

LINE	BEARING	DISTANCE
L1	S 73°06'32" E	50.76'
L2	S 72°15'17" E	82.50'
L3	S 69°43'06" E	66.74'
L4	S 69°43'06" E	40.13'
L5	S 69°05'01" E	60.51'
L6	S 69°05'01" E	29.36'

PLANNING BOARD
 WHATLEY, MASSACHUSETTS
 APPROVAL NOT REQUIRED UNDER
 SUBDIVISION CONTROL
 DATE: _____

NOTE: ENDORSEMENT OF THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING

COMMONWEALTH OF MASS
 DEPT OF FISHERIES, WILDLIFE
 & LAW ENFORCEMENT
 DEED BK 2891 PG 1
 PB 87 PG 12

DAVID CHEZ & LIBBY MEEHAN
 DEED BK 1708 PG 142
 PB 87 PG 12

DAVID CHEZ & LIBBY MEEHAN
 DEED BK 5047 PG 23
 PB 119 PG 95

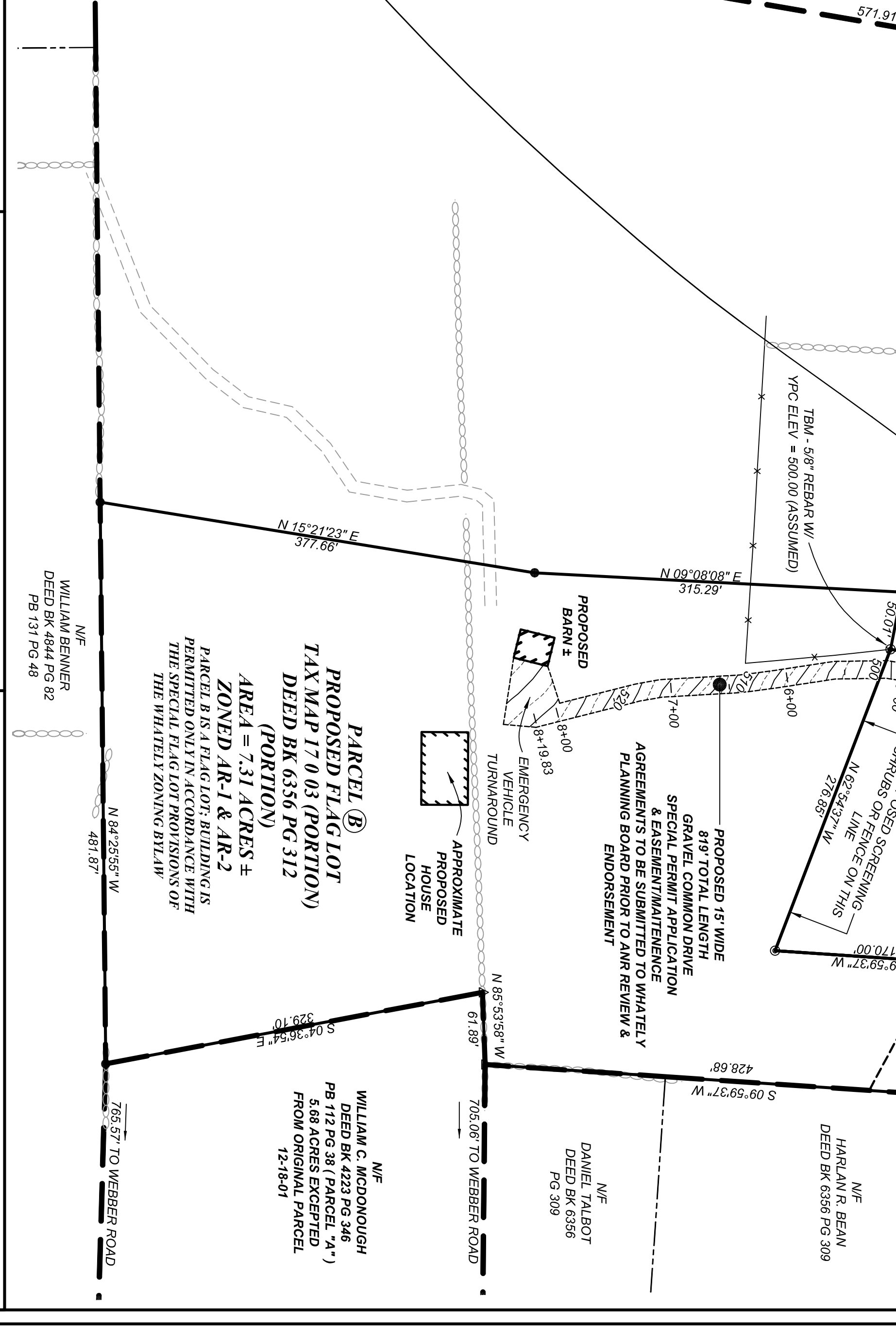
