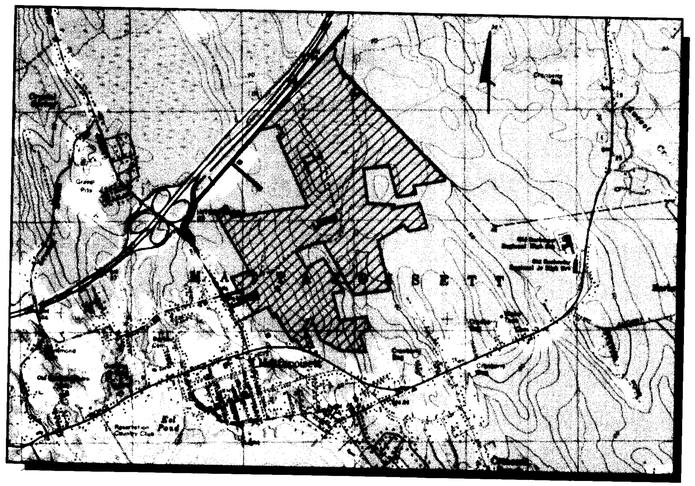
PLYMOUTH CO. REG. OF DEEDS
AUG 13 2003
8-13-03
RECORDED

'03-578

BAY CLUB
AT
MATTAPOISETT
DEFINITIVE CLUSTER SUBDIVISION
AMENDMENT #1
IN
MATTAPOISETT, MASSACHUSETTS



LOCUS MAP
(NOT TO SCALE)

NO.	DATE	DESCRIPTION
		ISSUE TABLE

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

ZONING TABLE
ZONING DISTRICT: LIMITED INDUSTRIAL

DIMENSIONAL REGULATIONS

MIN. LOT FRONTAGE:	200 FEET
MIN. LOT AREA:	NONE (50% MAX. LOT COVERAGE)

MIN. SETBACK REGULATIONS

FRONT YARD:	75 FEET
SIDE AND REAR YARD:	50 FEET

Rev.	Date	Description	By

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

Project Location

County Road
Mattapoisett, Ma.
(Plymouth County)

Prepared For

Bay Club At Mattapoisett

Drawing Title

Cover Sheet Amendment #1

8-13
#578

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NO PART OF THIS DRAWING MAY BE REPRODUCED, TRANSMITTED, OR STORED BY ANY MEANS, WHATSOEVER, WITHOUT THE EXPRESSED WRITTEN CONSENT OF TIBBETTS ENGINEERING CORP. WITH THE EXCEPTION OF ANY REGULATORY AUTHORITY WHICH MAY REPRODUCE IT IN CONJUNCTION WITH THE PERFORMANCE OF OFFICIAL BUSINESS UNDER ITS JURISDICTION.

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

Drawing Number
L-1

PLAN SET CONTENTS:

COVER SHEET	L1 OF L16
LOTTING KEY SHEET	L2 OF L16
ASSESSOR'S INFORMATION SHEET	L3 OF L16
PERIMETER PLANS	L4 THRU L7 OF L16
LOTTING PLANS	L8 THRU L16 OF L16
GRADING KEY SHEET	G1 OF G34
GRADING PLANS	G2 THRU G34 OF G34
PLAN & PROFILE KEY SHEET	P0 OF P25
PLAN & PROFILE PLANS	P1 THRU P25 OF P25
EROSION CONTROL PLAN	EC-1 THRU EC-2
CONSTRUCTION DETAILS	D1 THRU D8
CLUSTER YEILD PLANS	Y1 THRU Y4
OPEN SPACE PLAN	OS1 OF OS1

OWNER: DFJ Holdings, LLC

Plymouth County Registry of Deeds
PLAN BOOK 47 PAGE 119

MATTAPOISETT PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

DATE APPROVED: JUL 21 2003
DATE SIGNED: AUG 04 2003

Arthur W McLean
Barry Lee
[illegible]

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.

7/16/03
DATE

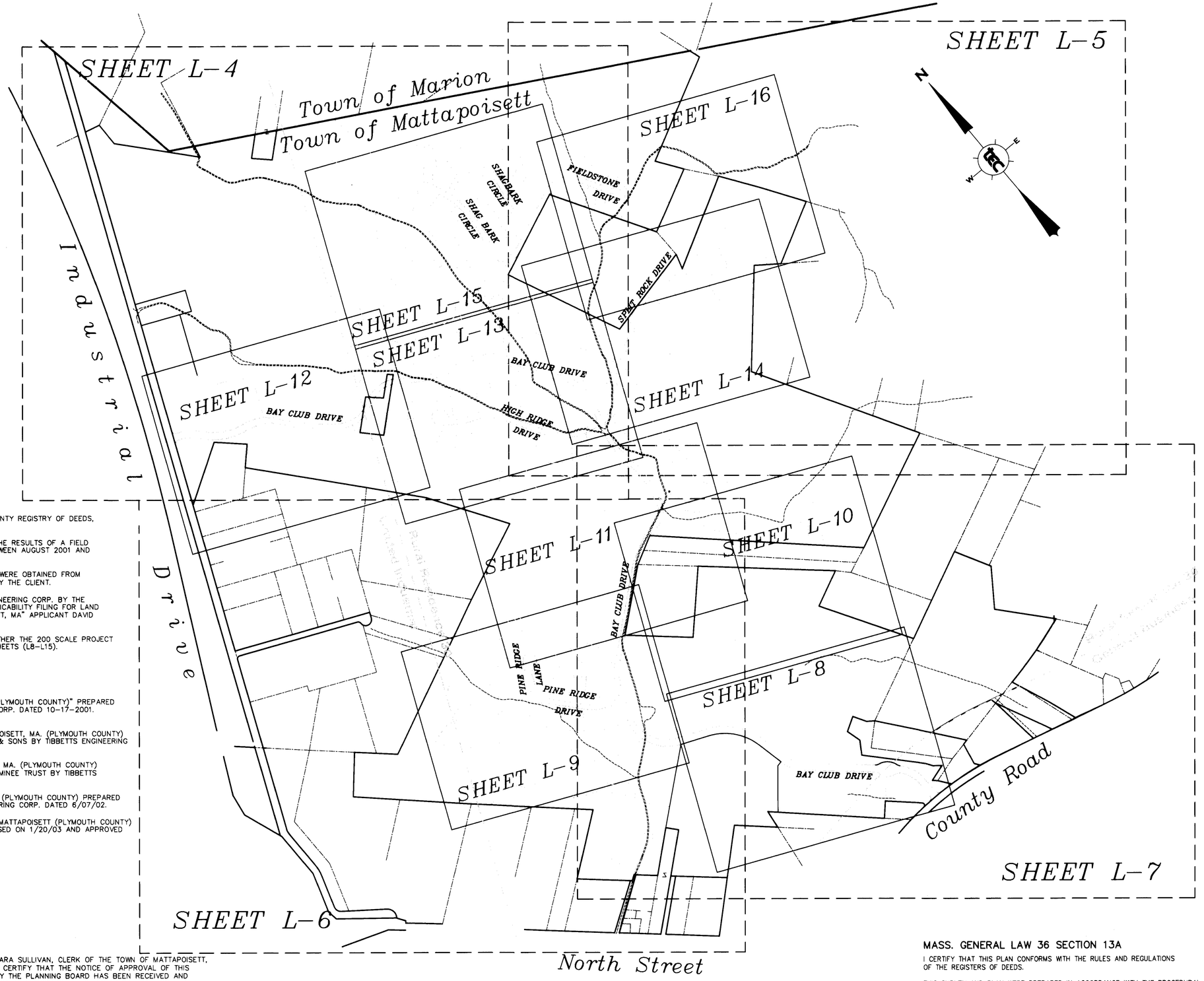
REGISTERED PROFESSIONAL LAND SURVEYOR

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

P:\Land Projects 3\10893_350_000\dwg\Lotting_200sc_1-7_000.dwg 07/01/2003 10:15:20 AM EDT



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. DIMENSIONS FOR NEW PARCELS 1–22 ARE LABELED ON EITHER THE 200 SCALE PROJECT PERIMETER SHEETS (L4–L7) OR THE 80 SCALE LOTTING SHEETS (L8–L15).

