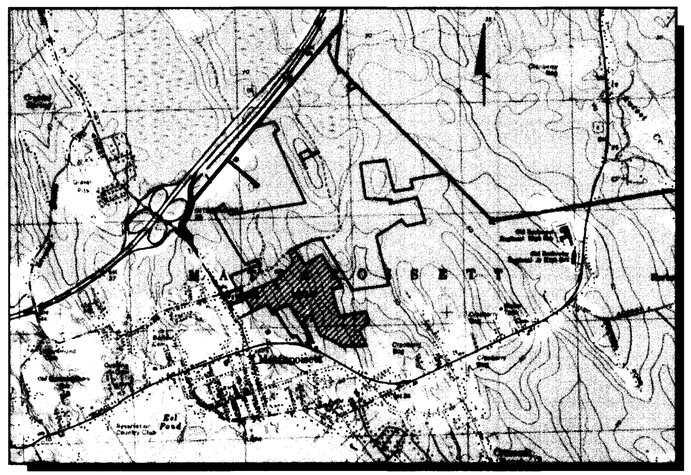
PLYMOUTH CO. REG. OF DEEDS
AUG 13 2003
8-13-03
RECORDED

'03-579

BAY CLUB
AT
MATTAPOISETT
DEFINITIVE SUBDIVISION FOR VILLAGE 6
AMENDMENT #1
IN
MATTAPOISETT, MASSACHUSETTS



LOCUS MAP
(NOT TO SCALE)

MATTAPOISETT PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED
DATE APPROVED: JUN 0 2 2003
DATE SIGNED: AUG 0 4 2003
Barry West

MASS. GENERAL LAW 36 SECTION 13A

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

THIS SURVEY AND PLAN WERE PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING WITHIN THE COMMONWEALTH OF MASSACHUSETTS.

7/17/03
DATE

REGISTERED PROFESSIONAL LAND SURVEYOR

I, BARBARA SULLIVAN, CLERK OF THE TOWN OF MATTAPOISETT HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE, AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

8/14/03
DATE

Barbara D. Sullivan
TOWN CLERK

PLAN SET CONTENTS:

COVER SHEET	L1 OF L11
LOTTING KEY SHEET	L2 OF L11
ASSESSOR'S INFORMATION SHEET	L3 OF L11
PERIMETER PLAN	L4 OF L11
LOTTING PLANS	L5 THRU L11 OF L11
GRADING KEY SHEET	G1 OF G7
GRADING PLANS	G2 THRU G7 OF G7
PLAN & PROFILE KEY SHEET	P1 OF P9
PLAN & PROFILE PLANS	P2 THRU P9 OF P9
EROSION CONTROL PLAN	EC1 THRU EC2
CONSTRUCTION DETAILS	D1 THRU D5
CLUSTER YIELD PLANS	Y1 OF Y1
OPEN SPACE PLAN	OS-1 OF OS-1

OWNER: DFJ Holdings, LLC

Plymouth County Registry of Deeds
PLAN BOOK 47 PAGE 135

tec tibbetts engineering corp
716 COUNTY STREET TAUNTON, MA 02780
tel. (508) 822-6934 - fax (508) 880-7811
EMAIL: civil @ tibbettsengineering.com

civil engineering
land surveying
transportation
environmental permitting
testing & construction services

ZONING TABLE

ZONING DISTRICT: RURAL RESIDENCE 30 CLUSTER SUBDIVISION

DIMENSIONAL REGULATIONS

MIN. LOT FRONTAGE:	80 FEET
MIN. LOT AREA:	15,000 S.F.

MIN. SETBACK REGULATIONS

FRONT YARD:	25 FEET
SIDE AND REAR YARD:	10 FEET

Rev.	Date	Description	By

COMMONWEALTH OF MASSACHUSETTS
RICHARD A MUNROE
No. 30754
REGISTERED PROFESSIONAL LAND SURVEYOR

Project Location

Village 6
County Road
Mattapoisett, Ma.
(Plymouth County)

Prepared For

Bay Club At Mattapoisett

Drawing Title

Cover Sheet Amendment #1

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Drawn by:	RCD
Design by:	JDD
Reviewed by:	RAM
Approved by:	RAM
Project No:	10893.350
Date:	04-17-2003

Drawing Number
L-1

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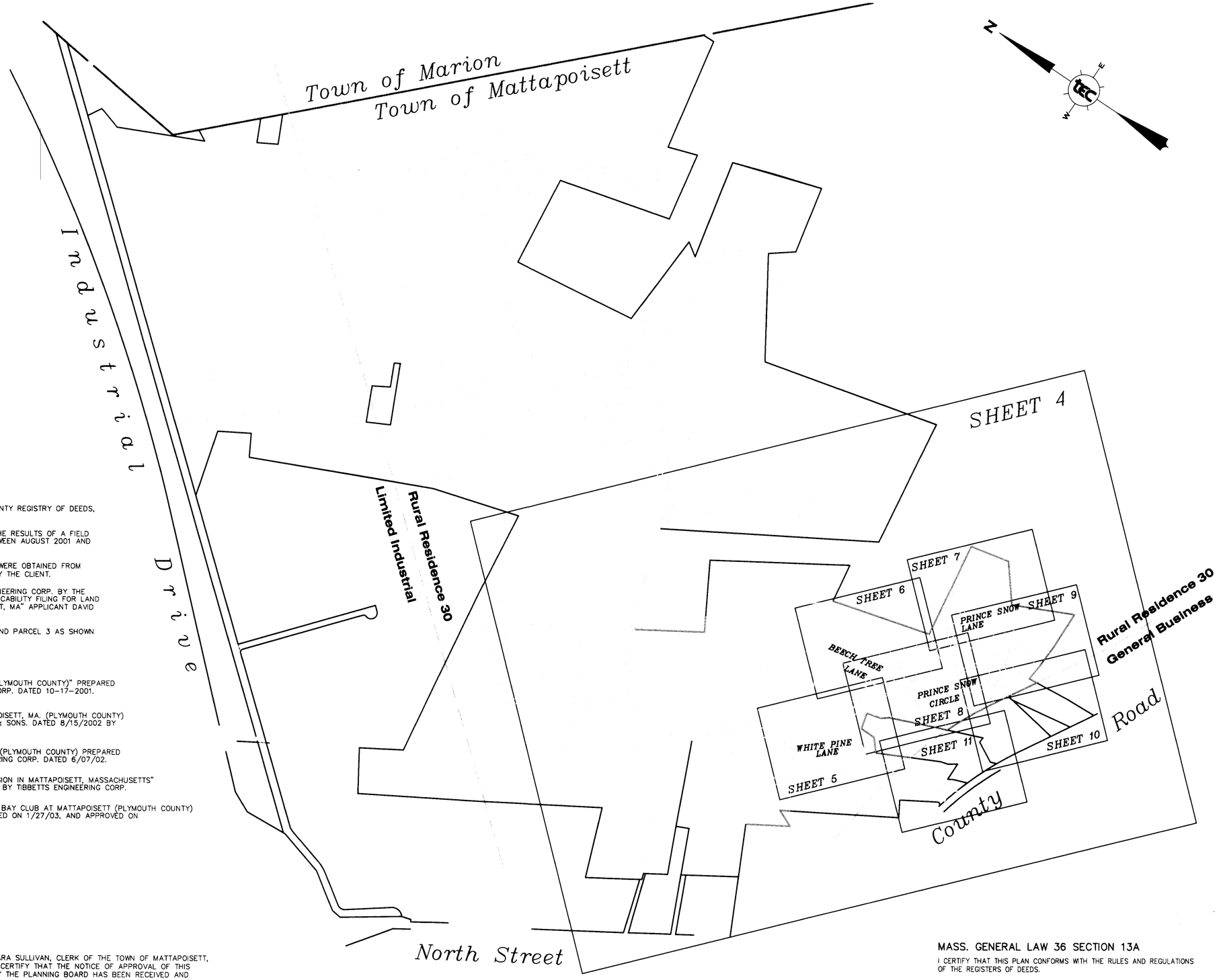
326
(1 of 11) '03-579



NOTES:

1. PLAN REFERENCES ARE RECORDED AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS, AT PLYMOUTH, MA.
2. THIS PLAN AND PERIMETER METES & BOUNDS REFLECTS THE RESULTS OF A FIELD SURVEY PERFORMED BY TIBBETTS ENGINEERING CORP. BETWEEN AUGUST 2001 AND AUGUST 2002.
3. ROADWAY AND FOOTPATH LOCATIONS AND NAMES SHOWN WERE OBTAINED FROM ASSESSORS MAPS AND AERIAL PHOTOGRAPHY PROVIDED BY THE CLIENT.
4. WETLAND LINES SHOWN WERE PROVIDED TO TIBBETTS ENGINEERING CORP. BY THE CLIENT. SEE PLAN "REQUEST FOR DETERMINATION OF APPLICABILITY FILING FOR LAND BETWEEN INDUSTRIAL DRIVE AND ROUTE 6 IN MATTAPOISETT, MA" APPLICANT DAVID J. MCINTIRE JR. BY ABBELLIRE INC. DATED MAY 16, 1995.
5. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE PARCEL 1 AND PARCEL 3 AS SHOWN ON PLAN REFERENCE #4.

