

BEARING SYSTEM - L. C. PLAN 12075B

TOWN OF WESTWOOD
CONSERVATION COMMISSION

ZONING CLASSIFICATION:

SINGLE RESIDENCE "E"

MINIMUM AREA = 80,000 S.F.
FRONTAGE = 175'
WIDTH = 175'
SETBACK = 40'
SIDEYARD = 20'
REARYARD = 30'

□ - INDICATES EXISTING MONUMENTS
■ - INDICATES MONUMENTS TO BE SET

ASSESSOR'S REFERENCE:

MAP 15 - PARCELS 2, 3, 4 AND 5

I CERTIFY THAT THIS PLAN HAS BEEN
PREPARED IN CONFORMITY WITH THE
RULES AND REGULATIONS OF THE REGISTERS
OF DEEDS OF THE COMMONWEALTH OF
MASSACHUSETTS.

DATE: JULY 30, 2003

REGISTERED LAND SURVEYOR

I CERTIFY THAT 20 DAYS HAVE ELAPSED
SINCE PLANNING BOARD APPROVAL AND
THAT NO APPEAL HAS BEEN FILED IN
THIS OFFICE.

DATE _____ WESTWOOD TOWN CLERK

APPROVED SUBJECT TO COVENANT
CONDITIONS SET FORTH IN A COVENANT
DATED _____ TO BE RECORDED
HEREWITH.

