



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)

PARCEL B
 PROPOSED FLAG LOT
 TAX MAP 17 0 03 (PORTION)
 DEED BK 6356 PG 312 (PORTION)
 AREA = 7.31 ACRES ±
 ZONED AR-1 & AR-2

ZONING BOARD OF APPEALS
 WHATELY, MASSACHUSETTS
 APPROVAL NOT REQUIRED UNDER
 SUBDIVISION CONTROL
 DATE: _____

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

PLAN REFERENCES:

- 1) " PLAN OF LAND SURVEYED FOR RUBY LOIS BEAN" DATED DECEMBER 14, 2011 PREPARED BY DANIEL L. WERNER, PLS 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 COLER & COLANTONIO ASSOC. AND RECORDED AT THE FRANKLIN COUNTY REGISTRY OF DEEDS PLAN BOOK 112 PAGE 38.
- 3) "PLAN OF LAND IN WHATELY, MASS. SURVEYED FOR JAMES M. & FROSTINE S. BERNIER" DATED MAY 15, 1986 PREPARED BY MARY ANN TOMAUS, PLS 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 WHATELY, MASSACHUSETTS" AND RECORDED AT THE FRANKLIN COUNTY REGISTRY OF DEEDS PLAN BOOK 151 PAGE 51.

LEGEND

- BOUND FOUND - SEE DESCRIPTION
- IP FOUND - SEE DESCRIPTION
- SET 5/8" REBAR WITH YPC
- △ UPOLE
- △ UNMONUMENTED POINT
- PROP LINE
- - - ABUTTER LINE
- EDGE PAVE
- STONE WALL PROP LINE
- STONE WALL
- EDGE GRAVEL
- FENCE LINE

WHATELY, MA ZONING TABLE

ZONING DISTRICT:	AR - 1
MINIMUM LOT SIZE:	60,000 SQ. FT
MINIMUM FRONTAGE:	200.00'
FRONT SETBACK:	50.00'
REAR SETBACK:	20.00'
SIDE SETBACK:	20.00'
MAX. LOT COVERAGE:	30 %

I HEREBY REPORT THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.
 Daniel P Salls
 PROFESSIONAL LAND SURVEYOR
 9-09-23



GENERAL NOTES:

- 1) THE BEARINGS OF THIS PLAN ARE REFERENCED TO PLAN BOOK 133 PAGE 60 (PLAN REFERENCE 1).
- 2) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO ANY RIGHTS THAT A CURRENT REPORT MIGHT REVEAL.
- 3) WEBBER ROAD - AN UNMONUMENTED FRANKLIN COUNTY HIGHWAY LAID OUT PER M.G.L. CHAPTER 86 SECTION 2 & PLAN BK 133 PG 60.
- 4) FIELD SURVEY PERFORMED ON THE GROUND IN THE MONTH OF JULY, 2022, UTILIZING A ROBOTIC GEOMAX Z90 AND CARLSON RT4 DATA COLLECTOR.

PLAN OF LAND PROPOSED FLAG LOT WEBBER ROAD PREPARED FOR KAYLEE BEAN LOCATED IN WHATELY, MASSACHUSETTS

DANIEL SALLS LAND SURVEYING
 267 AMHERST ROAD SUITE 1 B, SUNDERLAND, MA 01375
 (413) 824-8165

DRAWN BY: DPS DATE: 09-09-2023 SHEET 1 OF 1