ADDITIONAL PLAN REFERENCES:

1. "BOUNDARY SURVEY NORTH STREET MATTAPOISETT, MA. (PLYMOUTH COUNTY)" PREPARED FOR BUZZARD BAY GOLF LLC BY TIBBETTS ENGINEERING CORP. DATED 10-17-2001. (4 SHEETS) (PLAN NOT RECORDED AT THIS TIME).
2. "DIVISION OF PROPERTY COUNTY ROAD (ROUTE 6) MATTAPOISETT, MA. (PLYMOUTH COUNTY) PREPARED FOR ELLEN M. STAELIN AND DENNIS MAHONEY & SONS. DATED 8/15/2002 BY TIBBETTS ENGINEERING CORP.
3. DIVISION OF PROPERTY REBELLO LANE MATTAPOISETT, MA. (PLYMOUTH COUNTY) PREPARED FOR CHURCHWOOD PROPERTIES, LLC BY TIBBETTS ENGINEERING CORP. DATED 6/07/02.
4. "BAY CLUB AT MATTAPOISETT DEFINITIVE CLUSTER SUBDIVISION IN MATTAPOISETT, MASSACHUSETTS" DATED 8/26/2002 REVISED 1/20/2003 SHEETS L1 TO L15 BY TIBBETTS ENGINEERING CORP.
5. "DEFINITIVE CLUSTER SUBDIVISION FOR VILLAGE 6 FOR THE BAY CLUB AT MATTAPOISETT (PLYMOUTH COUNTY) BY TIBBETTS ENGINEERING CORP. DATED 11/8/2002, REVISED ON 1/27/03, AND APPROVED ON FEBRUARY 3, 2003.

MATTAPOISETT PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

DATE APPROVED: JUN 0 2 2003

DATE SIGNED: AUG 0 4 2003

I, BARBARA SULLIVAN, CLERK OF THE TOWN OF MATTAPOISETT, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE, AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

8/11/2003 DATE

Barbara A. Sullivan TOWN CLERK

Graphic Scale
1 inch = 400 feet
0 400 800 1200

MASS. GENERAL LAW 36 SECTION 13A

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4/17/03 DATE

REGISTERED PROFESSIONAL LAND SURVEYOR

tibbetts engineering corp
716 COUNTY STREET TAUNTON, MA 02780
tel. (508) 822-6934 - fax (508) 880-7811
EMAIL: civil @ tibbettsengineering.com

civil engineering
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testing & construction services

BEARING SYSTEM BASED UPON
INTERSTATE HIGHWAY ROUTE 195

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PLAN BK 41 PAGE 78

Plymouth County Registry of Deeds
PLAN BOOK 47 PAGE 136

Rev.	Date	Description	By

COMMONWEALTH OF MASSACHUSETTS
RICHARD A. MUNROE
No. 30754
REGISTERED PROFESSIONAL LAND SURVEYOR

Project Location

Village 6
County Road
Mattapoisett, Ma.
(Plymouth County)

Prepared For

Bay Club at Mattapoisett

Drawing Title

Lotting Key Sheet Amendment #1

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Drawn by:	RCD
Design by:	JDD
Reviewed by:	RAM
Approved by:	RAM
Project No:	10893.350
Date:	04-17-2003

Drawing Number
L-2

(2 of 11) '03-579

MATTAPOISETT

MAP	LOT	OWNER
8	29	Dennis Mahoney & Sons Inc.
8	31	Ellen M. Staelin
8	32	Pine Island Development Corp.
8	123	Charles Harold Sherman
8	180	Ellen M. Staelin
9	78	Constance Pallatroni Trustee
9	79A	Dennis Mahoney & Sons Inc.
16	36	Michael J. Livingston et ali
16	37	Michael J. Livingston et ali
16	38	Wayne Walega
16	39	Hazelle Lomax Ferguson
16	40	Tomothy Casey Trustee
16	45	Christine B. & Michael D. Riding
16	57	Constance Pallatroni Trustee
16	58	Constance Pallatroni Trustee
16	138	Jeffrey C. & Jeanne F. Sullivan
16	139	Jeffrey C. & Jeanne F. Sullivan
16	141	Phillip G. Barrows
16	144	Candace L. Heald & William G. Fuchs
16	154	Dennis Mahoney & Sons Inc.
16	155	Giles & Gail W. Dunn
16	157	Constance Pallatroni Trustee
16	158	Clayton E. King & Thomas J. Frazee
16	159	Constance Pallatroni Trustee
16	283	Mark M. & Nancy L. Duff
16	288	Constance Pallatroni Trustee
16	291	Constance Pallatroni Trustee
23	21	Dennis Mahoney & Sons Inc.
23	23	Paul P. Wildnauer & Jill J. Jarvis
23	24	Dennis Mahoney & Sons Inc.
23	25	Ellen M. Staelin
23	26	David Frederick Brownell
23	27	Barry J. & Deborah M. Denham
23	30	Donald P. Farwell
23	31	Dennis Mahoney & Sons Inc.
23	32	Dennis Mahoney & Sons Inc.
23	33	Dennis Mahoney & Sons Inc.
23	34	Ruth M. Rebello
23	35	Dennis Mahoney & Sons Inc.
23	36	Dennis Mahoney & Sons Inc.
23	37	Dennis Mahoney & Sons Inc.
23	38	Dennis Mahoney & Sons Inc.
23	39	Dennis Mahoney & Sons Inc.
23	40	Helen P. & Lenor P. DeMello
23	41	Heirs of Sarah Sparrow
23	42	Heirs of James Lebaron
23	43	Constance Pallatroni Trustee
23	44	Dennis Mahoney & Sons Inc.
23	45	Dennis Mahoney & Sons Inc.
23	46	Ellen M. Staelin
23	47	Walter E. Bowman Jr. & Helen O. Winslow
23	49	Dennis Mahoney & Sons Inc.
23	50	Dennis Mahoney & Sons Inc.
23	53	Robert A. Gingras
23	146	Patricia R. Roach
26	10	Dennis Mahoney & Sons Inc.
26	11	Dennis Mahoney & Sons Inc.
26	12	Dennis Mahoney & Sons Inc.
26	13	Dennis Mahoney & Sons Inc.
26	14	Prince Snow Corp.
26	19	Dennis Mahoney & Sons Inc.
26	20	Prince Snow Corp.
26	21	Prince Snow Corp.
26	22	John L. Thompson
26	23	Dennis Mahoney & Sons Inc.
26	24	John L. Thompson
26	25	Dennis Mahoney & Sons Inc.
26	26	Constance Pallatroni Trustee
26	27	Dennis Mahoney & Sons Inc.
26	28	Dennis Mahoney & Sons Inc.
26	29	Dennis Mahoney & Sons Inc.
26	30	Churchwood Properties, LLC
26	32	Town of Mattapoisett
26	33A	John W. Folino Jr.
26	42	Prince Snow Corp.
27	1	Ellen M. Staelin
27	2	Ellen M. Staelin
27	3	Ellen M. Staelin
27	4	Ellen M. Staelin
27	5	Ellen M. Staelin
27	6	Town of Mattapoisett
27	7	Dennis Mahoney & Sons Inc.
27	8	Dennis Mahoney & Sons Inc.
27	9	Dennis Mahoney & Sons Inc.
27	11	Dennis Mahoney & Sons Inc.
27	12	Dennis Mahoney & Sons Inc.
27	13	Dennis Mahoney & Sons Inc.
27	14	Churchwood Properties, LLC
27	15	Churchwood Properties, LLC
27	16	Ellen M. Staelin
27	17	Churchwood Properties, LLC
27	18	Dennis Mahoney & Sons Inc.
27	19	Dennis Mahoney & Sons Inc.
27	20	Dennis Mahoney & Sons Inc.
27	21	Dennis Mahoney & Sons Inc.
27	22	Dennis Mahoney & Sons Inc.
27	23	Dennis Mahoney & Sons Inc.
27	24	Dennis Mahoney & Sons Inc.
27	25	Dennis Mahoney & Sons Inc.
27	26	Dennis Mahoney & Sons Inc.
27	27	Dennis Mahoney & Sons Inc.
27	28	Wayne Walega, IR The Solomon Trust
27	29	Dennis Mahoney & Sons Inc.
27	30	Wayne Walega, IR The Solomon Trust
27	31	Dennis Mahoney & Sons Inc.
27	32	A.D. Makepeace Co.

