

LOCUS PLAN

THE PURPOSE OF THIS PLAN IS TO DIVIDE ASSESSORS MAP 59 LOT 1944 INTO TWO SEPARATE LOTS.

PLYMOUTH CO. REG. OF DEEDS
SEP 14 2005
9-14-05
RECORDED

'05-794
FOR REGISTRY USE ONLY

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.



BARDEN HILL ROAD IS A WAY WHICH THE TOWN CLERK CERTIFIES IS MAINTAINED AND USED AS A PUBLIC WAY. CERTIFICATION DATE: 07/06/05
CERTIFICATION BY THE TOWN CLERK MAKES NO DETERMINATION THAT BARDEN HILL ROAD IS OR IS NOT A PUBLIC WAY.

PLANNING BOARD'S ENDORSEMENT MAKES NO DETERMINATION AS TO COMPLIANCE WITH ZONING
PLANNING BOARD APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED.

DATE: July 12, 2005
Barry J. Hiddle
William B. Hancian
Duff M. Sign
MIDDLEBOROUGH PLANNING BOARD

OWNER:
JEAN M. BYRNE
53 BARDEN HILL ROAD
MIDDLEBOROUGH, MA 02346
DEED BOOK 5728 PAGE 131
ASSESSORS MAP 59 LOT 1944

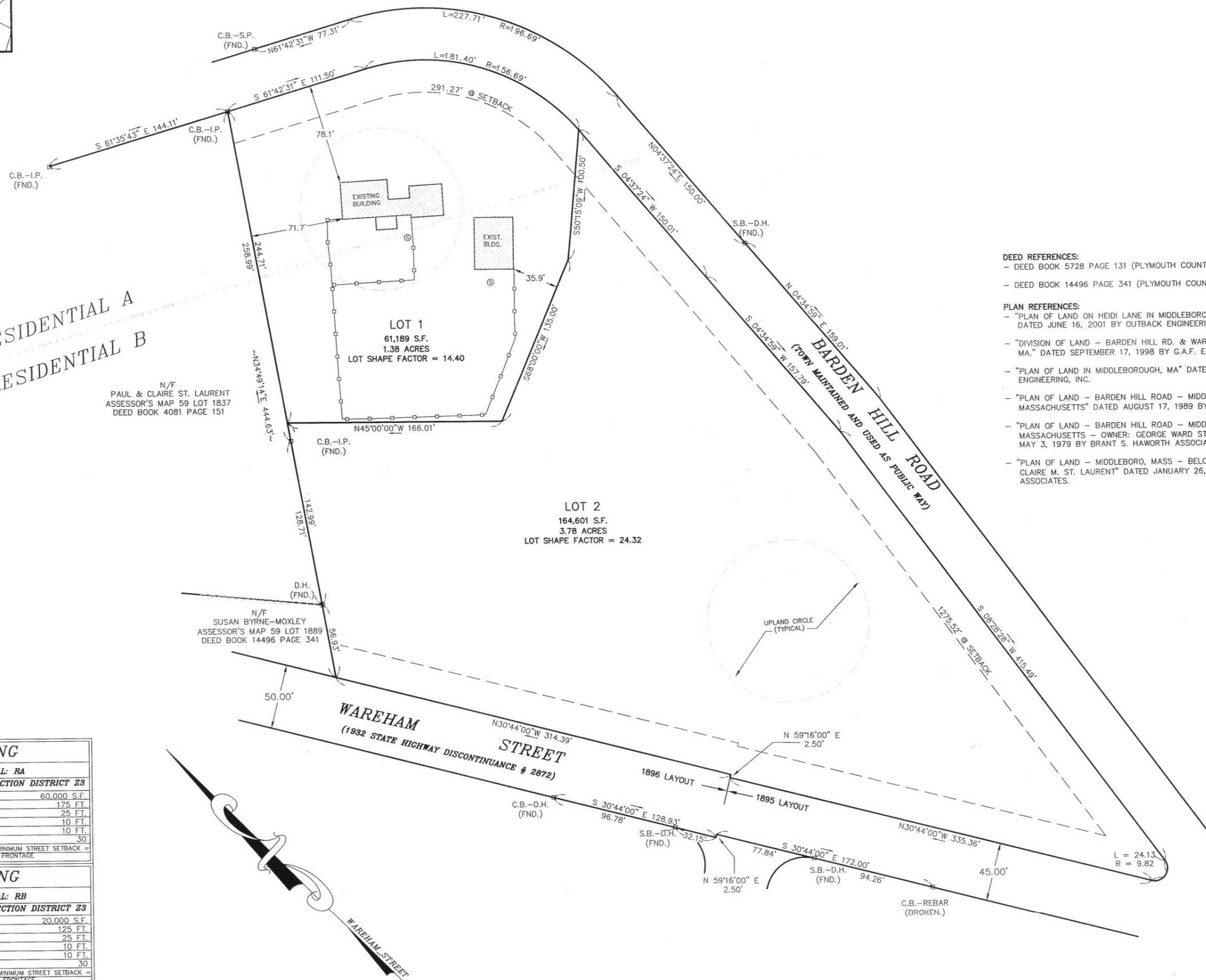
PLAN OF LAND
ON
WAREHAM STREET
AND
BARDEN HILL ROAD
IN
MIDDLEBOROUGH
MASSACHUSETTS