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 BY TIBBETTS ENGINEERING CORP. DATED 8/15/2002.
3. DIVISION OF PROPERTY #80 NORTH STREET MATTAPOISETT, MA. (PLYMOUTH COUNTY) PREPARED FOR TIMOTHY CASEY TRUSTEE OF BYDENOM NOMINEE TRUST BY TIBBETTS ENGINEERING CORP. DATED 8/13/02. REVISED 8/20/02.
4. DIVISION OF PROPERTY REBELLO LANE MATTAPOISETT, MA. (PLYMOUTH COUNTY) PREPARED FOR CHURCHWOOD PROPERTIES, LLC BY TIBBETTS ENGINEERING CORP. DATED 6/07/02.
5. "DEFINITIVE CLUSTER SUBDIVISION FOR THE BAY CLUB AT MATTAPOISETT (PLYMOUTH COUNTY) BY TIBBETTS ENGINEERING CORP. DATED 8/26/2002. REVISED ON 1/20/03 AND APPROVED ON 1/20/03.

MATTAPOISETT PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

DATE APPROVED: JUL 2 1 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 Barbara A. Sullivan
DATE TOWN CLERK

Graphic Scale
1 inch = 400 feet
0 400 800 1200

NOTE:
SHEETS L4 THROUGH L7 SHOW THE PROJECT PERIMETER BOUNDARIES AT A 200 SCALE. SHEETS L8 THROUGH L16 SHOW THE NEW LOTS AND NEW ROADWAY AT AN 80 SCALE.

MASS. GENERAL LAW 36 SECTION 13A

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4/17/03 DATE

REGISTERED PROFESSIONAL LAND SURVEYOR

tibbetts engineering corp
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EMAIL: civil @ tibbettsengineering.com

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BEARING SYSTEM BASED UPON
INTERSTATE HIGHWAY ROUTE 195

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PLAN BK 39 PAGE 599
PLAN BK 40 PAGE 810
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Plymouth County Registry of Deeds
PLAN BOOK 47 PAGE 120

Rev.	Date	Description	By

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

Project Location

County Road
Mattapoisett, Ma.
(Plymouth County)

Prepared For

Bay Club at Mattapoisett

Drawing Title

Key Sheet Amendment #1

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

Drawing Number
L-2

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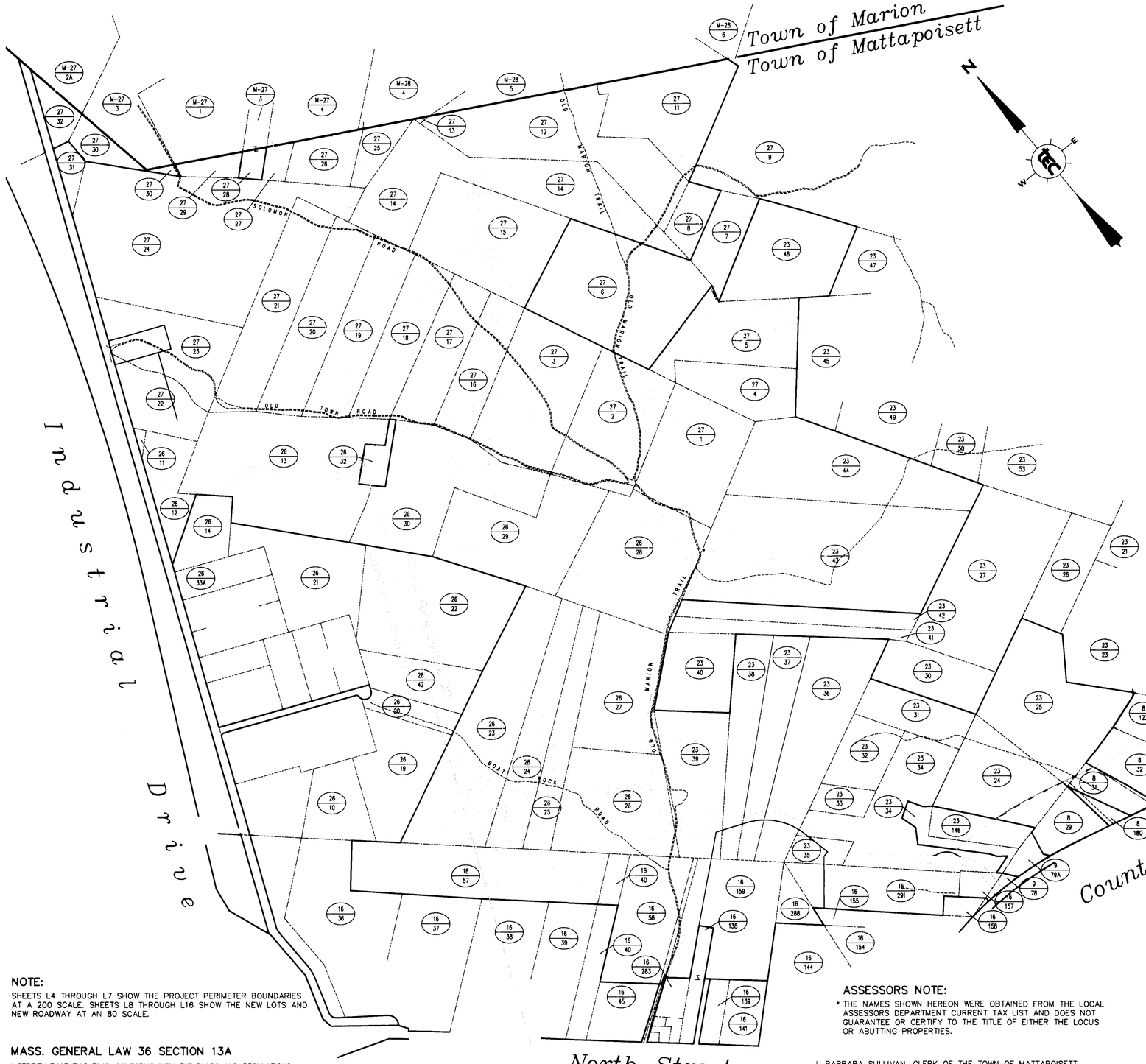
(2 of 16) '03-578

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	Timothy 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. & Lenore 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, Trustee of The Solomon Trust
27	29	Dennis Mahoney & Sons Inc.
27	30	Wayne Walega, Trustee of The Solomon Trust
27	31	Dennis Mahoney & Sons Inc.
27	32	A.D. Makepeace Co. Inc.

MARION		
M-27	1	Dennis Mahoney & Sons, Inc.
M-27	2A	A.D. Makepeace Co. Inc.
M-27	3	Wayne Walega, Trustee of 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 4-25-02 and the Town Of Marion Assessors records on 3-22-02.



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

NOTE:

SHEETS L4 THROUGH L7 SHOW THE PROJECT PERIMETER BOUNDARIES AT A 200 SCALE. SHEETS L8 THROUGH L16 SHOW THE NEW LOTS AND NEW ROADWAY AT AN 80 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

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.

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

MATTAPOISETT PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

DATE APPROVED: JUL 31 2003

DATE SIGNED: AUG 04 2003

tibbetts engineering corp
716 COUNTY STREET TAUNTON, MA 02780
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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 121

Rev.	Date	Description	By

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

Project Location

County Road
Mattapoisett, Ma.
(Plymouth County)