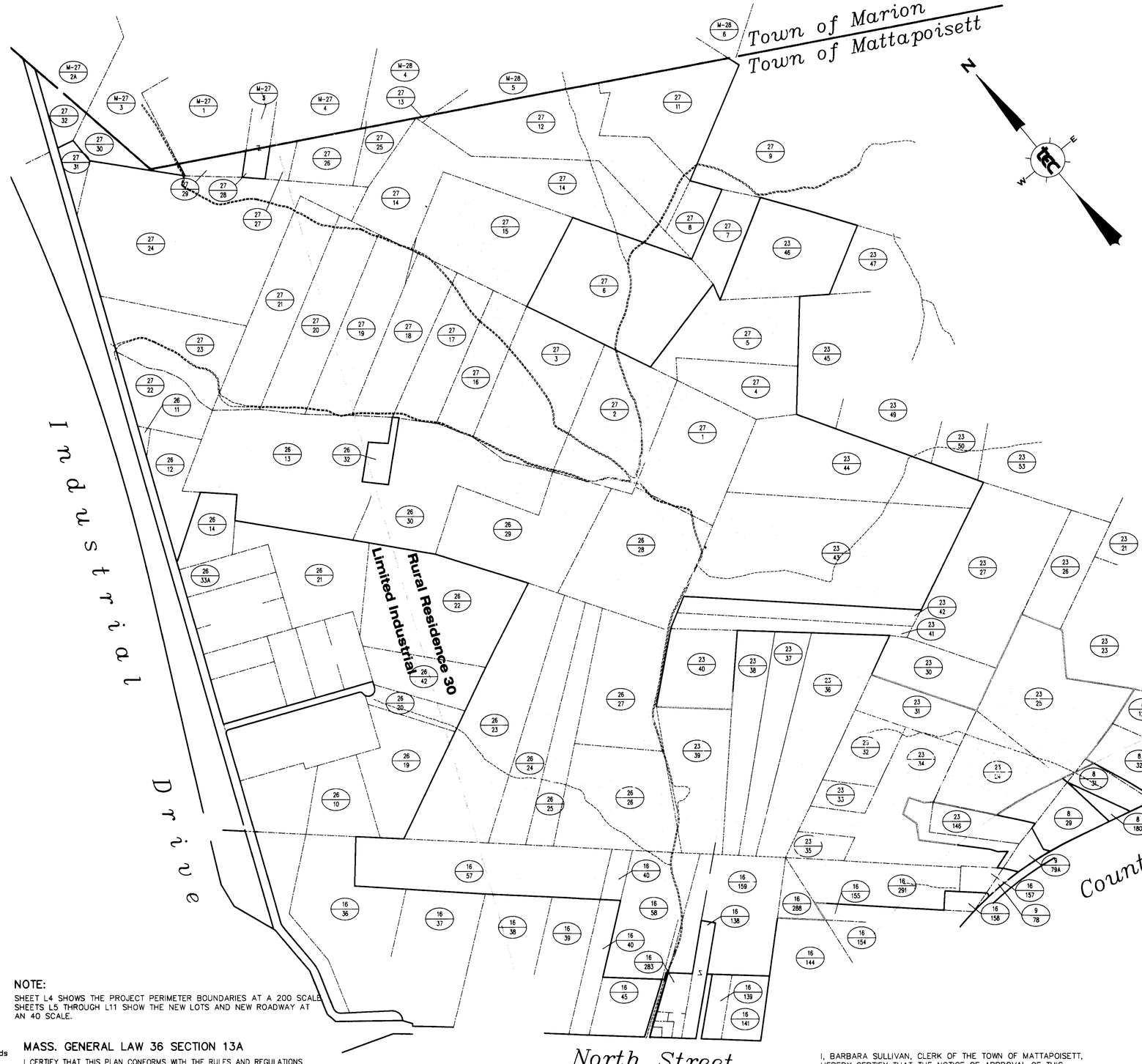
MARION

M-27	1	Dennis Mahoney & Sons, Inc.
M-27	2A	A.D. Makepeace Co. Inc.
M-27	3	Wayne Walega, IR The Solomon Trust
M-27	4	Dennis Mahoney & Sons Inc.
M-28	4	Dennis Mahoney & Son, Inc.
M-28	5	Dennis Mahoney & Son, Inc.
M-28	6	Robert T. Coyne

*Information taken from The Town of Mattapoisett Assessors records on 4-17-03 and the Town Of Marion Assessors records on 3-22-02.

ASSESSORS NOTE:

* THE NAMES SHOWN HEREON WERE OBTAINED FROM THE LOCAL ASSESSORS DEPARTMENT CURRENT TAX LIST AND DOES NOT GUARANTEE OR CERTIFY TO THE TITLE OF EITHER THE LOCUS OR ABUTTING PROPERTIES.



NOTE:

SHEET L4 SHOWS THE PROJECT PERIMETER BOUNDARIES AT A 200 SCALE. SHEETS L5 THROUGH L11 SHOW THE NEW LOTS AND NEW ROADWAY AT AN 40 SCALE.

MASS. GENERAL LAW 36 SECTION 13A

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4/17/03
DATE

REGISTERED PROFESSIONAL LAND SURVEYOR

Graphic Scale
1 inch = 400 feet
0 400 800 1200

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8/11/2003
DATE

Barbara G. Sullivan
TOWN CLERK

LEGEND

SP	STONE POST
DH	DRILL HOLE
IP	IRON PIPE
CB	CONCRETE BOUND
FSB	FIELD STONE BOUND
LP	LEAD PLUG
———	PROPERTY LINE
—·—·—	ABUTTER PROPERTY LINE
==========	APPROXIMATE LOCATION OF GRAVEL ROAD
- - - - - -	APPROXIMATE LOCATION OF OF FOOTPATH
——·——·——	TOWN LINE
— — — — —	DEED LINES

TOWN OF MATTAPOISETT 26/10 — ASSESSORS MAP NUMBER / ASSESSORS LOT NUMBER

TOWN OF MARION M-26/10 — ASSESSORS MAP NUMBER / ASSESSORS LOT NUMBER

MATTAPOISETT PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

DATE APPROVED: JUN 0 2 2003

DATE SIGNED: AUG 0 4 2003

tec tibbetts engineering corp
716 COUNTY STREET TAUNTON, MA 02780
tel. (508) 822-6834 - fax (508) 880-7811
EMAIL: civil @ tibbettsengineering.com

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BEARING SYSTEM BASED UPON

INTERSTATE HIGHWAY ROUTE 195

PLAN REFERENCES

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Plymouth County Registry of Deeds
PLAN BOOK 47 PAGE 137

Rev.	Date	Description	By

COMMONWEALTH OF MASSACHUSETTS
RICHARD A. MUNROE
No. 30754
REGISTERED PROFESSIONAL LAND SURVEYOR

Project Location

Village 6
County Road
Mattapoisett, Ma.
(Plymouth County)