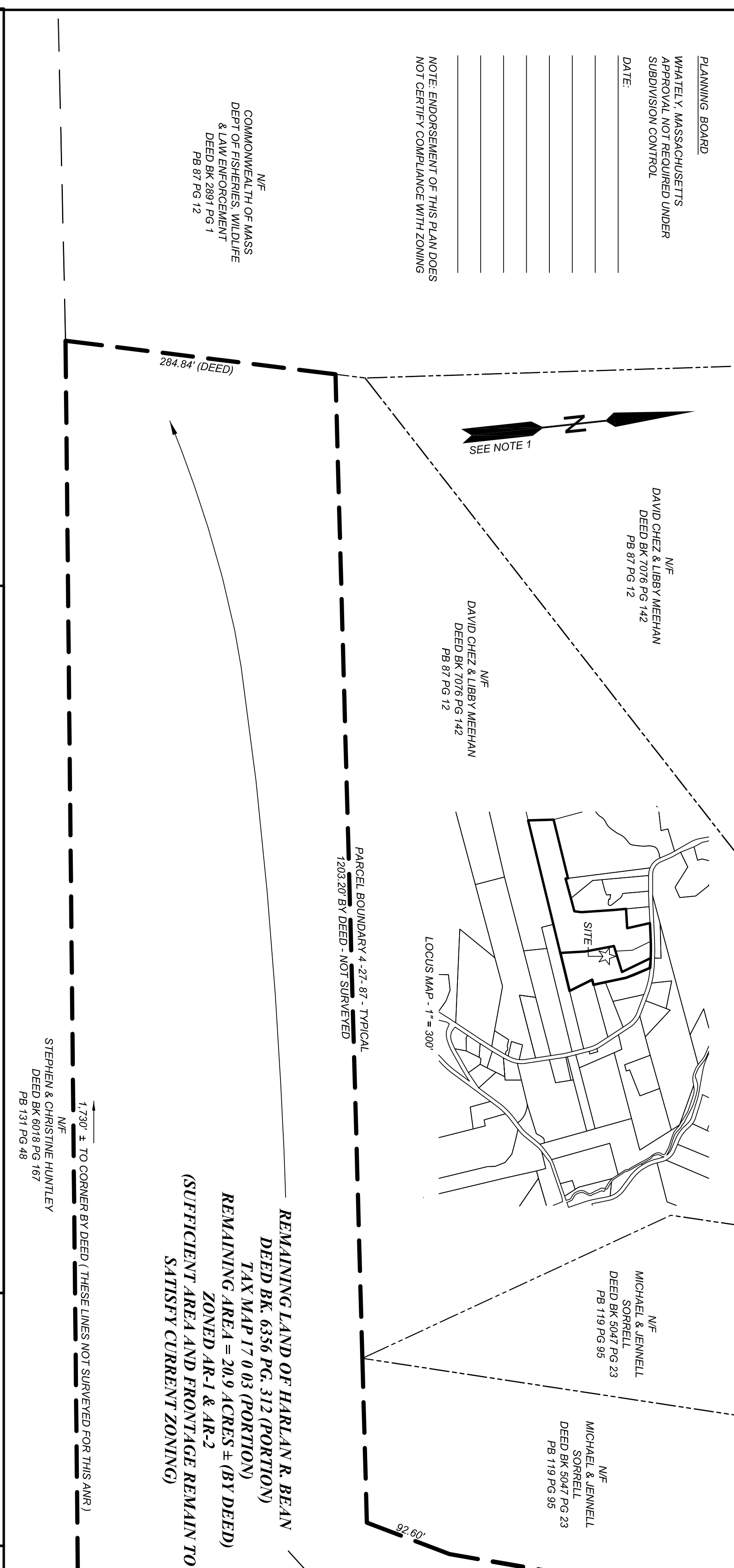
MICHAEL & JENNEL
 DEED BK 5047 PG 23
 PB 119 PG 95

MICHAEL & JENNEL
 DEED BK 5047 PG 23
 PB 119 PG 95

REMAINING LAND OF HARLAN R. BEAN
 DEED BK. 6356 PG. 312 (PORTION)
 TAX MAP 17 0 03 (PORTION)
 REMAINING AREA = 20.9 ACRES ± (BY DEED)
 ZONED AR-1 & AR-2
 (SUFFICIENT AREA AND FRONTAGE REMAIN TO SATISFY CURRENT ZONING)

PROPOSED FLAG LOT
 TAX MAP 17 0 03 (PORTION)
 DEED BK 6356 PG 312
 (PORTION)
 AREA = 7.31 ACRES ±
 ZONED AR-1 & AR-2
 PARCEL B IS A FLAG LOT; BUILDING IS PERMITTED ON LOTS IN ACCORDANCE WITH THE SPECIAL FLAG LOT PROVISIONS OF THE WHATLEY ZONING BYLAW.