Prepared For

Bay Club at Mattapoisett

Drawing Title

Assessors Information Amendment #1

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

Drawing Number **L-3**

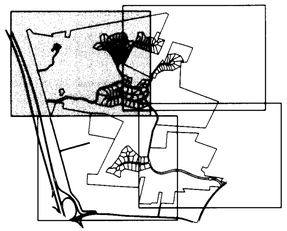
LEGEND

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

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

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

KEY MAP



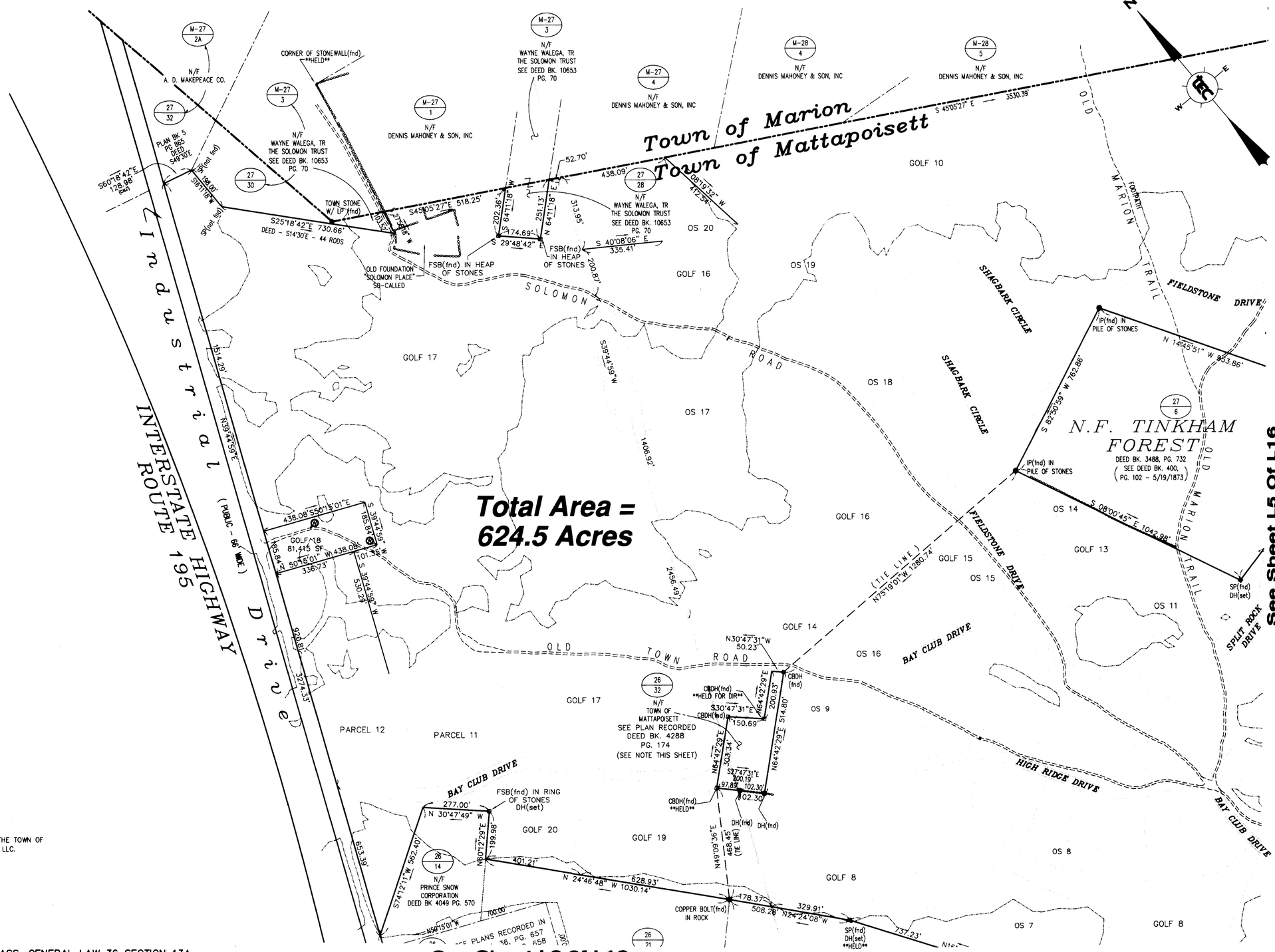
NOTE:
ASSESSOR'S MAP 26 LOT 32 CURRENTLY OWNED BY THE TOWN OF MATTAPOISETT IS TO BE CONVEYED TO DFJ HOLDINGS LLC.

MATTAPOISETT PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

DATE APPROVED: JUL 2 1 2003

DATE SIGNED: AUG 0 4 2003



Graphic Scale
1 inch = 200 feet
0 200 400 600

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4/17/03
DATE

REGISTERED PROFESSIONAL LAND SURVEYOR

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8/11/2003
DATE

Barbara A Sullivan
TOWN CLERK

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

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PLAN BOOK 47 PAGE 122

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RICHARD A. MUNROE No. 30754 REGISTERED PROFESSIONAL LAND SURVEYOR

Project Location

County Road
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(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:	JDD/RAM
Approved by:	RAM
Project No:	10893.350
Date:	04-17-2003

Drawing Number **L-4**

P:\Land Projects 3\10893_350_000\dwg\Lotting_200sc_1-7_000.dwg 07/01/2003 10:15:20 AM EDT

(4 of 16) '03-578

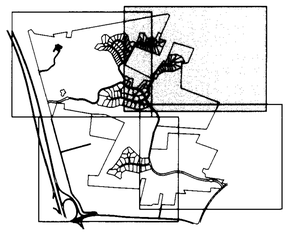
LEGEND

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

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

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

KEY MAP



See Sheet L4 of L16

Town of Marion
Town of Mattapoisett

M-28 / 6 N/F ROBERT T. COYNE

S02°09'02"E 96.57'

VC 0.39'

OLD MARION FOOTPATH TRAIL

PARCEL 10

S 78°47'23" W 951.37'

755.99'

27 / 9 N/F DENNIS MAHONEY & SON, INC

SP(fnd) N 0.14' DH(set) E 0.95'

S18°42'38"E 258.03'

SP(fnd) S 0.18' DH(set) W 0.94'

FIELDSTONE DRIVE

S81°33'22"W 427.82'

S 79°01'22" W 578.28'

S18°48'24"E 367.92'

S17°18'24"E 396.00'

SP(fnd) DH(set) **HELD**

838.75'

N17°11'36"E 512.19'

27 / 7 N/F DENNIS MAHONEY & SONS, INC

PARCEL 9

23 / 47 N/F WALTER E. BOWMAN, JR. EXECUTOR HEIRS OF HELEN O. WINSLOW

S 77°41'36" W 567.31'

IP(fnd) IN PILE OF STONES

N 14°45'51" W 953.86'

27 / 6

SP(fnd) DH(set) **HELD**

S 82°50'59" W 762.86'

N.F. TINKHAM FOREST

DEED BK. 3488, PG. 732 (SEE DEED BK. 400, PG. 102 - 5/19/1873)

131.25' S 33°01'28" W

SP(fnd) DH(set) **HELD**

SP/DH(fnd) **HELD**

DRIVE

120.43'

225.34' N 37°56'37" W

IP(fnd) IN PILE OF STONES

OS 14

S 08°00'45" E 1042.98'

OLD MARION TRAIL

S 87°20'45" E 390.30'

SPLIT ROCK

PARCEL 8

23 / 45 N/F DENNIS MAHONEY & SONS, INC SEE DEED BOOK 825 PG. 111

748.65' S 57°18'23" W 896.00'

GOLF 13

SP(fnd) DH(set)

OS 11

PARCEL 8

GOLF E12

GOLF D12

GOLF C12

GOLF B12

GOLF A12

BAY CLUB DRIVE

SP(fnd)LEANING BASE LOCATED **HELD**

23 / 49 N/F DENNIS MAHONEY & SONS, INC

S14°08'05"E 1505.53'

23 / 50 N/F DENNIS MAHONEY & SON, INC

PARCEL 7

HIGH RIDGE DRIVE

GOLF 11

OS 4

23 / 53 N/F ROBERT A. GINGRAS SEE DEED BK. 11598 PG. 128 (1ST PARCEL)

SP(fnd) **HELD** 7'

16.85'

40'

BAY CLUB DRIVE

OS 6

GOLF 8

OS 8

S 39°23'39" E 412.56'

See Sheet L7 Of L16

N

W E

tec

MATTAPOISETT PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

DATE APPROVED: JUL 21 2003

DATE SIGNED: AUG 04 2003

Arthur W McLean

Barry

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 = 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.

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.

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 123

Rev.	Date	Description	By

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

Project Location

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:	JDD/RAM
Approved by:	RAM
Project No:	10893.350
Date:	04-17-2003

Drawing Number
L-5

P:\Land Projects 3\10893_350_000\dwg\Lotting_200sc_1-7_000.dwg 07/01/2003 10:15:20 AM EDT

(5 of 16) '03-578

See Sheet L4 Of L16

See Sheet L7 Of L16

Total Area = 624.5 Acres

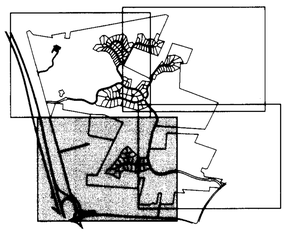
LEGEND

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

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

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

KEY MAP



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.