Prepared For

Bay Club at Mattapoisett

Drawing Title

Assessors Information Sheet Amendment #1

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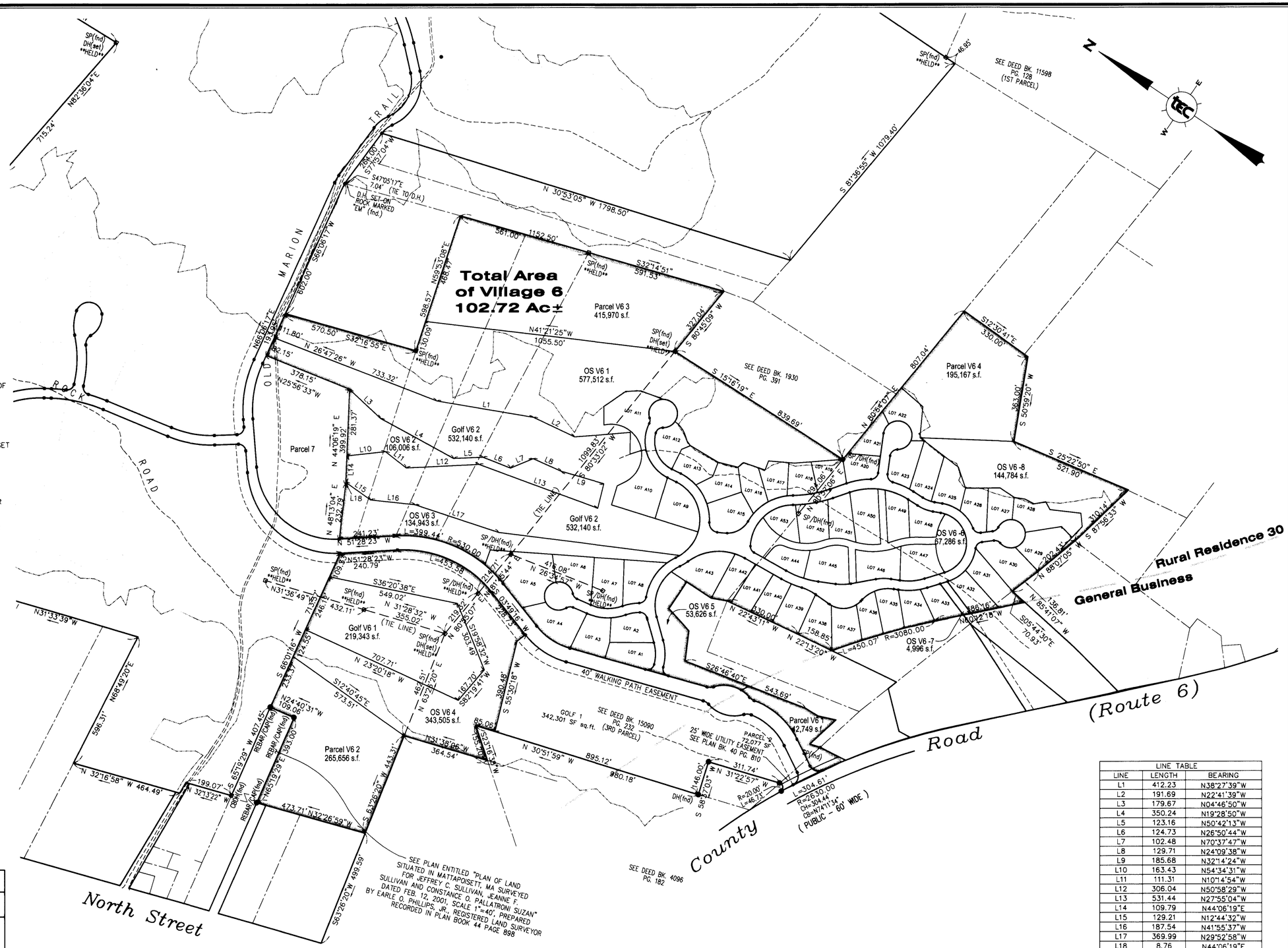
Drawn by:	RCD
Design by:	JDD
Reviewed by:	RAM
Approved by:	RAM
Project No:	10893.350
Date:	04-17-2003

Drawing Number **L-3**

(3 of 11) '03-579

LEGEND

SP	STONE POST
DH	DRILL HOLE
IP	IRON PIPE
CB	CONCRETE BOUND
FSB	FIELD STONE BOUND
LP	LEAD PLUG
W	WELL
———	PROPERTY LINE
—·—·—	ABUTTER PROPERTY LINE
==========	APPROXIMATE LOCATION OF GRAVEL ROAD
- - - - - -	APPROXIMATE LOCATION OF OF FOOTPATH
—— —— ——	TOWN LINE
- - - - - - -	DEED LINES
■	DENOTES BOUND TO BE SET
—·—·—·—	WETLAND LINE
~~	STONE WALL
26 / 10	TOWN OF MATTAPOISETT — ASSESSORS MAP NUMBER / ASSESSORS LOT NUMBER



LINE TABLE		
LINE	LENGTH	BEARING
L1	412.23	N38°27'39"W
L2	191.69	N22°41'39"W
L3	179.67	N04°46'50"W
L4	350.24	N19°28'50"W
L5	123.16	N50°42'13"W
L6	124.73	N26°50'44"W
L7	102.48	N70°37'47"W
L8	129.71	N24°09'38"W
L9	185.68	N32°14'24"W
L10	163.43	N54°34'31"W
L11	111.31	N10°14'54"W
L12	306.04	N50°58'29"W
L13	531.44	N27°55'04"W
L14	109.79	N44°06'19"E
L15	129.21	N12°44'32"W
L16	187.54	N41°55'37"W
L17	369.99	N29°52'58"W
L18	8.76	N44°06'19"E

MATTAPOISETT PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

DATE APPROVED: JUN 0 2 2003

DATE SIGNED: AUG 0 4 2003

MASS. GENERAL LAW 36 SECTION 13A

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4/17/03
DATE

REGISTERED PROFESSIONAL LAND SURVEYOR

Graphic Scale
1 inch = 200 feet
0 200 400 600

I, BARBARA SULLIVAN, CLERK OF THE TOWN OF MATTAPOISETT, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE, AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

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NOTE:
SEE KEY SHEET L2 FOR NOTES AND ADDITIONAL PLAN REFERENCES.

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Rev.	Date	Description	By

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RICHARD A. MUNROE No. 30754 REGISTERED PROFESSIONAL LAND SURVEYOR

Project Location

Village 6
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(Plymouth County)

Prepared For

Bay Club at Mattapoisett

Drawing Title

200 Scale Perimeter Plan Amendment #1

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Drawn by:	RCD
Design by:	JDD
Reviewed by:	RAM
Approved by:	RAM
Project No:	10893.350
Date:	04-17-2003

Drawing Number **L-4**

P:\Land Projects 5\10893.350 DUP\dwg\VillSetting.shts, 1-11 Oh, 10:00:00 05/02/2003 07:43:42 AM EDT

(4 of 11) '03-579

See Sheet L6 Of L11

See Sheet L8 Of L11

See Sheet L11 Of L11

Golf V6 2
532,140 sq. ft.

OS V6 3
134,943 sq. ft.

S40°54'27"E
767.01'

261.65'

S 44°03'13" E

177.03'

125.48'

745.45'

181.29'

N 61°30'16" E
86.56'

118.61'
S 34°21'55" W

201.52'
S 45°56'47" W

196.56'
S 43°39'43" W

L=19.50'

L=128.85'

L=397.00' R=178.00

N30°53'09"W
189.06'

L=58.39'
R=40.00'

L=41.76'
R=280.00

L=252.85' R=220.00
L=208.47'

6' WIDE SIDEWALK EASEMENT

L=42.03'

L=174.13'
L=216.16'
R=224.00

R=184.00

L=43.23'
R=218.00
L=39.78'

L=256.34'
L=213.11'

Beech Tree Lane

LOT A5
47,992 sq.ft.

LOT A6
25,283 sq.ft.

LOT A7
26,904 sq.ft.

LOT A8
22,138 sq.ft.

LOT A43
27,822 sq.ft.

L=112.05'
R=530.00

L=453.58' R=470.00

128.87'
N03°49'15"E

N03°49'15"E

228.73'

60.00'

S 86°10'44" W
44.12'

R=330.00'

L=209.17'

390.48'
N 55°30'18" E

L=109.41'
L=306.31' R=60.00'

White Pine Lane

L=95.80

L=29.45'
R=30.00'

63.85'
S 24°29'58" E

L=136.68
R=180.00

L=71.52
R=220.00

L=41.78'
R=30.00'

102.16'
S 61°18'07" E

L=101.30

N 24°29'58" W
63.65'

L=29.45'
R=30.00'

40.00'

L=167.05' R=220.00

L=104.23

L=62.82

L=60.95'
R=180.00

L=40.17'
R=30.00'

L=7.11'
R=224.00'

LOT A4
28,706 sq.ft.

LOT A3
21,660 sq.ft.

LOT A2
19,575 sq.ft.

LOT A1
18,995 sq.ft.

OSV6 4
343,505 sq.ft.

OS V6 5
53,626 sq.ft.