DATE: JUNE 14, 2005



165 EAST GROVE STREET
MIDDLEBOROUGH, MA 02346
TEL: (508)-946-9231

DRAWN BY: J.K.M. CHECKED BY: P.J.B.
PROJECT No. 1553
OE1553FORMA.DWG SHEET 1 OF 1
SCALE: 1"=40'



- DEED REFERENCES:**
- DEED BOOK 5728 PAGE 131 (PLYMOUTH COUNTY REGISTRY OF DEEDS)
 - DEED BOOK 14496 PAGE 341 (PLYMOUTH COUNTY REGISTRY OF DEEDS)
- PLAN REFERENCES:**
- "PLAN OF LAND ON HEIDI LANE IN MIDDLEBOROUGH, MASSACHUSETTS" DATED JUNE 16, 2001 BY OUTBACK ENGINEERING, INC.
 - "DIVISION OF LAND - BARDEN HILL RD. & WAREHAM ST. - MIDDLEBORO, MA." DATED SEPTEMBER 17, 1998 BY G.A.F. ENGINEERING, INC.
 - "PLAN OF LAND IN MIDDLEBOROUGH, MA" DATED MAY 23, 1997 BY G.A.F. ENGINEERING, INC.
 - "PLAN OF LAND - BARDEN HILL ROAD - MIDDLEBOROUGH, MASSACHUSETTS" DATED AUGUST 17, 1989 BY WILLIAM L. PHINNEY.
 - "PLAN OF LAND - BARDEN HILL ROAD - MIDDLEBOROUGH, MASSACHUSETTS - OWNER: GEORGE WARD STETSON ET UX" DATED MAY 3, 1979 BY BRANT S. HAWORTH ASSOCIATES.
 - "PLAN OF LAND - MIDDLEBORO, MASS - BELONGING TO PAUL A. & CLAIRE M. ST. LAURENT" DATED JANUARY 26, 1976 BY C & G ASSOCIATES.

RESIDENTIAL A
RESIDENTIAL B

N/F
PAUL & CLAIRE ST. LAURENT
ASSESSOR'S MAP 59 LOT 1837
DEED BOOK 4081 PAGE 151

N/F
SUSAN BYRNE-MOXLEY
ASSESSOR'S MAP 59 LOT 1889
DEED BOOK 14496 PAGE 341

ZONING	
RESIDENTIAL: RA	
WATER RESOURCE PROTECTION DISTRICT ZS	
LOT AREA	60,000 S.F.
LOT FRONTAGE	175 FT.
FRONT YARD SETBACK	25 FT.
REAR YARD SETBACK	10 FT.
SIDE YARD SETBACK	10 FT.
SHAPE FACTOR	30
MINIMUM LOT WIDTH AT REQUIRED MINIMUM STREET SETBACK = 90% OF REQUIRED MINIMUM STREET FRONTAGE	
ZONING	
RESIDENTIAL: RB	
WATER RESOURCE PROTECTION DISTRICT ZS	
LOT AREA	20,000 S.F.
LOT FRONTAGE	125 FT.
FRONT YARD SETBACK	25 FT.
REAR YARD SETBACK	10 FT.
SIDE YARD SETBACK	10 FT.
SHAPE FACTOR	30
MINIMUM LOT WIDTH AT REQUIRED MINIMUM STREET SETBACK = 90% OF REQUIRED MINIMUM STREET FRONTAGE	

Plymouth County Registry of Deeds
PLAN BOOK 50 PAGE 463

Deed # 113403 Deed # 113404

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