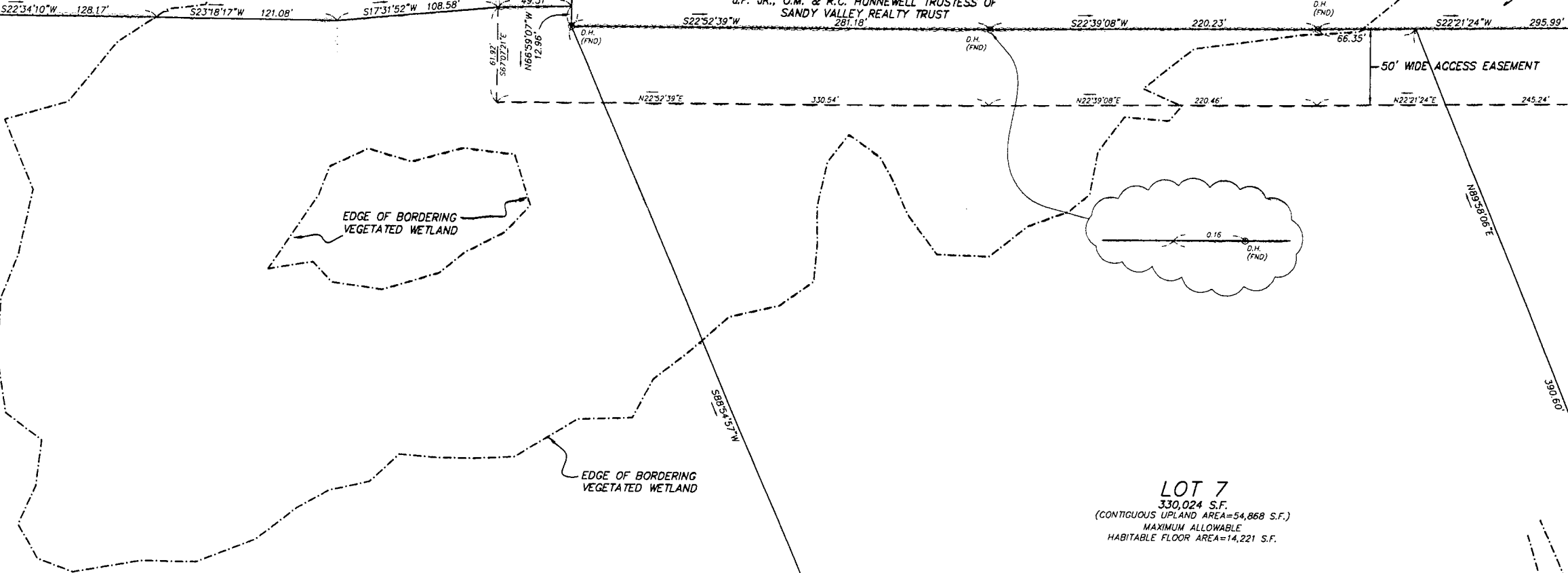
DATE SUBMITTED: _____

DATE APPROVED: _____

DATE SIGNED: _____

WESTWOOD PLANNING BOARD

TOWN OF WESTWOOD
CONSERVATION COMMISSION



LOT 7
330,024 S.F.
(CONTIGUOUS UPLAND AREA=54,868 S.F.)
MAXIMUM ALLOWABLE
HABITABLE FLOOR AREA=14,221 S.F.

OPEN SPACE
332,342 S.F.

PLAN NOTES:

1. A PERPETUAL, NON-EXCLUSIVE EASEMENT IS BEING OFFERED TO THE TOWN OF WESTWOOD TO USE THE FIFTY-FOOT WIDE AREA SHOWN AS "50' WIDE ACCESS EASEMENT" ON THIS PLAN FOR THE PURPOSE OF PUBLIC PEDESTRIAN PASSAGE AND NON-MOTORIZED VEHICULAR PASSAGE, PURSUANT TO WHICH EASEMENT THE CONSTRUCTION OR INSTALLATION OF FENCES, TREES OR OTHER LANDSCAPING FEATURES THAT MIGHT SERVE TO RESTRICT PEDESTRIAN OR NON-MOTORIZED VEHICULAR MOVEMENT ALONG SAID ACCESS EASEMENT WOULD BE PROHIBITED.

2. THE SUBDIVISION SHOWN ON THIS PLAN IS GOVERNED BY A SPECIAL PERMIT ISSUED BY THE WESTWOOD PLANNING BOARD ON MAY 5, 2003, A COPY OF WHICH IS AVAILABLE AT THE OFFICE OF THE WESTWOOD TOWN CLERK AND THE NORFOLK COUNTY REGISTRY OF DEEDS.

3. THE TOWN OF WESTWOOD IS NOT REQUIRED TO PLOW SNOW ON A STREET THAT HAS NOT BEEN ACCEPTED BY TOWN MEETING.

JOSEPH D. SCHOTLAND

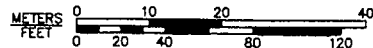
**MRD SPECIAL PERMIT
LOT LAYOUT PLAN
"CAPTAIN'S CROSSING"**

DEFINITIVE SUBDIVISION
PLAN OF LAND

IN
WESTWOOD, MA

SCALE: 1"=40' JULY 30, 2003

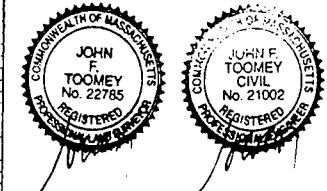
TOOMEY-MUNSON & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
89 ACCESS RD., UNIT 12, NORWOOD, MA 02062



REVISIONS

NOV. 18, 2003 - PER PLANNING BOARD'S COMMENTS
DEC. 2, 2003 - PER TOWN ENGINEER'S COMMENTS

LOT 8



LOT 18

LOT 6

ASSESSOR'S REFERENCE:
 MAP 15 - PARCELS 2, 3, 4 AND 5
 ZONING CLASSIFICATION:
 SINGLE RESIDENCE "E"