164.00'
N 67°29'20" E

104.45'
N 45°14'24" E

69.48'
N 57°30'18" E

153.39'

185.83'
S 47°55'56" E

N26°17'13"E
102.35'

N26°17'13"E
102.35'

40.00'

R=220.00
L=116.04'

L=92.85
R=180.00

L=47.99'
R=30.00'

175.13'
N 32°29'42" W

629.33'

100.03'

L=46.60'
R=30.00'

S26°46'40"E
290.58'

169.82'

60.00'

L=27.18'
R=47.00'

N32°29'42"W

629.33'

L=27.18'
R=47.00'

78.16'

201.75'

N14°36'36"W
123.59'

67.55'
N 37°59'46" W

212.00'
N 70°09'50" E

S75°05'23"W
135.20'

PORTION OF
23
34
N/F
RUTH M. REBELLO

126.30'
S00°17'07"W

23
146
N/F
PATRICIA R. ROACH

S46°36'39"E
128.47'

TOWN OF MATTAPOISETT
26
10
ASSESSORS MAP NUMBER
ASSESSORS LOT NUMBER

LEGEND

SP	STONE POST
DH	DRILL HOLE
IP	IRON PIPE
CB	CONCRETE BOUND
FSB	FIELD STONE BOUND
LP	LEAD PLUG
W	WELL
	PROPERTY LINE
	ABUTTER PROPERTY LINE
	APPROXIMATE LOCATION OF GRAVEL ROAD
	APPROXIMATE LOCATION OF OF FOOTPATH
	TOWN LINE
	DEED LINES
■	DENOTES CONCRETE BOUND TO BE SET
	WETLAND LINE
	STONE WALL

Graphic Scale
1 inch = 40 feet
0 40 80 120

MATTAPOISETT PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED
DATE APPROVED: JUN 0 2 2003
DATE SIGNED: AUG 0 4 2003

MASS. GENERAL LAW 36 SECTION 13A

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

THIS SURVEY AND PLAN WERE PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING WITHIN THE COMMONWEALTH OF MASSACHUSETTS.

4/17/03
DATE

REGISTERED PROFESSIONAL LAND SURVEYOR

I, BARBARA SULLIVAN, CLERK OF THE TOWN OF MATTAPOISETT, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE, AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

8/11/2003
DATE

Barbara A Sullivan
TOWN CLERK

ASSESSORS NOTE:

* THE NAMES AND ADDRESSES SHOWN HEREON WERE OBTAINED FROM THE LOCAL ASSESSORS DEPARTMENT CURRENT TAX LIST AND DOES NOT GUARANTEE OR CERTIFY TO THE TITLE OF EITHER THE LOCUS OR ABUTTING PROPERTIES.

NOTE:

SEE KEY SHEET L2 FOR NOTES AND ADDITIONAL PLAN REFERENCES.

tec
tibbetts engineering corp
716 COUNTY STREET TAUNTON, MA 02780
tel. (508) 822-6934 - fax (508) 880-7811
EMAIL: civil @ tibbettsengineering.com

civil engineering
land surveying
transportation
environmental permitting
testing & construction services

BEARING SYSTEM BASED UPON
INTERSTATE HIGHWAY ROUTE 195

PLAN REFERENCES

DEED BK 2424 PAGE 173
DEED BK 2922 PAGE 193
DEED BK 3773 PAGE 170
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PLAN BK 36 PAGE 662
PLAN BK 39 PAGE 599
PLAN BK 40 PAGE 810
PLAN BK 41 PAGE 78

Plymouth County Registry of Deeds
PLAN BOOK 47 PAGE 139

Rev.	Date	Description	By

COMMONWEALTH OF MASSACHUSETTS
RICHARD A MUNROE
No. 30754
REGISTERED PROFESSIONAL LAND SURVEYOR

Project Location

Village 6
County Road
Mattapoisett, Ma.
(Plymouth County)

Prepared For

Bay Club at Mattapoisett

Drawing Title

Lotting Plans Amendment #1

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Drawn by:	RCD
Design by:	JDD
Reviewed by:	RAM
Approved by:	RAM
Project No:	10893.350
Date:	04-17-2003

Drawing Number
L-5

P:\Land Projects 3\10893_350_000\dwg\VR\Lotting_shts_1-11_OS Version 6/5/2003 07:43:42 AM EDT

(5 of 11) '03-579

LEGEND

SP	STONE POST
DH	DRILL HOLE
IP	IRON PIPE
CB	CONCRETE BOUND
FSB	FIELD STONE BOUND
LP	LEAD PLUG
W	WELL
———	PROPERTY LINE
—·—·—	ABUTTER PROPERTY LINE
≡≡≡≡≡	APPROXIMATE LOCATION OF GRAVEL ROAD
- - - - -	APPROXIMATE LOCATION OF OF FOOTPATH
—·—·—	TOWN LINE
—— ——	EASEMENT LINE
■	DENOTES CONCRETE BOUND TO BE SET
— · —	WETLAND LINE
~~	STONE WALL
26 / 10	TOWN OF MATTAPOISETT ASSESSORS MAP NUMBER / ASSESSORS LOT NUMBER

V6 OS 1
577,512 sq.sf.

N53°04'19"E 209.17'

326.45'

S15°16'19"E

839.69'

Drainage Easement

N11°48'29"W 63.34'

N80°32'26"W 50.70'

S89°44'54"W 127.41'

N4°37'09"E 72.06'

S68°15'25"E 121.08'

N67°45'53"W 280.41'

S50°01'08"E 63.04'

N27°41'44"W 101.49'

S 82°50'12" E 112.86'

L=303.58' R=60.00'

L=100.37'

L=115.42'

LOT A11
30,274 sq.ft.

N40°55'50"E 78.45'

L=23.39' R=30.00'

L=213.62'

S53°01'17"E 234.78'

L=28.13'

L=45.71'

R=178.48'

L=59.66'

L=39.72' R=30.00'

L=113.99'

Beech Tree Lane

S23°46'26"W 22.83'

S06°19'36"W 24.73'

S70°21'08"E 40.38'

S17°25'30"E 135.31'

LOT A12
17,521 sq.ft.

S42°54'36"W 91.19'

R=230.00'

S66°05'11"E 50.45'

N54°38'18"W 20.99'

L=373.51'

L=151.73' R=700.00'

L=139.89'

L=30.00' R=19.09'

N69°19'07"E 91.96'

LOT A13
18,737 sq.ft.

N21°40'53"W 42.08'

L=79.97'

S34°16'56"E 86.60'

S87°51'53"E 30.42'

S 29°07'09" E 64.68'

95.03'

30.35'

N62°40'57"E 40.65'

S 43°26'48" E 109.99'

84.98'

S 52°35'02" E 202.55'

133.39'

69.16'

25.01'

32.31'

GOLF V6 2
532,140 sq.ft.

S74°34'45"E 35.32'

79.29'

S 74°52'38" E

63.53'

N 67°35'06" E

LOT A14
19,724 sq.ft.

N 33°44'13" E 105.05'

N 25°25'59" E 149.61'

LOT A17
15,520 sq.ft.

139.63'

N44°42'30"E

LOT A18
15,147 sq.ft.

131.96'

N 25°25'59" E

LOT A19
15,245 sq.ft.

101.40'

N 23°39'27" E

L 15,

S55°53'26"W 107.32'

N58°08'14"E 83.86'

LOT A10
34,774 sq.ft.

N38°28'45"E 180.09'

L=252.86' R=218.00'

L=248.65'

154.28'

S 66°57'10" E

LOT A16
16,278 sq.ft.

N 13°02'32" E 104.18'

L=25.18'

L=104.50'

L=157.29' R=480.00'

L=52.79'

74.83'

S 67°21'26" E

L=83.02'

Prince Snow Circle

40.00'

191.66'

380.72'

N30°53'09"W 189.06'

LOT A9
26,647 sq.ft.

L=80.00'

L=227.99' R=220.00'

L=170.40' R=520.00'

L=138.35'

L=21.99'

L=79.75'

LOT A15
23,739 sq.ft.

L=39.79'

L=39.97'

L=10.06'

L=275.62' R=180.00'

N 07°17'22" E 21.75'

LOT A53
15,866 sq.ft.

LOT A52
21,519 sq.ft.

LOT A51
18,758 SF

213.15'

L=58.39' R=40.00'

L=41.76' R=280.00'

L=105.56' R=100.00'

L=155.65'

162.78' N 34°50'17" E

165.46' N 39°49'28" E

23/30
N/F
DONALD P. FARWELL

See Sheet L5 Of L11

See Sheet L8 Of L11

See Sheet L7 Of L11

See Sheet L8 Of L11

MATTAPOISETT PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

DATE APPROVED: JUN 0 2 2003

DATE SIGNED: AUG 0 4 2003

Judith W. MacLeay
Barbara A. Sullivan

MASS. GENERAL LAW 36 SECTION 13A

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

THIS SURVEY AND PLAN WERE PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING WITHIN THE COMMONWEALTH OF MASSACHUSETTS.

