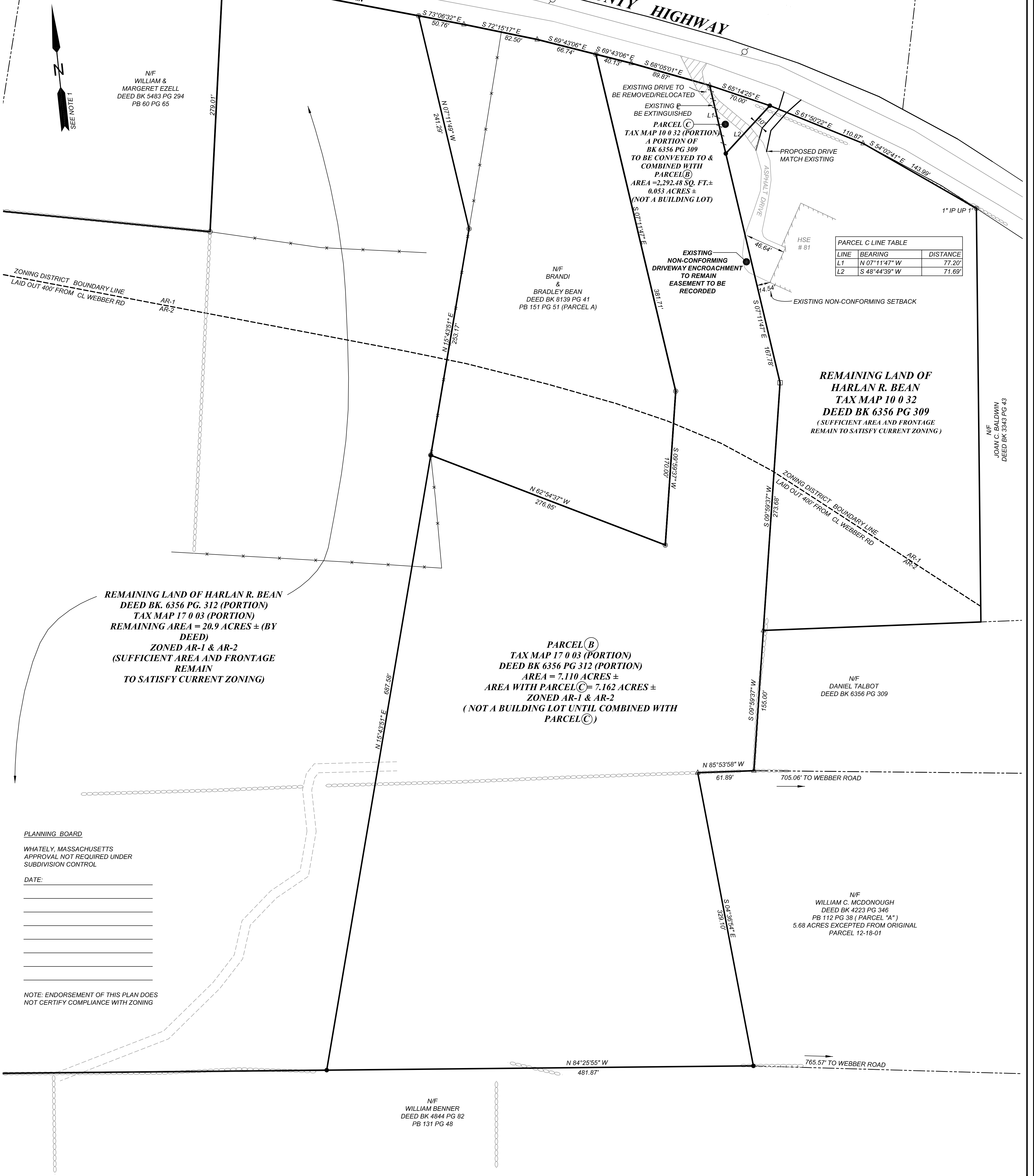


LOCUS MAP - 1" = 300'

FOR REGISTRY USE

WEBBER ROAD - A VARIABLE WIDTH 1766 FRANKLIN COUNTY HIGHWAY

BITUMINOUS PAVEMENT
217.78' FRONTAGE REMAIN



N/F
WILLIAM &
MARGERET EZELL
DEED BK 5483 PG 294
PB 60 PG 65

N/F
BRANDI &
BRADLEY BEAN
DEED BK 8139 PG 41
PB 151 PG 51 (PARCEL A)

PARCEL C LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 07°11'47" W	77.20'
L2	S 48°44'39" W	71.69'

**REMAINING LAND OF
HARLAN R. BEAN
TAX MAP 10 0 32
DEED BK 6356 PG 309**
(SUFFICIENT AREA AND FRONTAGE
REMAIN TO SATISFY CURRENT ZONING)

**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)
TAX MAP 17 0 03 (PORTION)
DEED BK 6356 PG 312 (PORTION)
AREA = 7.110 ACRES ±
AREA WITH PARCEL (C) = 7.162 ACRES ±
ZONED AR-1 & AR-2
(NOT A BUILDING LOT UNTIL COMBINED WITH
PARCEL (C))**

N/F
DANIEL TALBOT
DEED BK 6356 PG 309

N/F
WILLIAM C. MCDONOUGH
DEED BK 4223 PG 346
PB 112 PG 38 (PARCEL "A")
5.68 ACRES EXCEPTED FROM ORIGINAL
PARCEL 12-18-01

N/F
WILLIAM BENNER
DEED BK 4844 PG 82
PB 131 PG 48

N/F
JOAN C. BALDWIN
DEED BK 3343 PG 43

PLANNING BOARD

WHATLEY, 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 WHATLEY, 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 WHATLEY, MASSACHUSETTS* AND RECORDED AT THE FRANKLIN COUNTY REGISTRY OF DEEDS PLAN BOOK 151 PAGE 51.

LEGEND

□	BOUND FOUND
●	IP FOUND
●	SET 5/8" REBAR WITH YPC
○	UPOLE
△	UNMONUMENTED POINT
— — — — —	PROP LINE
- - - - -	ABUTTER LINE
— — — — —	EDGE PAVE
— — — — —	STONE WALL PROP LINE
— — — — —	STONE WALL
— — — — —	EDGE GRAVEL
— x — x —	FENCE LINE

WHATLEY, MA ZONING TABLE

ZONING DISTRICT:	AR - 1	AR - 2
MINIMUM LOT SIZE:	60,000 SQ. FT	120,000 SQ. FT
MINIMUM FRONTAGE:	200.00'	300.00'
FRONT SETBACK:	50.00'	50.00'
REAR SETBACK:	20.00'	20.00'
SIDE SETBACK:	20.00'	20.00'
MAX. LOT COVERAGE:	30 %	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
DANIEL P SALLS
PROFESSIONAL LAND SURVEYOR
02-05-24

**PLAN OF LAND
APPROVAL NOT REQUIRED
WEBBER ROAD
PREPARED FOR
KAYLEE BEAN
LOCATED IN
WHATLEY, MASSACHUSETTS**

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

DRAWN BY: DPS DATE: 02-05-2024 SHEET 1 OF 1

0 40 80 120
HORIZONTAL SCALE 1" = 50'

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.