART OF LOT 38C
AREA=9,766 S.F.

2	JANUARY 21, 2026	TOWN COMMENTS
1	JANUARY 19, 2026	CLIENT COMMENTS

PLAN FOR PROPOSED POOL
22 BEACH VIEW ROAD
DENNIS, MASSACHUSETTS

FRAMINGHAM SURVEY CONSULTANTS INC.
P.O. BOX 1190 FRAMINGHAM, MA 01701
PH: 508-628-1444 FAX: 508-879-9292
WWW.FRAMINGHAMSURVEY.COM

SCALE:	1"=10'	DRAWN BY:	RDN	DWG:	9204_25 PPPFR r2
DATE:	DECEMBER 9, 2025	CHECKED BY:	WET	JOB NO:	9204_25

GRAPHIC SCALE (IN FEET)
10 0 5 10 20 30 40