4/17/03
DATE

REGISTERED PROFESSIONAL LAND SURVEYOR

Graphic Scale
1 inch = 40 feet
0 40 80 120

I, BARBARA SULLIVAN, CLERK OF THE TOWN OF MATTAPOISETT, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE, AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

8/11/2003
DATE

Barbara A. Sullivan
TOWN CLERK

ASSESSORS NOTE:

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NOTE:
SEE KEY SHEET L2 FOR NOTES AND ADDITIONAL PLAN REFERENCES.

tibbetts engineering corp
716 COUNTY STREET TAUNTON, MA 02780
tel. (508) 822-6934 - fax (508) 880-7811
EMAIL: civil @ tibbettsengineering.com

civil engineering
land surveying
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BEARING SYSTEM BASED UPON
INTERSTATE HIGHWAY ROUTE 195

PLAN REFERENCES

DEED BK 2424 PAGE 173
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PLAN BK 36 PAGE 657
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PLAN BK 36 PAGE 662
PLAN BK 39 PAGE 599
PLAN BK 40 PAGE 810
PLAN BK 41 PAGE 78

Plymouth County Registry of Deeds
PLAN BOOK 47 PAGE 140

Rev.	Date	Description	By

COMMONWEALTH OF MASSACHUSETTS
RICHARD A. MUNROE
No. 30754
REGISTERED PROFESSIONAL LAND SURVEYOR

Project Location

Village 6
County Road
Mattapoisett, Ma.
(Plymouth County)

Prepared For

Bay Club at Mattapoisett

Drawing Title

Lotting Plans Amendment #1

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Drawn by:	RCD
Design by:	JDD
Reviewed by:	RAM
Approved by:	RAM
Project No:	10893.350
Date:	04-17-2003

Drawing Number
L-6

P:\Land Projects 3\10893_350_000\dwg\V6Lotting plan 1_11_05.V6.dwg 07/07/2003 07:44:42 AM EDT

(6041) '03-579

LEGEND

SP	STONE POST
DH	DRILL HOLE
IP	IRON PIPE
CB	CONCRETE BOUND
FSB	FIELD STONE BOUND
LP	LEAD PLUG
W	WELL
———	PROPERTY LINE
—·—·—	ABUTTER PROPERTY LINE
==========	APPROXIMATE LOCATION OF GRAVEL ROAD
- - - - - -	APPROXIMATE LOCATION OF OF FOOTPATH
—·—·—	TOWN LINE
– – – – –	DEED LINES
■	DENOTES CONCRETE BOUND TO BE SET
-·-·-·-	WETLAND LINE
~~	STONE WALL

TOWN OF MATTAPOISETT
26/10 — ASSESSORS MAP NUMBER / ASSESSORS LOT NUMBER

See Sheet L6 of L11

23/26 N/F DAVID FREDERICK BROWNELL

23/27 N/F BARRY J. & DEBORAH M. DENHAM

23/30 N/F DONALD P. FARWELL

23/23 N/F GORDON H. COE

PARCEL V6 4
195,167 sq.ft.

LOT A21
15,045 sq.ft.

LOT A20
15,233 sq.ft.

LOT A22
19,877 sq.ft.

LOT A23
19,075 sq.ft.

LOT A24
20,686 sq.ft.

OSV6 8
144,784 sq.ft.

Drainage Easement

Prince Snow Lane

Prince Snow Circle

S12°30'41"E 330.00'
N80°54'07"E 418.47'
S08°46'56"E 121.00'
125.01'
807.08'
N17°01'45"E 62.60'
231.26'
L=144.81'
L=159.99'
L=226.07'
97.04'
N49°36'17"E
S43°19'35"E 138.05'
32.31'
101.40'
N 32°39'08" E
167.50'
70.46'
L=42.82' R=30.00'
L=104.71' R=320.00
74.83'
S 67°21'26" E
L=119.88'
L=256.08' R=280.00
L=30.62'
L=71.27'
L=43.78' R=30.00'
39.98'
N 10°27'46" W
78.06'
S49°36'17"W
L=42.82' R=30.00'
L=77.04' R=320.00
L=96.20'
L=19.16'
211.21'
S 58°47'23" W
N 26°30'57" W 259.30'
197.53'
S 57°55'37" W
S47°07'05"W 130.81'
S10°44'00"E 1.82'
22.98'
56.31'
N47°55'17"W
S 47°55'17" E 205.02'
S 10°44'00" E 201.42'
105.36'
203.24'
74.90'
S 48°30'16" E 95.88'
146.80'
50.92'
S 22°48'03" W 93.14'
S 48°12'07" W 181.90'
383.00'
S 50°59'20" W
394.20'
S 46°03'43" E
521.25'
9 ft.

See Sheet L8 Of L11

See Sheet L9 Of L11

MATTAPOISETT PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

DATE APPROVED: JUN 0 3 2003
DATE SIGNED: AUG 0 4 2003

MASS. GENERAL LAW 36 SECTION 13A

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

THIS SURVEY AND PLAN WERE PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING WITHIN THE COMMONWEALTH OF MASSACHUSETTS.

7/17/03
DATE

REGISTERED PROFESSIONAL LAND SURVEYOR

Graphic Scale
1 inch = 40 feet
0 40 80 120

I, BARBARA SULLIVAN, CLERK OF THE TOWN OF MATTAPOISETT, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE, AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

8/11/2003
DATE

Barbara A. Sullivan
TOWN CLERK

ASSESSORS NOTE:

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tel. (508) 822-6934 - fax (508) 880-7811
EMAIL: civil @ tibbettsengineering.com

civil engineering
land surveying
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testing & construction services

BEARING SYSTEM BASED UPON

INTERSTATE HIGHWAY ROUTE 195

PLAN REFERENCES

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PLAN BK 28 PAGE 635
PLAN BK 28 PAGE 961
PLAN BK 29 PAGE 537
PLAN BK 32 PAGE 1066

Plymouth County Registry of Deeds
PLAN BOOK 47 PAGE 141

Rev.	Date	Description	By

COMMONWEALTH OF MASSACHUSETTS
RICHARD A. MUNROE
No. 30784
REGISTERED PROFESSIONAL LAND SURVEYOR

Project Location

Village 6
County Road
Mattapoisett, Ma.
(Plymouth County)

Prepared For

Bay Club at Mattapoisett

Drawing Title

Lotting Plans Amendment #1

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Drawn by:	RCD
Design by:	JDD
Reviewed by:	RAM
Approved by:	RAM
Project No:	10893.350
Date:	04-17-2003

Drawing Number
L-7

P:\Land Projects 3\10893_352_000\dwg\VE\LotDwg_shts_1_11_05_of_dwg 07/07/2003 07:45:42 AM EP

(7 of 11) 103-579

See Sheet L6 Of L11

See Sheet L7 Of L11

See Sheet L5 Of L11

See Sheet L9 Of L11

See Sheet L10 Of L11

See Sheet L11 Of L11

LOT A9
26,647 sq.ft.

LOT A14
19,724 sq.ft.

LOT A15
23,739 sq.ft.

LOT A16
16,278 sq.ft.

LOT A17
15,520 sq.ft.

LOT A18
15,147 sq.ft.

LOT A53
15,866 sq.ft.

LOT A52
21,519 sq.ft.

LOT A51
18,758 SF

LOT A50
25,526 SF

LOT A49
18,320 SF

Common Open Space
67,286 s.f.

LOT A44
15,673 sq.ft.

LOT A45
26,166 sq.ft.

LOT A46
23,402 SF

LOT A43
27,822 sq.ft.

LOT A42
17,883 sq.ft.

LOT A41
16,770 sq.ft.

LOT A40
17,020 sq.ft.

LOT A39
21,354 sq.ft.

LOT A38
20,965 sq.ft.

LOT A37
19,121 sq.ft.

LOT A36
15,243 sq.ft.

LOT A35
17,211 SF

LOT
16,730

Beech Tree Lane

Prince Snow Circle

6' WIDE SIDEWALK EASEMENT

PORTION OF 23/34
N/F
RUTH M. REBELLO

23/146
N/F
PATRICIA R. ROACH

OS V6 5
53,626 sq.ft.