MATTAPOISETT PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

DATE APPROVED: JUL 2 1 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

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 = 200 feet
0 200 400 600

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
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 39 PAGE 599
PLAN BK 40 PAGE 810
PLAN BK 41 PAGE 78

Plymouth County Registry of Deeds
PLAN BOOK 47 PAGE 124

Rev.	Date	Description	By

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

Project Location

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:	JDD/RAM
Approved by:	RAM
Project No:	10893.350
Date:	04-17-2003

Drawing Number **L-6**

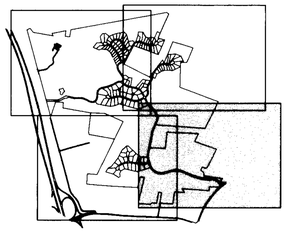
See Sheet L5 Of L16

See Sheet L6 of L16

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

KEY MAP

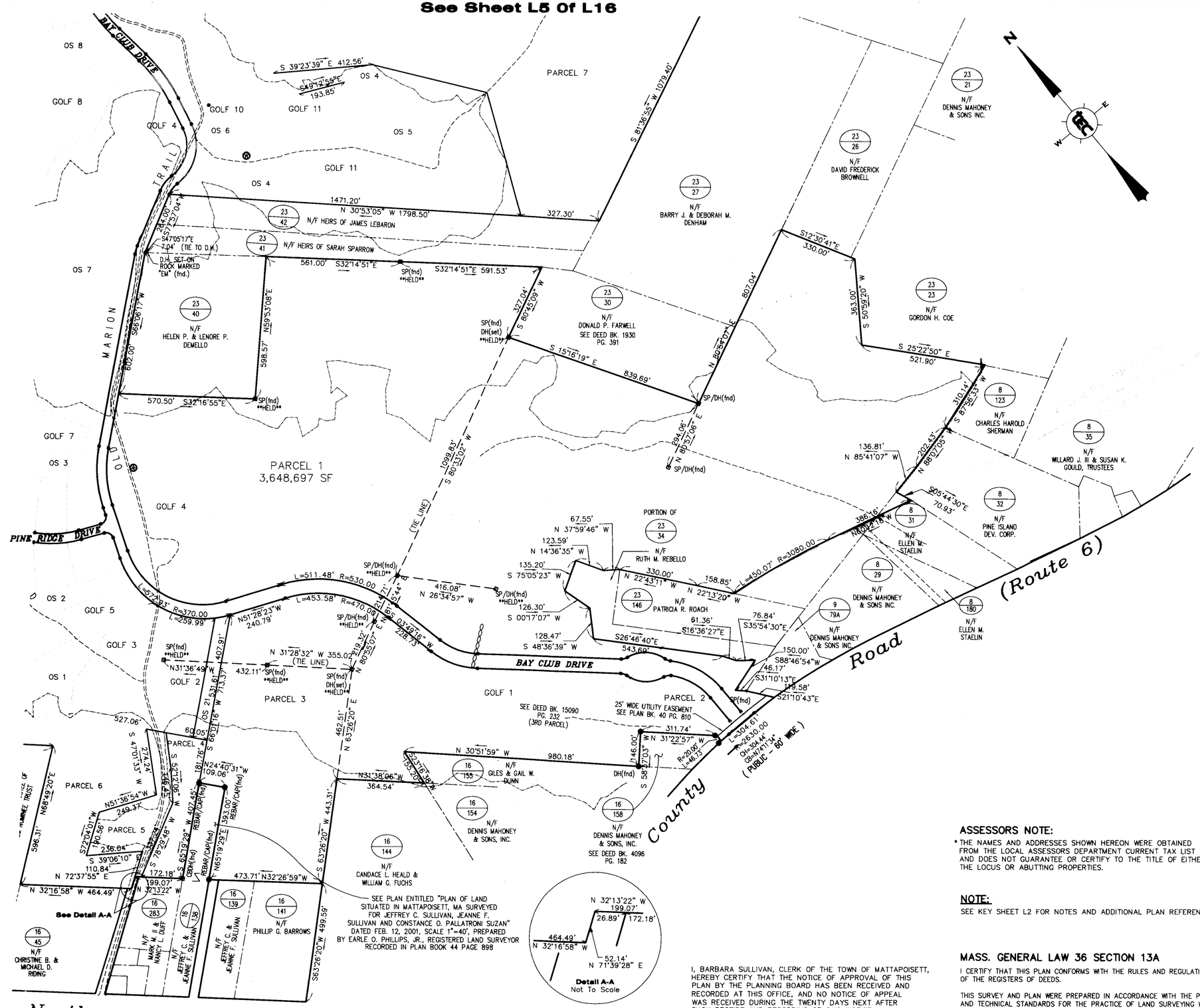


MATTAPOISETT PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

DATE APPROVED: JUL 21 2003

DATE SIGNED: AUG 04 2003



ASSESSORS NOTE:

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NOTE:

SEE KEY SHEET L2 FOR NOTES AND ADDITIONAL PLAN REFERENCES.

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.

8/5/2003 DATE — Barbara A. Sullivan TOWN CLERK

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.

8.4.03 DATE — David E. Grant 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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environmental permitting
testing & construction services

BEARING SYSTEM BASED UPON

INTERSTATE HIGHWAY ROUTE 195

PLAN REFERENCES

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PLAN BK 41 PAGE 78

Plymouth County Registry of Deeds
PLAN BOOK 47 PAGE 125

Rev.	Date	Description	By

Project Location

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:	JDD/RAM
Approved by:	RAM
Project No:	10893.350
Date:	04-17-2003

Drawing Number **L-7**

P:\Land Projects 3\10893_350_000\dwg\Lotting_200sc_1-7_000.dwg 8/4/2003 3:12:30 PM EST

(7 of 14) '03-528

See Sheet L9 of L16

See Sheet L10 of L16

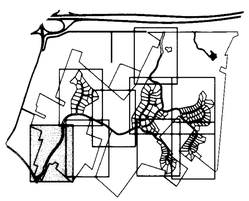
LEGEND

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
■	DENOTES BOUND TO BE SET
-·-·-·-	WETLAND LINE
———	STONE WALL
[ ]	DRAINAGE EASEMENT

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

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

KEY MAP



PARCEL 1
3,646,136 SF

PARCEL 3
828,503 SF

GOLF 1
342,301 SF

PARCEL 2
72,077 SF

BC_RD 1
1,139,869 SF

BAY CLUB DRIVE

40' WALKING PATH EASEMENT

DRAINAGE EASEMENT

UTILITY EASEMENT

County Road

241.23' N51°28'23"W

37.33'

240.79' N51°28'23"W

L=511.48' R=530.00

L=453.58' R=470.00

60.00'

N03°49'16"E 228.73'

L=171.14' R=270.00

598.36' N32°29'42"W

598.36'

N32°29'42"W

30.84' 27.23'

L=249.34' R=325.00

L=193.51' R=265.00

N 55°30'18" E 390.48'

S 44°06'18" E 232.79'

S 48°13'04" W

N11°12'44"W 208.10'

S12°12'18"E 239.53'

N27°17'45"W 248.30'

S27°17'45"E 251.61'

N30°35'27"W 249.71'

S30°35'27"E 250.29'

N30°36'25"W 81.79'

S28°15'42"E 118.13'

L=83.49' R=330.00

L=208.17' R=330.00

L=125.88'

S86°10'44"E 44.12'

N 30°51'59" W 797.14'

N 30°51'59" W 980.18'

N 23°16'38" E 135.50'

S 58°11'19" W 147.65'

S 31°38'06" E 137.32'

227.22'

364.54'

N 63°26'20" E 433.31'

85.06'

N/F
CANDACE L. HEALD &
WILLIAM G. FUCHS
16 / 144

N/F
GILES & GAIL W. DUNN
16 / 155

N/F
DENNIS MAHONEY & SONS, INC.
16 / 154

N/F
DENNIS MAHONEY & SONS, INC.
16 / 158

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

N/F
RUTH M. REBELLO
SEE DEED BOOK 825 PG. 111
23 / 36

N58°37'03"E 210.55'

N 71°13'04" W 172.53'

N 71°13'04" W 181.90'

N58°37'03"E 146.00'

N31°22'57"W 170.61'

356.55'

146.00'

311.74'

132.49'

8.64'

N 15°54'48" E 124.63'

N 15°54'48" E 137.93'

L=304.61' R=2630.00

L=105.92'

R=20.00' L=40.75'

C47 C48 C49 C50 C51 C52 C53 C54

L1 L2 L3 L4 L5 L6 L7 L8 L9 L10

CURVE TABLE		
CURVE	LENGTH	RADIUS
C47	62.20	40.00
C48	61.37	40.00
C49	24.04	47.00
C50	31.92	47.00
C51	166.95	143.00
C52	163.42	143.00
C53	27.18	47.00
C54	27.18	47.00

LINE TABLE		
LINE	LENGTH	BEARING
L1	117.11	N65°22'57"E
L2	111.57	N65°22'57"E
L3	48.38	S07°56'18"W
L4	61.55	S07°56'18"W
L5	192.03	S62°25'55"W
L6	183.00	S62°25'55"W
L7	95.44	S31°12'26"E
L8	43.22	S31°12'26"E
L9	115.23	S66°50'32"W
L10	59.67	N57°51'55"W

Graphic Scale
1 inch = 80 feet
0 80 120 160

MATTAPOISETT PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

DATE APPROVED: JUL 21 2003

DATE SIGNED: AUG 04 2003

Barry [illegible]

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.