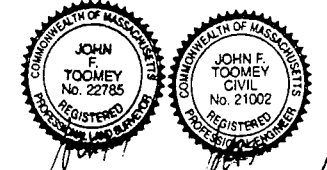
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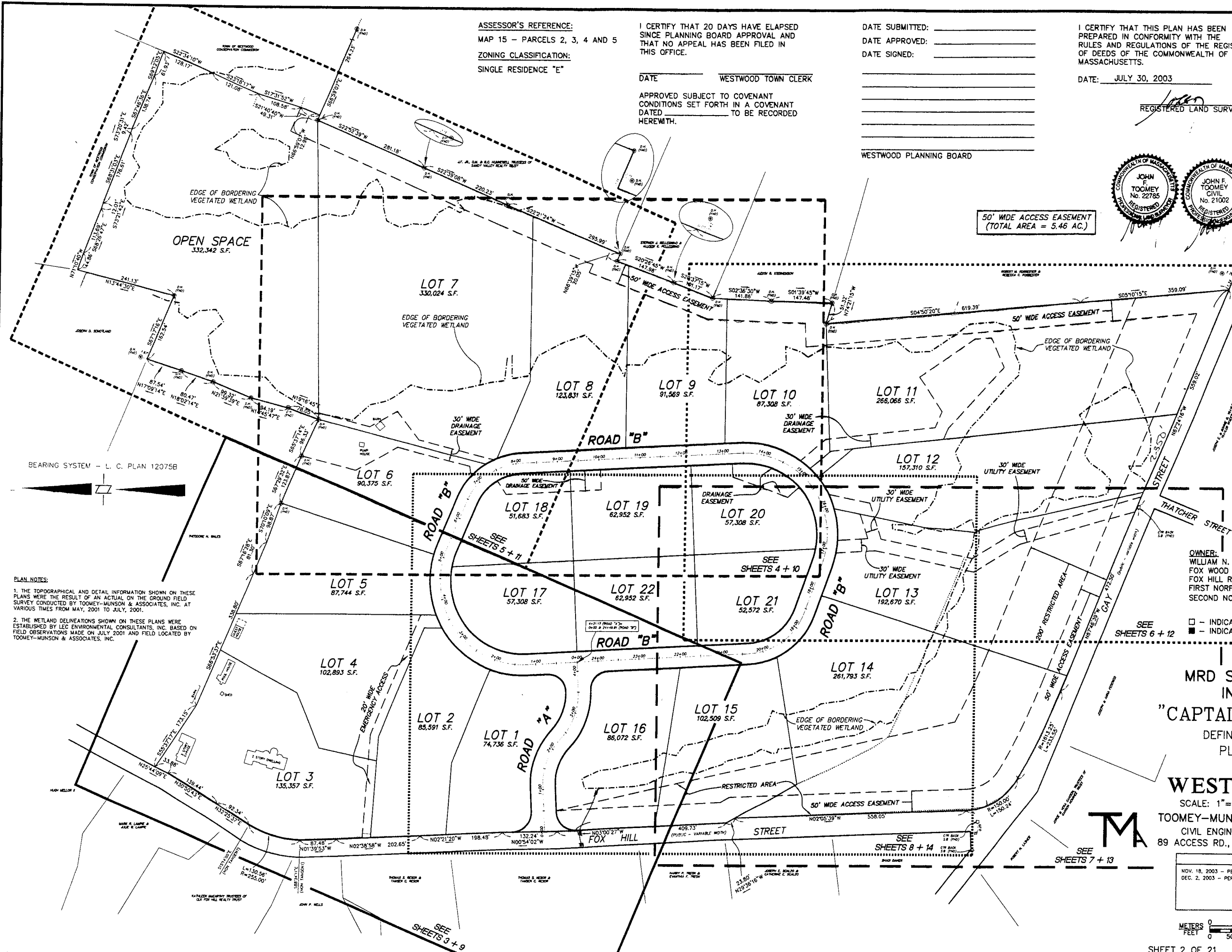
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 MASSACHUSETTS.
 DATE: JULY 30, 2003

 REGISTERED LAND SURVEYOR



50' WIDE ACCESS EASEMENT
 (TOTAL AREA = 5.46 AC.)