Rural Residence 30
General Business

LEGEND

SP	STONE POST
DH	DRILL HOLE
IP	IRON PIPE
CB	CONCRETE BOUND
FSB	FIELD STONE BOUND
LP	LEAD PLUG
W	WELL
———	PROPERTY LINE
——·——·——	ABUTTER PROPERTY LINE
≡≡≡≡≡≡≡≡	APPROXIMATE LOCATION OF GRAVEL ROAD
— — —	APPROXIMATE LOCATION OF OF FOOTPATH
——·——·——	TOWN LINE
- - - - - -	DEED LINES
■	DENOTES CONCRETE BOUND TO BE SET
·-·-·-·-·	WETLAND LINE
oooooooooo	STONE WALL
26/10	ASSESSORS MAP NUMBER / ASSESSORS LOT NUMBER

MATTAPOISETT PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

DATE APPROVED: JUN 0 2 2003

DATE SIGNED: AUG 0 4 2003

MASS. GENERAL LAW 36 SECTION 13A

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

THIS SURVEY AND PLAN WERE PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING WITHIN THE COMMONWEALTH OF MASSACHUSETTS.

4/17/03
DATE

REGISTERED PROFESSIONAL LAND SURVEYOR

Graphic Scale
1 inch = 40 feet
0 40 80 120

I, BARBARA SULLIVAN, CLERK OF THE TOWN OF MATTAPOISETT, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE, AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

8/6/2003 DATE

Barbara A Sullivan TOWN CLERK

ASSESSORS NOTE:

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NOTE:
SEE KEY SHEET L2 FOR NOTES AND ADDITIONAL PLAN REFERENCES.

tibbetts engineering corp
716 COUNTY STREET TAUNTON, MA 02780
tel. (508) 822-9934 - fax (508) 880-7811
EMAIL: civil @ tibbettsengineering.com

civil engineering
land surveying
transportation
environmental permitting
testing & construction services

BEARING SYSTEM BASED UPON
INTERSTATE HIGHWAY ROUTE 195

PLAN REFERENCES

DEED BK 2424 PAGE 173
DEED BK 2922 PAGE 193
DEED BK 3773 PAGE 170
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PLAN BK 36 PAGE 662
PLAN BK 39 PAGE 599
PLAN BK 40 PAGE 810
PLAN BK 41 PAGE 78

Plymouth County Registry of Deeds
PLAN BOOK 47 PAGE 142

Rev.	Date	Description	By

COMMONWEALTH OF MASSACHUSETTS
RICHARD A MUNROE
No. 30754
REGISTERED PROFESSIONAL LAND SURVEYOR

Project Location
Village 6
County Road
Mattapoisett, Ma.
(Plymouth County)

Prepared For
Bay Club at Mattapoisett

Drawing Title
Lotting Plans Amendment #1

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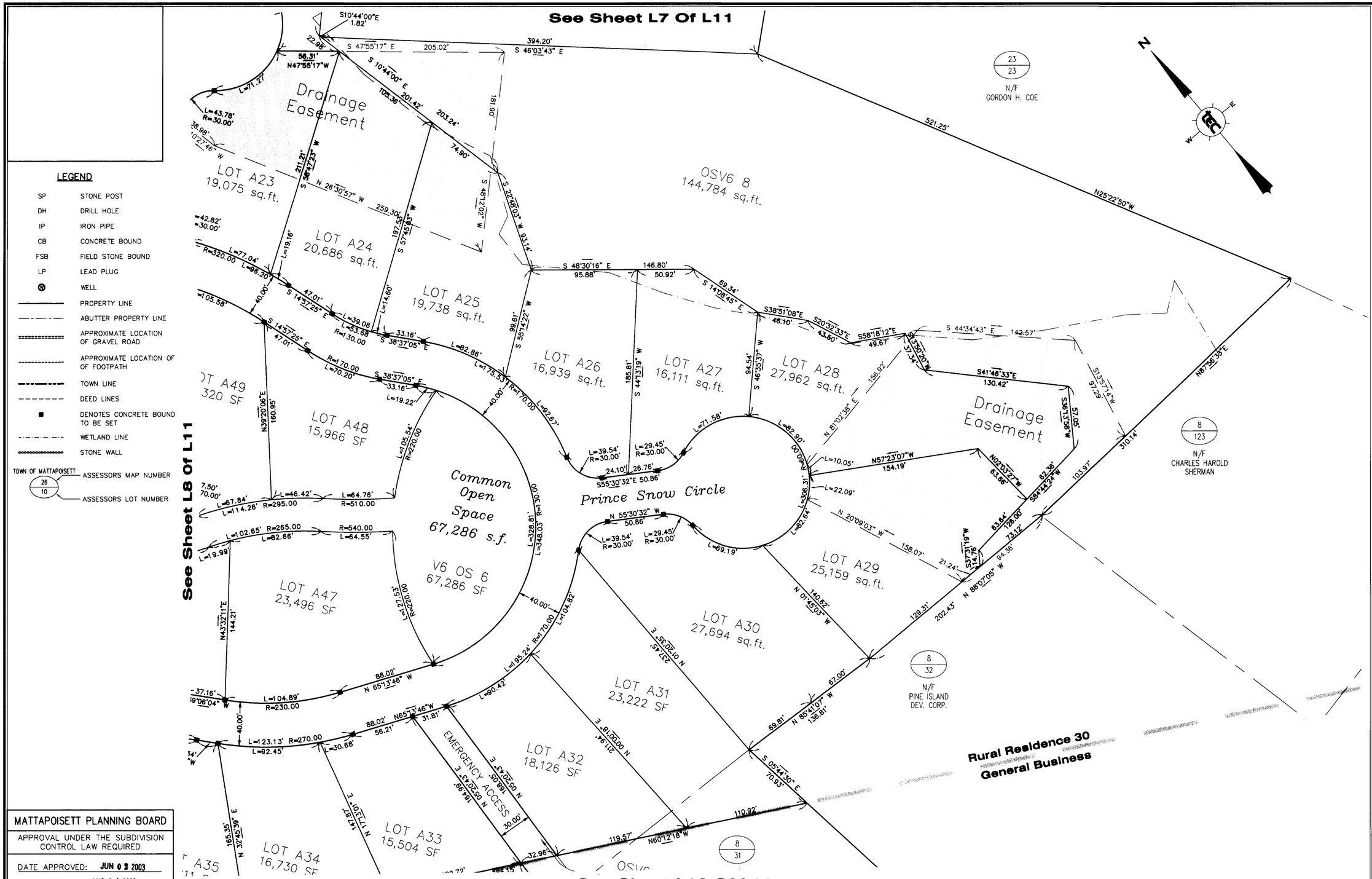
Drawn by:	RCD
Design by:	JDD
Reviewed by:	RAM
Approved by:	RAM
Project No:	10893.350
Date:	04-17-2003

Drawing Number
L-8

P:\Land Projects 3\10893_350_000\dwg\VE\lotting_shts_11_11_05_VE.dwg 12/02/2003 02:42:42 PM EDT

(8 of 11) '03-579



MATTAPOISETT PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

DATE APPROVED: JUN 0 2 2003

DATE SIGNED: AUG 0 4 2003

MASS. GENERAL LAW 36 SECTION 13A

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4/17/03
DATE

REGISTERED PROFESSIONAL LAND SURVEYOR

Graphic Scale
1 inch = 40 feet
0 40 80 120

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8/11/2003 Barbara A. Sullivan

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EMAIL: civil @ tibbettsengineering.com

civil engineering
land surveying
transportation
environmental permitting
testing & construction services

BEARING SYSTEM BASED UPON
INTERSTATE HIGHWAY ROUTE 195

PLAN REFERENCES

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PLAN BK 36 PAGE 658
PLAN BK 36 PAGE 662
PLAN BK 39 PAGE 599
PLAN BK 40 PAGE 810
PLAN BK 41 PAGE 78

South County Registry of Deeds
BOOK 47 PAGE 143

Rev.	Date	Description	By

COMMONWEALTH OF MASSACHUSETTS
RICHARD A. MUNROE No. 30754 REGISTERED PROFESSIONAL LAND SURVEYOR

Project Location

Village 6
County Road
Mattapoisett, Ma.
(Plymouth County)

Prepared For

Bay Club at Mattapoisett

Drawing Title

Lotting Plans Amendment #1

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Drawn by:	RCD
Design by:	JDD
Reviewed by:	RAM
Approved by:	RAM
Project No:	10893.350
Date:	04-17-2003

Drawing Number **L-9**

P:\Land Projects 3\10893_350_00\Dwg\V6\Lotting shts_1-11_05.dwg, 07/02/2003 02:43:42 PM, EST

(9 of 11) '03-579

See Sheet L9 Of L11

See Sheet L11 Of L11

A46
? SF

LOT A30
27,694 sq.ft.

