

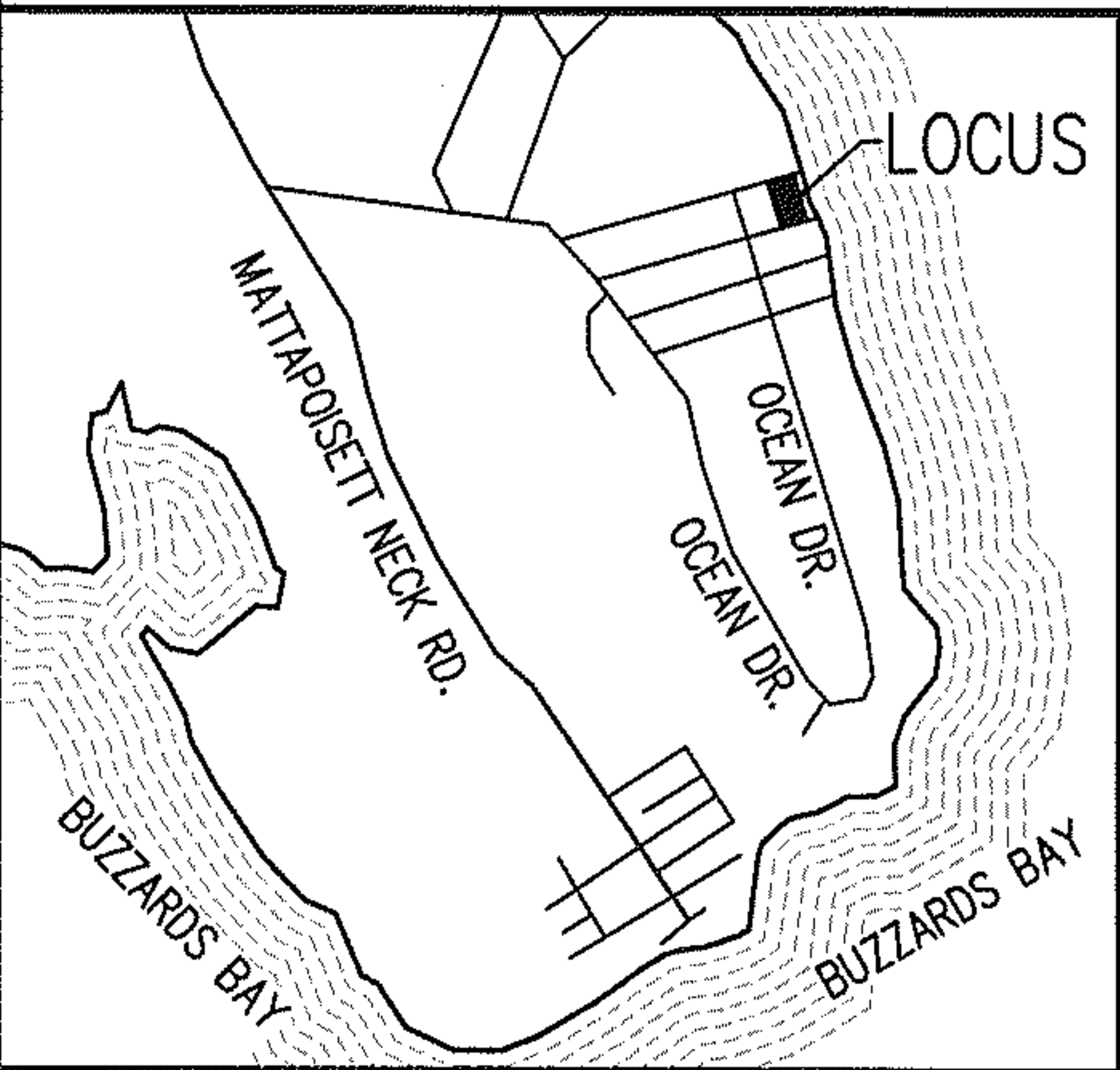
PLYMOUTH CO. REG. OF DEEDS
NOV 02 2007
11-2-07
RECORDED

07-732

FOR REGISTRY USE ONLY

"I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES
AND REGULATIONS OF THE REGISTERS OF DEEDS."

Matthew Leane
PREPARER



LOCUS PLAN
N.T.S.

ABBREVIATIONS:

CB CONCRETE BOUND
DH DRILL HOLE
E# EASEMENT
FND FOUND
IP IRON PIPE
TD TOTAL DISTANCE

MAP 15B LOT 87
N/F BAY VIEW TRUST
JAMES M. HENDERSON, JR., TRUSTEE
DEED BOOK 13,302 PAGE 049

EASEMENT #2
710± S.F.

PROPOSED UTILITY EASEMENT FOR THE
BENEFIT OF LOT 78 FOR THE MAINTAINING
OF EXISTING WATER SERVICE.

LINE	BEARING	DISTANCE
E2-L1	S 01°40'00" E	20.71'
E2-L2	S 86°26'00" W	11.64'

MAP 15B LOT 82
N/F DIANE FERNANDEZ
DEED BOOK 24,342 PAGE 216

EASEMENT #3
400± S.F.

PROPOSED UTILITY EASEMENT FOR THE
BENEFIT OF LOT 77 FOR THE LAYING AND
MAINTAINING OF PROPOSED WATER SERVICE
& FOR THE BENEFIT OF LOT 79 TO ACCESS
& MAINTAIN WELL & WATER SERVICE.