4/16/03
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.

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EMAIL: civil @ tibbettsengineering.com

civil engineering
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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 29 PAGE 537
PLAN BK 32 PAGE 1066
PLAN BK 33 PAGE 719
PLAN BK 36 PAGE 657
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

Plymouth County Registry of Deeds
PLAN BOOK 47 PAGE 126

Rev.	Date	Description	By

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

Project Location

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:	JDD/RAM
Approved by:	RAM
Project No:	10893.350
Date:	04-17-2003

Drawing Number
L-8

P:\Land Projects 3\10893_350_000\dwg\Lotting_80sc_000.dwg 07/01/2003 11:58:29 AM EDT

(8 of 16) '03-578

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.

8.4.03
DATE

David E. Grant
REGISTERED PROFESSIONAL LAND SURVEYOR

See Sheet L11 Of L16

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

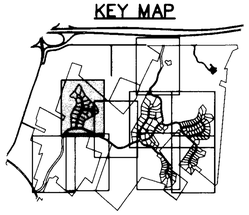
See Sheet L10 Of L16

See Sheet L8 Of L16

LEGEND

- PROPERTY LINE
- ABUTTER PROPERTY LINE
- APPROXIMATE LOCATION OF GRAVEL ROAD
- APPROXIMATE LOCATION OF OF FOOTPATH
- DENOTES BOUND TO BE SET
- WETLAND LINE
- DRAINAGE EASEMENT
- TOWN OF MATTAPOISETT 26/10 — ASSESSORS MAP NUMBER / ASSESSORS LOT NUMBER

KEY MAP



CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	49.16	40.00
C2	107.96	95.00
C3	147.30	55.00
C4	102.89	185.00
C5	44.98	30.00
C6	105.65	185.00
C7	147.30	55.00
C8	109.29	95.00
C9	46.47	40.00
C10	44.98	30.00

LINE	LENGTH	BEARING
L130	36.67	N82°50'32"W
L131	83.54	N82°50'32"W
L132	46.95	N56°07'58"W
L133	36.64	N56°07'58"W
L134	84.37	N25°00'09"W
L135	75.64	N25°00'09"W
L136	206.71	N07°04'40"W
L137	204.78	N07°04'40"W
L138	79.19	N14°04'50"W
L139	86.69	N14°04'50"W
L140	138.13	N48°56'06"W
L141	145.86	N48°56'06"W
L142	171.36	N57°15'02"W
L143	167.51	N57°15'02"W
L144	69.77	N27°30'39"W
L145	70.61	N27°30'39"W
L146	280.20	N61°42'59"W
L147	284.68	N61°42'59"W
L148	41.16	N52°08'13"W
L149	43.00	N52°08'13"W
L150	20.31	N27°52'26"E
L151	55.35	N75°58'37"E
L152	144.88	N19°36'12"W
L153	20.00	N70°23'48"E
L154	43.20	N19°36'12"W
L155	49.06	N19°36'12"W
L156	48.13	N13°03'08"E
L157	57.76	N13°03'08"E
L158	53.27	N34°23'47"E
L159	61.37	N34°23'47"E
L160	53.94	N58°47'47"E
L161	63.00	N58°47'47"E
L162	34.85	N85°27'58"E
L163	46.38	N85°27'58"E
L164	164.97	N57°05'39"W
L165	145.48	N57°00'50"W
L166	175.94	N86°16'00"W
L167	95.78	N82°06'14"W
L168	86.01	N88°51'35"E
L169	82.28	N86°34'11"W
L170	82.06	N85°33'20"E
L171	48.29	N82°10'41"E
L172	54.67	N82°10'41"E
L173	69.64	N49°22'42"E
L174	67.50	N49°22'42"E
L175	29.32	N74°04'25"E

LINE	LENGTH	BEARING
L176	20.10	N74°04'25"E
L177	41.78	N78°41'43"W
L178	38.99	N78°41'43"W
L179	149.70	N89°34'27"E
L180	153.94	N89°34'27"E
L181	98.46	N77°03'07"E
L182	91.58	N77°03'07"E
L183	108.65	N65°16'05"W
L184	105.61	N65°16'05"W
L185	50.93	N87°38'09"W
L186	59.42	N87°38'09"W
L187	73.36	N89°02'56"E
L188	75.94	N89°02'56"E
L189	82.23	N80°11'12"W
L190	45.42	N80°11'12"W
L191	145.27	N11°17'42"W

LINE	LENGTH	BEARING
L192	115.35	N11°17'42"W
L193	54.14	N07°13'33"E
L194	174.62	N00°13'34"W
L195	229.09	N02°49'51"E
L196	20.73	N74°24'08"W
L197	20.65	N74°24'08"W
L198	71.88	N01°08'16"E
L199	69.13	N01°08'16"E
L200	173.12	N14°50'45"E
L201	176.57	N14°50'45"E
L202	169.93	N17°48'50"W
L203	181.39	N17°48'50"W
L204	149.71	N49°06'24"W
L205	147.95	N49°06'24"W

LINE TABLE		
LINE	LENGTH	BEARING
L11	62.82	N31°15'59"E
L12	23.87	N21°10'40"W
L13	227.25	N64°28'58"W
L14	43.89	S29°57'28"W
L15	34.62	N37°31'35"W
L16	35.00	N82°34'42"E
L17	109.48	N00°08'54"E
L18	94.58	N00°00'18"E
L19	95.76	N75°58'37"E
L20	85.30	N75°58'37"E
L21	98.49	N47°01'25"E
L22	101.47	N47°01'25"E
L23	243.02	N59°30'36"E
L24	232.65	N59°30'36"E
L25	67.91	N75°58'02"W
L26	56.93	N75°58'02"W

L27	126.28	N23°18'26"W
L28	96.23	N11°22'36"W
L29	148.66	N39°17'58"W
L30	123.67	N59°21'14"E
L31	79.34	N58°26'20"E
L32	153.44	N64°22'59"W
L33	149.55	N64°22'59"W
L34	183.93	N74°24'08"W
L35	173.94	N74°24'08"W
L36	267.39	N13°33'03"W
L37	257.16	N13°33'03"W
L38	189.05	N22°12'05"W
L39	192.86	N22°12'05"W
L40	299.38	N35°18'41"W
L41	300.04	N35°18'41"W

MATTAPOISETT PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

DATE APPROVED: JUL 2 1 2003

DATE SIGNED: AUG 0 4 2003

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.

Graphic Scale
1 inch = 80 feet
0 80 120 160

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BEARING SYSTEM BASED UPON

INTERSTATE HIGHWAY ROUTE 195

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PLAN BK 40 PAGE 810
PLAN BK 41 PAGE 78

Plymouth County Registry of Deeds
PLAN BOOK 47 PAGE 127

Rev.	Date	Description	By

Project Location

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:	JDD/RAM
Approved by:	RAM
Project No:	10893.350
Date:	04-17-2003

Drawing Number
L-9

P:\Land Projects 3\10893_350_000\dwg\Lotting_80sc_000.dwg 8/4/2003 3:10:25 PM EST

(9 of 16) 103-578

See Sheet L11 Of L16

See Sheet L9 Of L16

GOLF 11
535,895 SF

GOLF 11

OS 4
334,948 SF

OS 5
129,016 SF

OS 4
334,948 SF

PARCEL 7
2,311,517 SF

PARCEL 1
3,646,137 SF

PARCEL 1
3,645,991 SF

BAY CLUB DRIVE

N/F HEIRS OF JAMES LEBARON (23/42)

N/F HEIRS OF SARAH SPARROW (23/41)

N/F HELEN P. & LENORE P. DEMELLO (23/40)

DRAINAGE EASEMENT

20' DRAINAGE EASEMENT

S34°59'20"E 185.51'
S38°05'39"E 421.29'
S89°27'08"E 49.82'
S35°39'34"E 202.06'
S21°18'38"E 498.62'
S20°36'39"E 492.13'
S50°06'29"E 290.19'
S37°02'14"E 550.28'
S18°57'34"E 255.63'
S04°10'12"E 163.15'
S04°08'45"E 218.18'
S25°47'33"E 360.73'
S30°53'05"E 1471.20'
S34°20'15"E 246.98'
S40°40'10"E 118.90'
S18°26'04"E 194.15'
S50°55'37"E 169.10'
S32°03'26"W 192.28'
S32°03'26"W 276.64'
S52°36'58"W 102.08'
S40°09'26"W 535.34'
S32°14'51"E 561.00'
S32°14'51"E 591.53'
327.30'
N59°53'07"E 598.57'
S32°16'55"E 570.50'
S60°45'09"W 327.04'
S15°16'19"E 839.69'
S 44°06'19" W 399.92'
S75°57'03"W 250.51'
N75°57'03"E 264.00'
S66°06'17"W 602.00'
N66°06'17"E
L=35.15' R=170.00
L=77.62' R=145.00
L=147.85
L=222.07' R=200.00'
L=277.59' R=109.06'
L=56.20' R=105.00
L=85.00' L=60.91'
L=107.
L=56.20' R=105.00
L=56.27'
L=120.13'
N=40°44'39E 31.98'
87.61' S62°44'04"W
276.64'
L42 303.11 N25°55'14"W
L43 301.68 N25°55'14"W
L44 295.38 N27°08'04"W
L45 304.75 N27°08'04"W
L46 99.34 N76°22'16"W
L47 119.93 N76°22'16"W
L48 262.34 N47°29'59"E
L49 174.09 N25°52'51"W
L50 68.55 N21°17'54"W
L51 94.69 N63°50'38"E
L52 128.40 N54°11'17"E
L53 169.74 N35°37'51"W

