

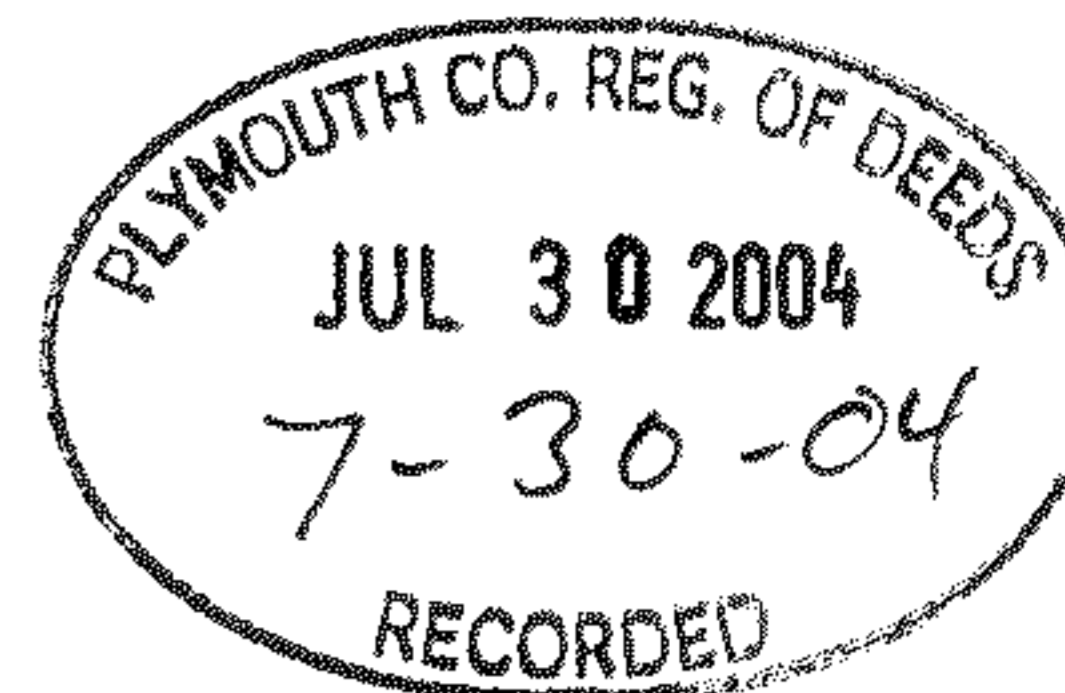
MAP 14A
LOT 89

DH SB
(FND&HELD)

MAP 14A LOT 73

OCEAN VIEW AVENUE

MAP 14A
LOT 65



04-600

FOR REGISTRY USE ONLY

MATTAPOISETT PLANNING BOARD
APPROVAL UNDER SUBDIVISION
CONTROL LAW NOT REQUIRED

DATE: 0002 6 1 700
Ronald M. Miller
Thomas M. Lyche
Barry Field
Curtis W. Miller

"THE ABOVE ENDORSEMENT IS NOT A
DETERMINATION AS TO CONFORMANCE
WITH ZONING REGULATIONS."

- NOTES:
- OWNERS OF RECORD:
FREDERICK S. & LIDA B. CAVANAUGH
DEED BOOK: 20662 PAGE: 174-175
 - PLAN REFERENCES:
PLYMOUTH COUNTY REGISTRY OF DEEDS
PLAN BOOK: 5 PAGE: 390
 - SITE ADDRESS:
18 & 18A OCEAN VIEW AVENUE
MATTAPOISETT, MA
 - ASSESSORS MAP #14A LOT 74
 - ZONING DISTRICT: WATERFRONT 30(W30)
MINIMUM FRONTAGE: 125'
MINIMUM LOT AREA: 30,000 S.F.
MINIMUM BUILDING SETBACK:
STREET: 35
REAR: 30
SIDE: 20
 - EASEMENTS FOR WATER LINE AND SEPTIC
SYSTEM MAINTENANCE TO BE ABANDONED
UPON CONNECTION TO MUNICIPAL SEWER
SYSTEM, WHEN AVAILABLE, AND
INSTALLATION OF NEW WELL ON LOT #2,
OR UPON INSTALLATION OF NEW SEPTIC
SYSTEMS ON EACH LOT.
 - THE LOCATION OF THE EXISTING LEACHING
FIELD IS APPROXIMATE. EXACT LOCATION
TO BE FIELD DETERMINED BEFORE WELL
INSTALLATION, IF MUNICIPAL SEWER IS NOT
AVAILABLE AT THE TIME OF INSTALLATION.
 - SEE DECISION BY MATTAPOISETT ZONING
BOARD OF APPEALS FOR CASE #971.

LOT 1
24,835+/-S.F.
EASEMENT AREA = 2,233. sf.

LOT 2
30,020+/-S.F.
EASEMENT AREA = 1,005.. sf.

Plymouth County Registry of Deeds

PLANBOOK

48 PAGE 448

2	7-15-04	NDS	ADD ZONING APPROVAL NOTE #8
1	5-3-04	NDS	ADD PROPOSED WELL LOT 2
REV.#	DATE	BY:	DESCRIPTION
APPROVED BY:			TITLE: DIVISION OF LAND PLAN
			OF
			18 & 18A OCEAN VIEW AVENUE
			MATTAPOISETT, MA
			PREPARED FOR: FREDERICK & LIDA CAVANAUGH
			SCALE: 1"=20' DATE: FEBRUARY 18, 2004
N. DOUGLAS SCHNEIDER & ASSOCIATES, INC. CHRISTOPHER COSTA & ASSOCIATES, INC. 1 COUNTY RD, P.O. BOX 480, MATTAPOISETT, MA 02739 1-508-758-7866			
DRWN BY: GCH	CHK BY: NDS	SHEET#: 1 OF 1	JOB#: 1539

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

Richard Ferreira 7-15-04
PREPARER

BUZZARDS BAY

"RESERVATION"

TOP OF SEAWALL

Cont
#107094

Sheet
#107093

76.

04-600