- PLAN REFERENCES:
- PLAN NO. 4473 OF 1919, PL. BK. 92 BY E. WORTHINGTON, JUNE 7, 1919.
 - PLAN NO. 1232 OF 1957, PL. BK. 204 BY PILLING ENGINEERING CO., INC., OCT. 30, 1957.
 - PLAN NO. 964 OF 1968, PL. BK. 225 BY PILLING ENGINEERING CO., INC., DEC. 17, 1968.
 - PLAN NO. 15 OF 1981, PL. BK. 286 BY PILLING ENGINEERING CO., INC., NOV. 3, 1980.
 - L.C. PLAN 12075A, FEB. 10, 1927 BY E. WORTHINGTON.
 - L.C. PLAN 12075B, MAR. 26 & 27, 1935 BY E. WORTHINGTON.
 - L.C. PLAN 12075C, AUG. 28, 1935 BY E. WORTHINGTON.
 - L.C. PLAN 12075F, NOV. 17, 1959 BY PILLING ENGINEERING CO., INC.
- NOTE:
 THIS PROPERTY IS SUBJECT TO AN AGREEMENT RECORDED IN BK. 6171, PG. 202, APRIL 21, 1983.
- DEED REFERENCES:
- ROLAND D. GRIMM TO WILLIAM F. DUFFEY, JR. BK. 5965, PG. 149, DEC. 14, 1981.
 - EDITH F. KUHN, MARY MARGARET GOODALE, CAMILLA LYMAN & ARTHUR T. LYMAN TO WILLIAM DUFFEY, JR., BK. 5988, PG. 730, MAR. 10, 1982.
 - HUGH K. & BARBARA HUNTER FOSTER TO WILLIAM DUFFEY, JR., BK. 6510, PG. 389, OCT. 1, 1984.
 - HUGH K. & BARBARA HUNTER FOSTER TO WILLIAM DUFFEY, JR., BK. 6511, PG. 29, OCT. 1, 1984.

PLAN NOTES:

1. THE TOPOGRAPHICAL AND DETAIL INFORMATION SHOWN ON THESE PLANS WERE THE RESULT OF AN ACTUAL ON THE GROUND FIELD SURVEY CONDUCTED BY TOOMEY-MUNSON & ASSOCIATES, INC. AT VARIOUS TIMES FROM MAY, 2001 TO JULY, 2001.
2. THE WETLAND DELINEATIONS SHOWN ON THESE PLANS WERE ESTABLISHED BY LEC ENVIRONMENTAL CONSULTANTS, INC. BASED ON FIELD OBSERVATIONS MADE ON JULY 2001 AND FIELD LOCATED BY TOOMEY-MUNSON & ASSOCIATES, INC.

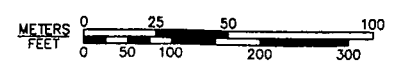
OWNER:
 WILLIAM N. DUFFEY, JR., TRUSTEE OF
 FOX WOOD REAL ESTATE TRUST,
 FOX HILL REAL ESTATE TRUST,
 FIRST NORFOLK REAL ESTATE TRUST AND
 SECOND NORFOLK REAL ESTATE TRUST

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MRD SPECIAL PERMIT
 INDEX PLAN
 "CAPTAIN'S CROSSING"
 DEFINITIVE SUBDIVISION
 PLAN OF LAND
 IN
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SCALE: 1"=100' JULY 30, 2003
 TOOMEY-MUNSON & ASSOCIATES, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 89 ACCESS RD., UNIT 12, NORWOOD, MA 02062