LINE	BEARING	DISTANCE
E3-L1	N 03°34'00" W	10.00'
E3-L2	N 86°26'00" E	40.14'
E3-L3	S 01°40'00" E	10.01'

BAY VIEW AVENUE

30' WIDE PRIVATE WAY
N 88°20'00" E
150.00'

MAP 15B LOT 79
N/F GRANDE VUE BEACH TRUST
ALISON B. HENDERSON, TRUSTEE
DEED BOOK 13,302 PAGE 49

EASEMENT #1
362± S.F.

PROPOSED UTILITY EASEMENT FOR THE
BENEFIT OF LOT 77 FOR MAINTENANCE
& REMOVAL OF EXISTING WATER
SERVICE. EASEMENT TO EXTINGUISH
UPON RELOCATION OF WATER SERVICE
TO EASEMENTS 2 & 3 HEREON.

LINE	BEARING	DISTANCE
E1-L1	N 88°13'50" E	19.03'
E1-L2	N 01°40'00" W	19.03'
E1-L3	S 88°20'00" W	19.03'
E1-L4	N 01°40'00" W	18.99'

N 88°20'00" E
60.00'

MAP 15B LOT 80
7,050 S.F.

MAP 15B LOT 78
7,833 S.F.

EASEMENT #5
500± S.F.

PROPOSED 50' X 10' PARKING &
ACCESS EASEMENT FOR THE
BENEFIT OF LOT 77.

EASEMENT #4
100± S.F.

PROPOSED UTILITY EASEMENT FOR THE
BENEFIT OF LOT 77 FOR THE LAYING AND
MAINTAINING OF PROPOSED WATER SERVICE.

LINE	BEARING	DISTANCE
E4-L1	N 86°26'00" E	10.01'
E4-L2	S 01°40'00" E	10.01'
E4-L3	S 86°26'00" W	10.01'
E4-L4	N 01°40'00" W	10.01'

MAP 15B LOT 77
6,264 S.F.

GRAND VIEW AVENUE

30' WIDE PRIVATE WAY
N 88°20'00" E

MAP 15B LOT 72
N/F RUSSELL L. & ELIZABETH A. BAILEY
DEED BOOK 28,598 PAGE 295

MAP 15B LOT 74
N/F DONALD L. MARTIN & SUSAN B. POLLAN
DEED BOOK 14,321 PAGE 184

Plymouth County Registry of Deeds

PLAN BOOK 53 PAGE 807

GENERAL NOTES :

1.) THE INTENT OF THIS PLAN IS TO DEFINE EASEMENTS AS SHOWN HEREON.
REFER TO DOCUMENTS TO BE RECORDED HEREWITH.

2.) LOCUS PROPERTIES ARE COMPRISED OF:

ASSESSOR'S MAP 15B PARCEL 77

DEED BOOK 10,366 PAGE 133

OWNERS OF RECORD:

JEANNETTE W. KEITH, LIFE ESTATE
25 GRAND VIEW AVE.
MATTAPOISETT, MA 02739

ASSESSOR'S MAP 15B PARCEL 78

DEED BOOK 21,804 PAGES 303

OWNERS OF RECORD:

GAILA P. CONWAY
23 GRAND VIEW AVE.
MATTAPOISETT, MA 02739

ASSESSOR'S MAP 15B PARCEL 80

DEED BOOK 10,366 PAGE 133

OWNERS OF RECORD:

JEANNETTE W. KEITH, LIFE ESTATE
25 GRAND VIEW AVE.
MATTAPOISETT, MA 02739

3.) THE PROPERTY LINE INFORMATION SHOWN IS BASED ON AN ON THE GROUND
SURVEY PERFORMED BY THIS FIRM ON 2-14-06 AND CURRENT AVAILABLE
RECORD INFORMATION CONSISTING OF PLANS & DEEDS.

PLAN REFERENCES:

- A) PLAN SHOWING BEACH RESERVATION IN MATTAPOISETT,
MASS. SURVEYED FOR MATTAPOISETT SHORES ASSOC., INC.
BY ARTHUR C. THOMPSON, INC., SCALE: 1"=40', DATED:
DECEMBER, 1973. REVISED MAY 24, 1974.
- B) PLAN BOOK 4 PAGE 733
- C) PLAN BOOK 9 PAGE 455
- D) PLAN OF MATTAPOISETT SHORES, MATTAPOISETT MASS.
PREPARED BY ARTHUR C. THOMPSON, INC., SCALE: 1"=80',

"I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS
PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE
LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF
PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED,
AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP
OR FOR NEW WAYS ARE SHOWN."

Christopher Costa
CHRISTOPHER COSTA P.L.S.
9/12/07
DATE

1	REV. #	DATE	BY	DESCRIPTION
P.L.S.				EASEMENT PLAN LOTS #77, 78, & 80 ON MAP 15B GRAND VIEW AVENUE MATTAPOISETT, MA. PREPARED FOR THE JEANNETTE W. KEITH, LIFE ESTATE & GAILA P. CONWAY
				SCALE: 1" = 20' 0 20 40 60 DATE: SEPTEMBER 12, 2007
N. DOUGLAS SCHNEIDER & ASSOCIATES, INC. PROFESSIONAL CIVIL ENGINEERS 1 COUNTY RD, P.O. BOX 480, MATTAPOISETT, MA 02739 1-508-758-7866				
Drawn By: M.C.L.		Check By: N.D.S.		Job No. 1766

07-732

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