See Sheet L8 Of L16

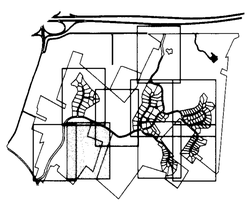
LEGEND

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
	DRAINAGE EASEMENT

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

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

KEY MAP



MATTAPOISETT PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

DATE APPROVED: JUL 2 1 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.

8/6/2003 DATE — Barbara A. Sullivan TOWN CLERK

Graphic Scale
1 inch = 80 feet
0 80 120 160

ASSESSORS NOTE:

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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

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

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Plymouth County Registry of Deeds
PLAN BOOK 47 PAGE 128

Rev.	Date	Description	By

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

Project Location

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:	JDD/RAM
Approved by:	RAM
Project No:	10893.350
Date:	04-17-2003

Drawing Number **L-10**

P:\Land Projects 3\10893_350_090\dwg\Lotting_80sc_000.dwg 07/17/2003 10:29:29 AM EST

(10 of 16) '03-578

See Sheet L13 Of L16

See Sheet L14 Of L16

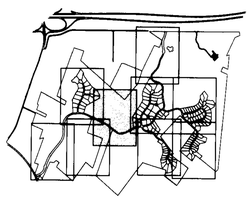
LEGEND

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
oooooooo	STONE WALL
[- - -]	DRAINAGE EASEMENT

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

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

KEY MAP



CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	49.16	40.00
C2	107.96	95.00
C3	147.30	55.00
C4	102.89	185.00
C5	44.98	30.00
C6	105.65	185.00
C7	147.30	55.00

LINE TABLE		
LINE	LENGTH	BEARING
L32	153.44	N64°22'59"W
L33	149.55	N64°22'59"W
L34	183.93	N74°24'08"W
L35	173.94	N74°24'08"W
L36	267.39	N13°33'03"W
L37	257.16	N13°33'03"W
L57	247.64	N38°52'09"E
L58	247.53	N38°52'09"E
L59	202.04	N29°20'55"E
L60	166.05	N29°20'55"E
L61	–	–
L62	–	–
L63	48.94	N56°42'02"W
L64	20.00	N33°17'58"E
L65	44.97	N56°42'02"W
L66	24.13	N61°50'44"E
L67	44.57	N39°10'02"W
L68	90.74	N27°20'40"E
L212	95.42	N14°02'37"W
L213	140.99	N34°44'46"W
L214	138.46	N34°44'46"W
L215	135.86	N28°20'17"W
L216	136.98	N28°20'17"W
L217	20.00	N61°39'43"E
L218	148.38	N53°49'23"W

MATTAPOISETT PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

DATE APPROVED: JUL 2 1 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

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Graphic Scale
1 inch = 80 feet
0 80 120 160

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

TOWN CLERK

See Sheet L9 Of L16

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

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land surveying
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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
DEED BK 4066 PAGE 772
DEED BK 4096 PAGE 182
DEED BK 4168 PAGE 235
DEED BK 4288 PAGE 174
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PLAN BK 5 PAGE 865
PLAN BK 7 PAGE 598
PLAN BK 11 PAGE 819
PLAN BK 12 PAGE 807
PLAN BK 12 PAGE 1040
PLAN BK 13 PAGE 1134
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PLAN BK 25 PAGE 438
PLAN BK 28 PAGE 635
PLAN BK 28 PAGE 961
PLAN BK 29 PAGE 537
PLAN BK 32 PAGE 1066
PLAN BK 33 PAGE 719
PLAN BK 36 PAGE 657
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

Plymouth County Registry of Deeds
PLAN BOOK 47 PAGE 129

Rev.	Date	Description	By

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

Project Location

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:	JDD/RAM
Approved by:	RAM
Project No:	10893.350
Date:	04-17-2003

Drawing Number
L-11

P:\Land Projects 3\10893_350 BAY\dwg\Lotting_Amdt_000.dwg 07/11/2003 8:56am RAM

(11 of 16) '03-578

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
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Plymouth County Registry of Deeds
PLAN BOOK 47 PAGE 130

Rev.	Date	Description	By

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

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

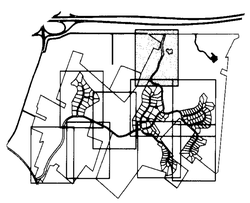
Drawing Number
L-12

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
	DRAINAGE EASEMENT

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

KEY MAP



MATTAPOISETT PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED
DATE APPROVED: JUL 21 2003
DATE SIGNED: AUG 04 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

CURVE TABLE		
CURVE	LENGTH	RADIUS
C55	39.84	60.00
C56	53.25	60.00
C57	77.84	50.00
C58	57.83	50.00
C59	32.19	60.00
C60	43.52	60.00
C61	43.45	380.00
C62	21.00	320.00
C63	47.12	30.00
C64	47.12	30.00

LINE TABLE		
LINE	LENGTH	BEARING
L69	72.79	N67°30'35"E
L70	71.70	N67°30'35"E
L71	106.61	N15°43'20"W
L72	223.64	N01°11'45"W

Graphic Scale
1 inch = 80 feet
0 80 120 160

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 J. 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:
PARCEL 13 IS TO BE CONVEYED TO THE TOWN OF MATTAPOISETT FROM DFJ HOLDINGS LLC.

SEE SHEET L13 OF L16
SEE SHEET L15 OF L16

(12 of 16) 103-578

P:\Land Projects 3\10893.350.00\dwg\Lotting 80ft_000.dwg 07/01/2003 11:19:29 AM EDT

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.

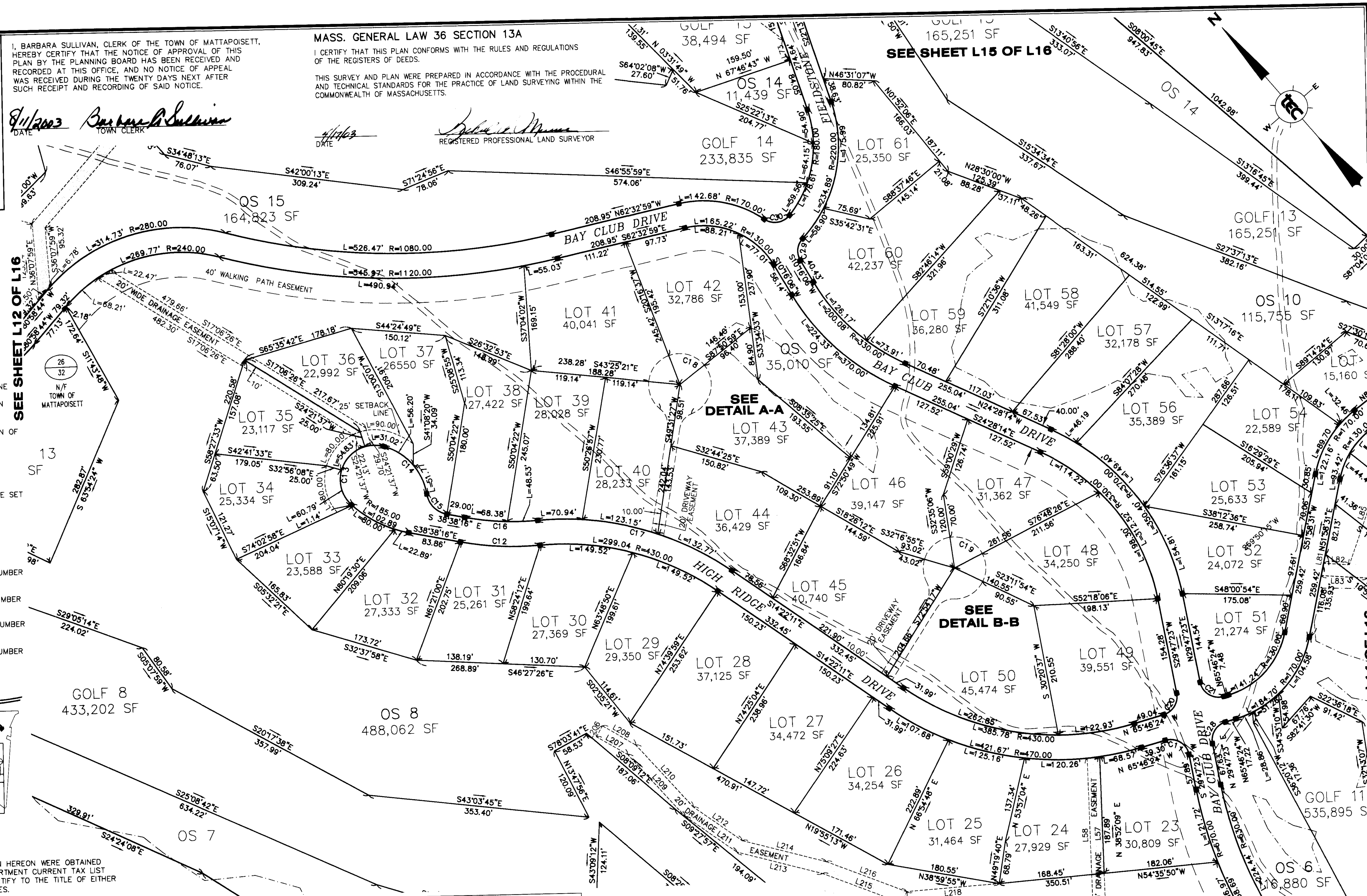
8/11/2003 Barbara A. Sullivan
DATE TOWN CLERK