LOT A31
23,222 SF

LOT A32
18,126 SF

LOT A33
15,504 SF

LOT A34
16,730 SF

LOT A35
17,211 SF

OSV6 7
4,996 SF

Prince Snow Circle

EMERGENCY ACCESS

Rural Residence 30

General Business

N43°32'11"E 144.21'
L=64.58
R=190.00
37.16'
N 39°06'04" W
L=104.89'
R=230.00
88.02'
N 65°13'46" W
40.00'
L=195.24' R=170.00
L=80.42'
150.00
L=82.34
19.34'
S39°06'04"W
L=123.13' R=270.00
L=92.45'
30.68'
88.02'
N65°13'46"W
56.21'
31.81'
S 23°25'10" W
232.45'
N 23°25'10" E
67.00'
N 85°41'07" W
136.81'
69.81'
S 05°44'30" E
70.93'
110.92'
N60°12'18"W
119.57'
32.96'
386.15'
122.72'
N04°11'08"E
47.47'
L=131.01'
L=91.84'
R=3080.00'
165.35'
N 32°45'39" E
N 13°30'54" E
147.87'
N 13°30' E
N 3°54'00" E
30.00'
N 3°54'00" E
86.79'
N 3°54'00" E
211.94'
N 3°54'00" E
30.00'

8/32
N/F
PINE ISLAND
DEV. CORP.

8/31
N/F
ELLEN M. STAELIN

8/180
N/F
ELLEN M.
STAELIN

PARCEL "C"
Area=113,021 S.F.
(See Plan Reference #2)

PROPOSED 30' WIDE
EMERGENCY ACCESS
AND UTILITY EASEMENT

PARCEL "B"
Area = 223,239 S.F.
(See Plan Reference #2)

S09°17'47"E
521.00'
N 16°20'60"W
435.43'

R=480.00'
L=33.04'
S86°19'02"W
5.12'
190.95'
170.00'
658.44'
297.49'
N60°12'18"W
MHB (FND) (HELD)
P.T. STA. 44+11.13 30' LT.
(1929 ROUTE 6 LAYOUT)
R=2630.00'
L=202.23'

County Road (ROUTE 6 - PUBLIC - 60' WIDE)

N
E
W

LEGEND

SP	STONE POST
DH	DRILL HOLE
IP	IRON PIPE
CB	CONCRETE BOUND
FSB	FIELD STONE BOUND
LP	LEAD PLUG
W	WELL
———	PROPERTY LINE
—·—·—	ABUTTER PROPERTY LINE
▪▪▪▪▪▪▪▪	APPROXIMATE LOCATION OF GRAVEL ROAD
- - - - -	APPROXIMATE LOCATION OF OF FOOTPATH
——·—·——	TOWN LINE
- - - - - -	DEED LINES
■	DENOTES CONCRETE BOUND TO BE SET
-·-·-·-	WETLAND LINE
▬▬▬▬	STONE WALL

TOWN OF MATTAPOISETT
26/10 — ASSESSORS MAP NUMBER / ASSESSORS LOT NUMBER

MATTAPOISETT PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED
DATE APPROVED: JUN 0 2 2003
DATE SIGNED: AUG 0 4 2003

Barry Pickup

MASS. GENERAL LAW 36 SECTION 13A

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

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7/17/03
DATE

REGISTERED PROFESSIONAL LAND SURVEYOR

Graphic Scale
1 inch = 40 feet
0 40 80 120

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8/11/2003
DATE

Barbara A Sullivan
TOWN CLERK

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NOTE:
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tel. (508) 822-6934 - fax (508) 880-7811
EMAIL: civil @ tibbettsengineering.com

civil engineering
land surveying
transportation
environmental permitting
testing & construction services

BEARING SYSTEM BASED UPON
INTERSTATE HIGHWAY ROUTE 195

PLAN REFERENCES

DEED BK 2424 PAGE 173
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PLAN BK 36 PAGE 662
PLAN BK 39 PAGE 599
PLAN BK 40 PAGE 810
PLAN BK 41 PAGE 78

Plymouth County Registry of Deeds
PLAN BOOK 47 PAGE 144

Rev.	Date	Description	By

COMMONWEALTH OF MASSACHUSETTS
RICHARD A. MUNROE
No. 30754
REGISTERED PROFESSIONAL LAND SURVEYOR

Project Location

Village 6
County Road
Mattapoisett, Ma.
(Plymouth County)

Prepared For

Bay Club at Mattapoisett

Drawing Title

Lotting Plans Amendment #1

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Drawn by:	RCD
Design by:	JDD
Reviewed by:	RAM
Approved by:	RAM
Project No:	10893.350
Date:	04-17-2003

Drawing Number
L-10

P:\Land Projects 5\10893.350 COR\dwg\V6\lotting_plns_1 11_05 Vi 4/7/2003 8:24:42 AM EDT

(10 of 11) '03-579

See Sheet L8 Of L11

Rural Residence 30

General Business

158.85'
N22°13'20"W

L=134.02'

S25°46'40"E
290.58'

60.00'

L=27.18'
R=47.00'

OSV6 5
53,626 sq. ft.

L=120.17'
L=166.95' R=143.00
N72°37'02"W
199.28'

46.78'

L=24.04'
R=47.00'

543.69'

253.10'

PARCEL V6 1
42,749 sq.ft.

L=249.34' R=325.00

S16°36'27"E
61.38'

S35°54'30"E
76.84'

23
146
N/F
PATRICIA R. ROACH

PORTION OF
23
34
N/F
RUTH M. REBELLO

150.00'
S88°48'54"W

9
79A
N/F
DENNIS MAHONEY & SONS INC.

S31°10'13"E
46.17'

S21°10'43"E
119.58'

L=105.92'

L=62.20'
R=40.00'

124.63'
N15°54'48"E

N15°54'48"E
128.09'

L=61.37'
R=40.00'

25' WIDE UTILITY
EASEMENT

L=37.93'

L=304.61' R=2630.00'
CH=304.44'
CB=N74°11'34"W

L=60.76'

L=27.18'
R=47.00'

L=74.21'

L=163.42' R=143.00

L=89.21'

L=31.92'
R=47.00'

L=193.51' R=285.00

L=204.15'

R=2630.00'
L=202.23'

Parcel 2

Parcel 3

Bay Club Drive

Road

County

N

W

E

See Sheet L5 Of L11

See Sheet L10 Of L11

LEGEND

SP	STONE POST
DH	DRILL HOLE
IP	IRON PIPE
CB	CONCRETE BOUND
FSB	FIELD STONE BOUND
LP	LEAD PLUG
W	WELL
———	PROPERTY LINE
— — —	ABUTTER PROPERTY LINE
≡≡≡≡≡	APPROXIMATE LOCATION OF GRAVEL ROAD
- - - - -	APPROXIMATE LOCATION OF OF FOOTPATH
——— ———	TOWN LINE
— — — —	DEED LINES
■	DENOTES CONCRETE BOUND TO BE SET
-·-·-·-	WETLAND LINE
~~	STONE WALL
TOWN OF MATTAPOISETT 26/10	ASSESSORS MAP NUMBER / ASSESSORS LOT NUMBER

MATTAPOISETT PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

DATE APPROVED: JUN 0 3 2003

DATE SIGNED: AUG 0 4 2003

MASS. GENERAL LAW 36 SECTION 13A

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

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4/17/03
DATE

REGISTERED PROFESSIONAL LAND SURVEYOR

Graphic Scale
1 inch = 40 feet
0 40 80 120

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8/11/2003
DATE

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TOWN CLERK

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Plymouth County Registry of Deeds
PLAN BOOK 47 PAGE 145

Rev.	Date	Description	By

COMMONWEALTH OF MASSACHUSETTS
RICHARD A. MUNROE
No. 30754
REGISTERED PROFESSIONAL LAND SURVEYOR

Project Location

Village 6
County Road
Mattapoisett, Ma.
(Plymouth County)

Prepared For

Bay Club at Mattapoisett

Drawing Title

Lotting Plans Amendment #1

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Drawn by:	RCD
Design by:	JDD
Reviewed by:	RAM
Approved by:	RAM
Project No:	10893.350
Date:	04-17-2003

Drawing Number
L-11

P:\Land Projects 3\10893_350_000\dwg\V6\Lotting_shts_1-11_05_V6.dwg 07/07/2003 8:43:42 AM EDT

(11 of 11) '03-579