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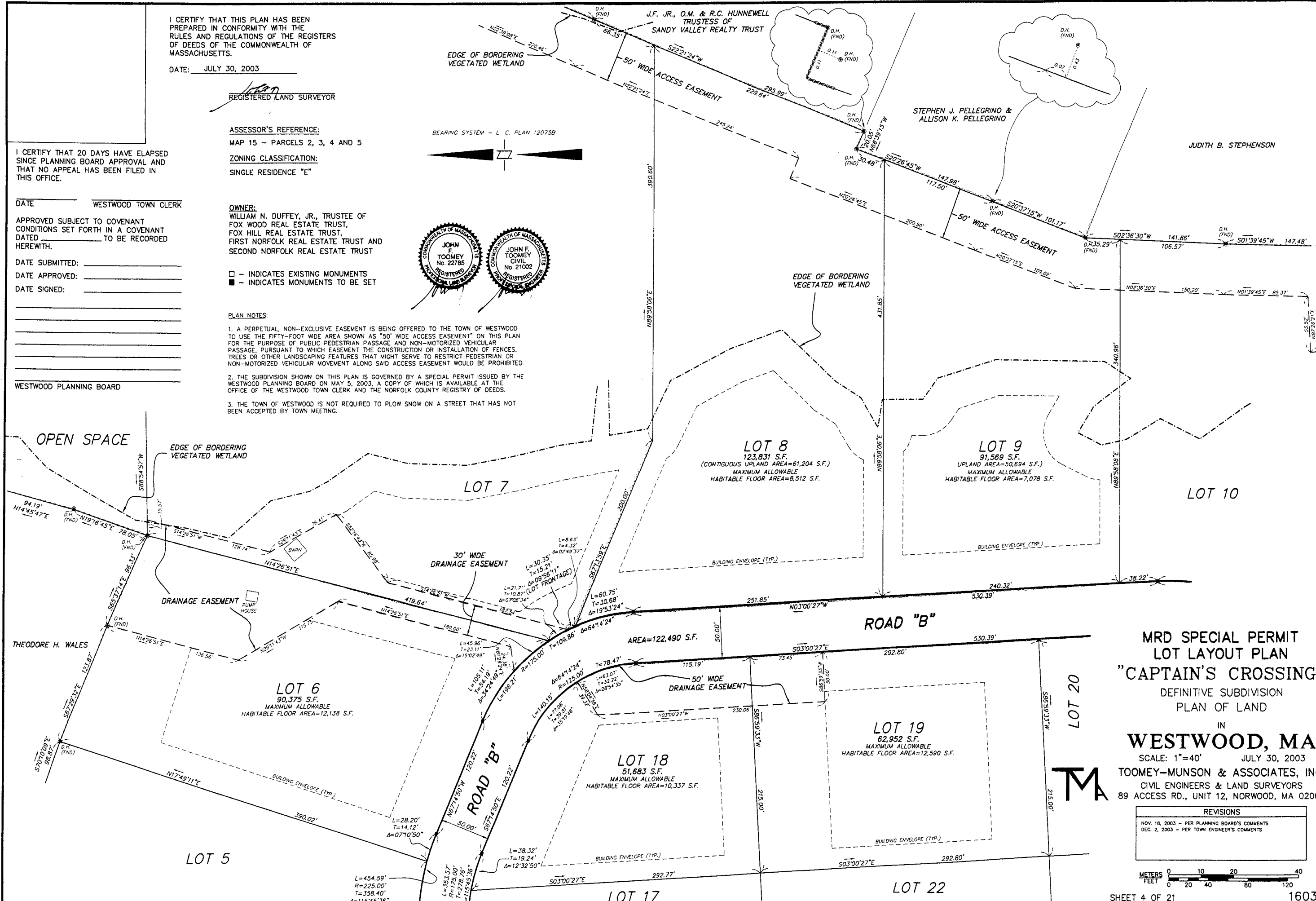
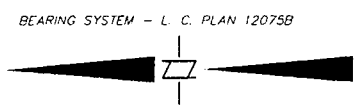
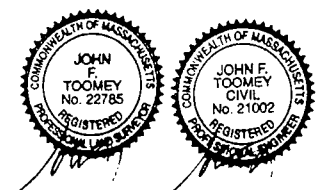
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MRD SPECIAL PERMIT LOT LAYOUT PLAN "CAPTAIN'S CROSSING" DEFINITIVE SUBDIVISION PLAN OF LAND IN WESTWOOD, MA SCALE: 1"=40' JULY 30, 2003 TOOMEY-MUNSON & ASSOCIATES, INC. CIVIL ENGINEERS & LAND SURVEYORS 89 ACCESS RD., UNIT 12, NORWOOD, MA 02062

Table with 2 columns: REVISIONS, DATE. Row 1: NOV. 18, 2003 - PER PLANNING BOARD'S COMMENTS. Row 2: DEC. 2, 2003 - PER TOWN ENGINEER'S COMMENTS.