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



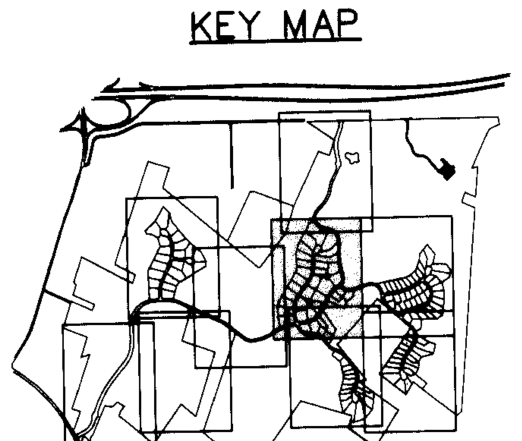
LEGEND

SP	STONE POST
DH	DRILL HOLE
IP	IRON PIPE
CB	CONCRETE BOUND
FSB	FIELD STONE BOUND
LP	LEAD PLUG
Ⓦ	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
[ ]	DRAINAGE EASEMENT

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

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

KEY MAP



ASSESSORS NOTE:

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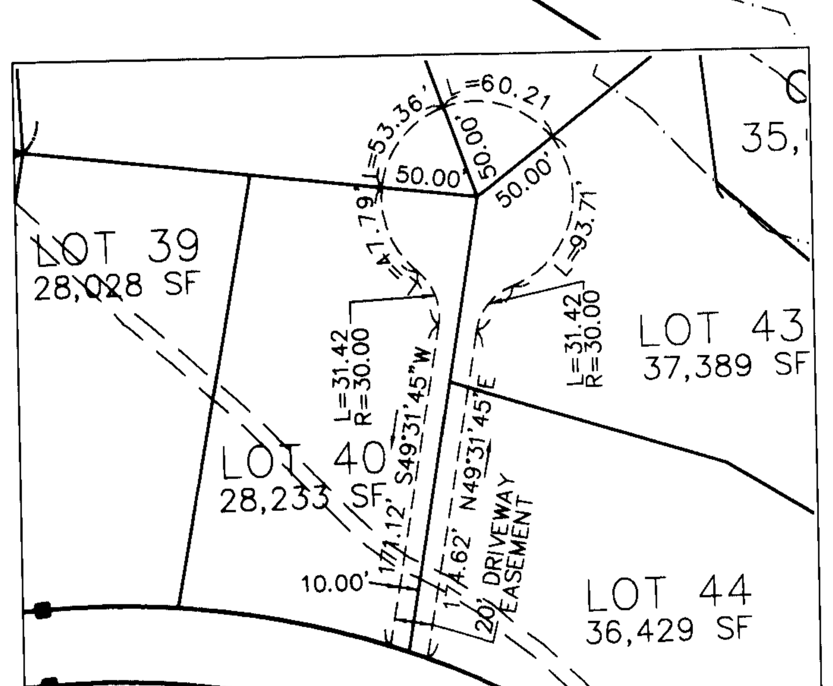
MATTAPOISETT PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

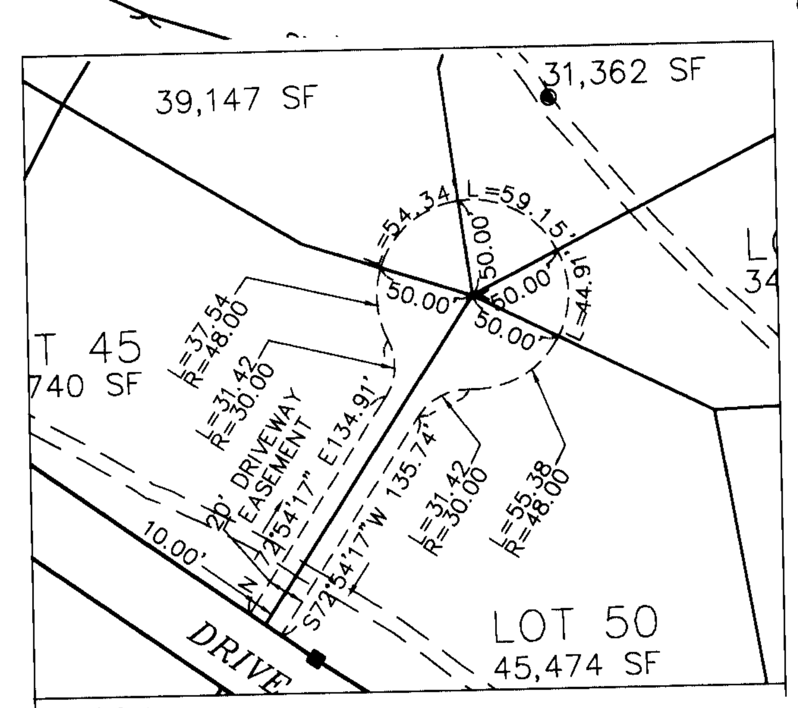
DATE APPROVED: JUL 3 1 2003

DATE SIGNED: AUG 0 4 2003



DETAIL A-A

Graphic Scale 1 inch = 80 feet
0 80 120 160



DETAIL B-B

LINE TABLE		
LINE	LENGTH	BEARING
L57	247.64	N38°52'09"E
L58	247.53	N38°52'09"E
L59	202.04	N29°20'55"E
L60	166.05	N29°20'55"E
L73	34.63	N22°13'17"E
L81	19.85	N51°58'31"E
L82	41.10	S45°39'17"E
L83	73.73	S45°39'17"E
L206	20.00	N70°04'47"E
L207	58.05	N19°10'30"W
L208	61.43	N19°10'30"W
L209	134.64	N01°27'43"W
L210	135.55	N01°27'43"W
L211	101.28	N14°02'37"W
L212	95.42	N14°02'37"W
L213	140.99	N34°44'46"W
L214	138.46	N34°44'46"W
L215	135.86	N28°20'17"W
L216	136.98	N28°20'17"W
L217	20.00	N61°39'43"E
L218	148.38	N53°49'23"W

CURVE TABLE		
CURVE	LENGTH	RADIUS
C11	50.04	30.00
C12	127.78	470.00
C13	147.29	55.00
C14	107.96	95.00
C15	49.16	40.00
C16	116.91	430.00
C17	326.85	470.00
C18	251.33	48.00
C19	251.33	48.00
C20	44.21	30.00
C21	50.04	30.00
C22	64.54	270.00
C23	102.89	185.00
C24	147.30	55.00
C25	107.96	95.00
C26	49.16	40.00
C27	54.98	230.00
C28	44.21	30.00
C29	38.29	30.00
C30	45.27	30.00

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
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PLAN BK 36 PAGE 662
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PLAN BK 41 PAGE 78