PROPOSED 15' WIDE GRAVEL COMMON DRIVE SPECIAL PERMIT APPLICATION & EASEMENT/MAINTENANCE AGREEMENTS TO BE SUBMITTED TO WHATLEY PLANNING BOARD PRIOR TO AFR REVIEW & ENDORSEMENT



PLAN REFERENCES:
 1) - PLAN OF LAND SURVEYED FOR RUBY LOIS BEAN, DATED DECEMBER 14, 2011 PREPARED BY DANIEL L. WERNER, PLUS RECORDED AT THE FRANKLIN COUNTY REGISTRY OF DEEDS PLAN BOOK 133 PAGE 60.
 2) APPROVAL NOT REQUIRED PLAN OF LAND PREPARED FOR WILLIAM LAURA MCDONOUGH, DATED DECEMBER 18, 2001 PREPARED BY COLE & COLANTONIO ASSOC. AND RECORDED AT THE FRANKLIN COUNTY REGISTRY OF DEEDS PLAN BOOK 112 PAGE 38.
 3) PLAN OF LAND IN WHATLEY, MASS SURVEYED FOR JAMES M. & FROSTINE S. BERNIER, DATED MAY 15, 1986 PREPARED BY MARY ANN TOMAUS, PLUS AND RECORDED AT THE FRANKLIN COUNTY REGISTRY OF DEEDS PLAN BOOK 60 PAGE 65.
 4) APPROVAL NOT REQUIRED PLAN OF LAND, WEBBER ROAD, PREPARED FOR BRANDI BEAN, LOCATED IN WHATLEY, MASSACHUSETTS AND RECORDED AT THE FRANKLIN COUNTY REGISTRY OF DEEDS PLAN BOOK 151 PAGE 51.

GENERAL NOTES:
 1) THE BEARINGS OF THIS PLAN ARE REFERENCED TO PLAN BOOK 133 PAGE 60 (PLAN REFERENCE 1).
 2) VERTICAL DATUM OF THIS PLAN IS REFERENCED TO A TEMPORARY BENCHMARK WITH AN ASSUMED ELEVATION OF 900.00.
 3) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO ANY RIGHTS THAT A CURRENT REPORT MIGHT REVEAL.
 4) FIELD SURVEY PERFORMED ON THE GROUND IN THE MONTH OF JULY, 2022, UTILIZING A ROBOTIC GEOMAX Z90 AND CARLSON RT14 DATA COLLECTOR.

LEGEND

□	BOUND FOUND
○	IP FOUND
●	SET 5/8" REBAR WITH 1/4" C
○	UPPOLE
△	UNMONUMENTED POINT
—	PROP LINE
—	LOT LINE AS OF 4-27-87
—	ABUTTER LINE
—	EDGE PAVE
—	STONE WALL
—	EDGE GRAVEL
—	FENCE LINE
—	CONTOUR MAJOR
—	CONTOUR MINOR

WHATLEY, MA ZONING TABLE

ZONING DISTRICT	AR-1
MINIMUM LOT SIZE	80,000 SQ. FT.
MINIMUM FRONTAGE	200.00'
FRONT SETBACK	50.00'
REAR SETBACK	20.00'
SIDE SETBACK	20.00'
MAX. LOT COVERAGE	30%
* FLAG LOT MIN. FRONTAGE	= 40.00'

SURVEYORS CERTIFICATION:
 I HEREBY REPORT THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE COMMONWEALTH OF MASSACHUSETTS.
 Daniel P. Sall's
 PROFESSIONAL LAND SURVEYOR
 9-09-23

PLAN OF LAND
 APPROVAL NOT REQUIRED
 PROPOSED FLAG LOT & COMMON DRIVEWAY
 WEBBER ROAD
 PREPARED FOR
 KAYLEE BEAN
 LOCATED IN
 WHATLEY, MASSACHUSETTS
 DRAWN BY: DPS
 DATE: 09-09-2023
 SHEET 1 OF 1
 HORIZONTAL SCALE 1" = 80'