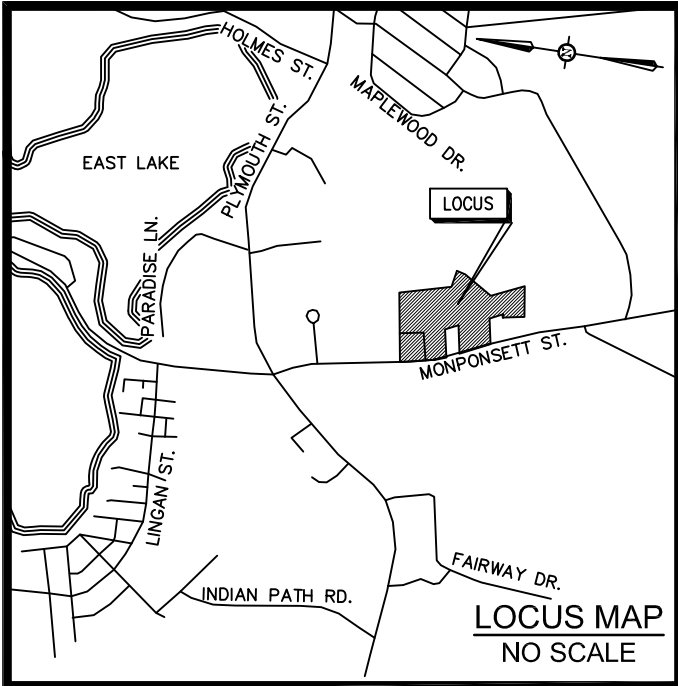


NOTE: THIS PLAN IS THE RESULT OF AN ON THE GROUND FIELD SURVEY PERFORMED BY THIS FIRM ON AND BETWEEN 6-12-14 TO 7-21-14 & 10-27-2023.

WETLANDS RESOURCE AREAS WERE DELINEATED BY KENNETH THOMPSON OF 5 WETLANDS ON AUGUST 18, 2022 AND FIELD LOCATED BY THIS FIRM USING THE TOTAL STATION METHOD ON DECEMBER 14, 2022 & DECEMBER 26, 2022.

ALL LOTS SHALL HAVE A RATIO OF AREA TO PERIMETER OF MORE THAN 35 EXCLUDING WETLANDS.

LOT 1:
UPLAND AREA=77,273 S.F./
PERIMETER=1,162.9= 66.4
LOT 2:
UPLAND AREA=466,384 S.F./
PERIMETER=3,698.9= 126.1
LOT 3 (NON-BUILDABLE):
N/A
REMAINING LAND:
N/A

A SPECIAL PERMIT WAS ISSUED BY THE ZONING BOARD OF APPEALS ON 09-09-2014, RECORDED IN DEED BOOK 44721 PAGE 198.

PER AGREEMENT WITH THE TOWN, SETBACKS WILL BE DETERMINED AFTER DESIGNATION OF ZONING DISTRICT.

■ = CB/DH TO BE SET

TOWN OF HALIFAX PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL
LAW NOT REQUIRED

DATE

RESERVED FOR REGISTRY USE

I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

EDWARD P. JACOBS

DATE

GENERAL NOTES:

1. THE INTENT OF THIS PLAN IS TO DIVIDE PLOT 10 ON ASSESSOR'S MAP 64 TO CREATE LOTS 1, 2, 3, AND REMAINING LAND AS SHOWN HEREON. THIS DIVISION OF LAND IS NOT IN VIOLATION OF THE TOWN OF HALIFAX ZONING BYLAW. LOT 3 IS A NON-BUILDABLE LOT.

2. ZONING DISTRICTS :
AGRICULTURAL-RESIDENTIAL (AR) &
CONSERVANCY (C)
MINIMUM ZONING REQUIREMENTS:
MINIMUM LOT AREA = 40,000 S.F.
MINIMUM LOT FRONTAGE = 150'
MINIMUM LOT DEPTH = 200'
MINIMUM BUILDING SETBACKS :
FRONT = 50', SIDE = 30', REAR = 40'

3. LOCUS PROPERTY IS COMPRISED OF:
MAP 64 PLOT 10
DEED BOOK 56872 PAGES 90
OWNERS OF RECORD:
265 MONPONSETT STREET REALTY TRUST C/O
TRUSTEES LLOYD GEISINGER & PIERRE COLL

4. PLAN REFERENCES:
P-1.) PLAN BOOK 59 PAGE 1145
P-2.) PLAN No. 247 OF 1956
P-3.) PLAN No. 645 OF 1974
P-4.) PLAN BOOK 23 PAGE 522
P-5.) PLAN BOOK 22 PAGE 226
P-6.) COUNTY LAYOUT BOOK F PAGES 510-511
P-7.) PLAN BOOK 60 PAGE 313

5. COMMUNITY PANEL NUMBER 25023C0327J
THE FLOOD INSURANCE RATE MAP DEFINES THIS AREA AS ZONE C, AREA OF MINIMAL FLOODING.

DRAWN BY: STC/MPJ

CHECKED BY: EPJ

JOB NUMBER: 01-2022-032

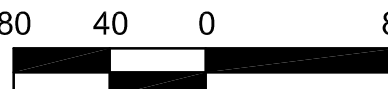
PLAN OF LAND
265 MONPONSETT STREET
IN
HALIFAX
(PLYMOUTH COUNTY)
MASSACHUSETTS

SCALE: 1" = 80' NOV. 1, 2023

PREPARED FOR:
265 MONPONSETT STREET
REALTY TRUST
8 PLEASANT ST, SUITE A2
NATICK, MA 01760

JDE
CIVIL

50 Oliver Street
North Easton, Massachusetts 02356
Phone: 508-297-9999
www.JDECivil.com



SCALE: 1" = 80'