Plymouth County Registry of Deeds
PLAN BOOK 47 PAGE 131

Rev.	Date	Description	By

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

Project Location

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:	JDD/RAM
Approved by:	RAM
Project No:	10893.350
Date:	04-17-2003

Drawing Number **L-13**

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 B Sullivan TOWN CLERK

SEE SHEET L16 OF L16

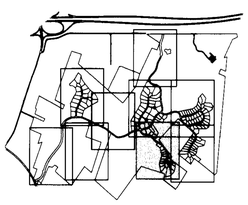
SEE SHEET L13 OF L16

DETAIL C-C

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
	DRAINAGE EASEMENT
TOWN OF MATTAPOISETT 26/10	ASSESSORS MAP NUMBER / ASSESSORS LOT NUMBER
TOWN OF MARION M-26/10	ASSESSORS MAP NUMBER / ASSESSORS LOT NUMBER

KEY MAP



MATTAPOISETT PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

DATE APPROVED: JUL 2 1 2003

DATE SIGNED: AUG 0 4 2003

LINE TABLE		
LINE	LENGTH	BEARING
L81	19.85	N51°58'31"E
L82	41.10	S45°39'17"E
L83	73.73	S45°39'17"E
L84	70.77	S71°25'43"E
L85	134.29	S59°50'15"W
L86	53.12	S78°26'34"W
L87	82.72	S08°09'08"W
L88	46.37	N88°11'22"W
L89	178.32	N69°33'09"E
L90	107.15	N08°09'08"E
L91	26.81	S30°02'35"W
L92	188.42	N69°24'25"E
L93	67.54	N12°48'24"W
L94	75.02	N77°11'36"E
L95	33.80	N12°48'24"W
L96	52.68	S37°17'06"W
L97	94.36	N42°25'07"W
L98	37.47	S65°57'26"W
L99	50.18	N35°16'49"W
L100	137.69	S29°58'46"E
L101	41.37	N17°07'59"W
L102	50.18	N26°52'32"E
L103	64.74	N80°40'35"W
L104	200.80	N69°24'25"E

CURVE TABLE		
CURVE	LENGTH	RADIUS
C11	50.04	30.00
C12	127.78	470.00
C13	147.29	55.00
C14	107.96	95.00
C15	49.16	40.00
C16	116.91	430.00
C17	326.85	470.00
C18	251.33	48.00
C19	251.33	48.00
C20	44.21	30.00
C21	50.04	30.00
C22	64.54	270.00
C23	102.89	185.00
C24	147.30	55.00
C25	107.96	95.00
C26	49.16	40.00
C27	54.98	230.00
C28	44.21	30.00

Graphic Scale
1 inch = 80 feet
0 80 120 160

ASSESSORS NOTE:

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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
land surveying
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environmental permitting
testing & construction services

BEARING SYSTEM BASED UPON
INTERSTATE HIGHWAY ROUTE 195

PLAN REFERENCES

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Plymouth County Registry of Deeds
PLAN BOOK 47 PAGE 132

Rev.	Date	Description	By

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

Project Location

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:	JDD/RAM
Approved by:	RAM
Project No:	10893.350
Date:	04-17-2003

Drawing Number
L-14

P:\Land Projects\10893_350_000\dwg\Lotting_Plan_000.dwg 7/24/2003 11:59:15 AM rdb

(14 of 16) '03-578

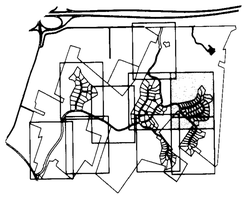
LEGEND

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
	DRAINAGE EASEMENT

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

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

KEY MAP



CURVE TABLE		
CURVE	LENGTH	RADIUS
C31	46.08	30.00
C32	50.74	30.00
C33	49.16	40.00
C34	107.96	95.00
C35	147.29	55.00
C36	102.89	185.00
C37	51.86	30.00
C38	41.10	30.00
C39	84.53	175.00
C40	65.21	135.00
C41	46.03	30.00
C42	48.22	30.00

LINE TABLE		
LINE	LENGTH	BEARING
L73	34.63	N22°13'17"E
L74	247.97	N12°25'11"W
L75	286.59	N12°25'11"W
L76	20.00	N77°34'49"E
L77	73.31	N85°01'10"E
L78	20.00	N04°58'50"W
L79	75.92	N85°01'10"E
L80	47.40	N12°25'11"W
L106	20.00	N18°28'32"W
L107	72.00	N71°31'28"E
L108	75.00	S59°34'16"E
L109	225.83	N40°04'14"E
L110	20.00	N49°55'46"W
L111	208.94	S40°04'14"W
L112	100.39	N69°16'23"E
L115	67.55	N34°32'52"E
L116	184.88	N54°55'29"W
L117	112.92	N84°46'38"E
L118	101.12	N84°46'38"E
L119	70.46	N05°13'22"W
L120	83.70	N66°07'57"E
L121	116.94	N77°44'41"E
L122	114.44	N32°27'16"W
L123	46.70	N86°22'18"W

MATTAPOISETT PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

DATE APPROVED: JUL 21 2003

DATE SIGNED: AUG 04 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 = 80 feet
0 80 120 160

SEE SHEET L12 OF L16

SEE SHEET L13 OF L16

SEE SHEET L16 OF L16

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

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
DEED BK 4066 PAGE 772
DEED BK 4096 PAGE 182
DEED BK 4168 PAGE 235
DEED BK 4288 PAGE 174
DEED BK 8788 PAGE 289
PLAN BK 5 PAGE 865
PLAN BK 7 PAGE 598
PLAN BK 11 PAGE 819
PLAN BK 12 PAGE 807
PLAN BK 12 PAGE 1040
PLAN BK 13 PAGE 1134
PLAN BK 17 PAGE 264
PLAN BK 18 PAGE 457
PLAN BK 18 PAGE 611
PLAN BK 21 PAGE 946
PLAN BK 22 PAGE 699
PLAN BK 24 PAGE 144
PLAN BK 24 PAGE 145
PLAN BK 25 PAGE 438
PLAN BK 28 PAGE 635
PLAN BK 28 PAGE 961
PLAN BK 29 PAGE 537
PLAN BK 32 PAGE 1066
PLAN BK 33 PAGE 719
PLAN BK 36 PAGE 657
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

Plymouth County Registry of Deeds
PLAN BOOK 47 PAGE 133

Rev.	Date	Description	By

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

Project Location

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:	JDD/RAM
Approved by:	RAM
Project No:	10893.350
Date:	04-17-2003

Drawing Number **L-15**

(15 of 16) '03-578

Plan and Projects 2\10893.350_000.dwg\Lotting_plan_000.dwg

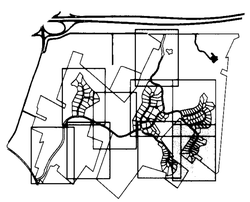
LEGEND

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
	DRAINAGE EASEMENT

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

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

KEY MAP



CURVE TABLE		
CURVE	LENGTH	RADIUS
C41	46.03	30.00
C42	48.22	30.00
C43	49.16	40.00
C44	107.96	95.00
C45	147.30	55.00
C46	102.89	185.00
C47	62.20	40.00

LINE TABLE		
LINE	LENGTH	BEARING
L92	188.42	N69°24'25"E
L93	67.54	N12°48'24"W
L94	75.02	N77°11'36"E
L95	33.80	N12°48'24"W
L96	52.68	S37°17'06"W
L97	94.36	N42°25'07"W
L98	37.47	S65°57'26"W
L99	50.18	N35°16'49"W
L100	137.69	S29°58'46"E
L101	41.37	N17°07'59"W
L102	50.18	N26°52'32"E
L103	64.74	N80°40'35"W
L104	200.80	N69°24'25"E
L124	77.65	S12°46'22"W
L125	171.12	N76°23'55"E
L126	86.47	N24°30'55"W
L127	164.52	N76°11'19"E
L128	45.46	S76°11'19"W
L129	89.53	N22°04'20"W

MASS. GENERAL LAW 36 SECTION 13A

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Rev.	Date	Description	By

RICHARD A. MUNROE No. 30754 REGISTERED PROFESSIONAL LAND SURVEYOR

Project Location

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Prepared For

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

Drawing Number
L-16

MATTAPOISETT PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

DATE APPROVED: JUL 21 2003

DATE SIGNED: AUG 04 2003

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.

Graphic Scale
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0 80 120 160

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8/11/2003
DATE

TOWN CLERK

SEE SHEET L15 OF L16

SEE SHEET L14 OF L16

P:\Lawn Projects 3\10893.350_RCD\dwg\Lotting_86sc_000.dwg 07/01/2003 1:58:03 PM EDT

(16 of 16) '03-578