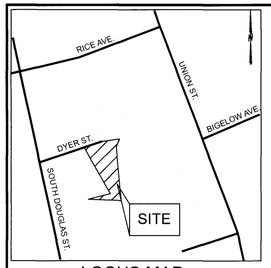


LOCUS MAP
1"=300'

Plymouth County Registry of Deeds
PLAN BOOK 63 PAGE 1083

2019 00000555
Bk: 63 Pg: 1083 Page: 1 of 1
Recorded: 12/06/2019 10:21 AM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

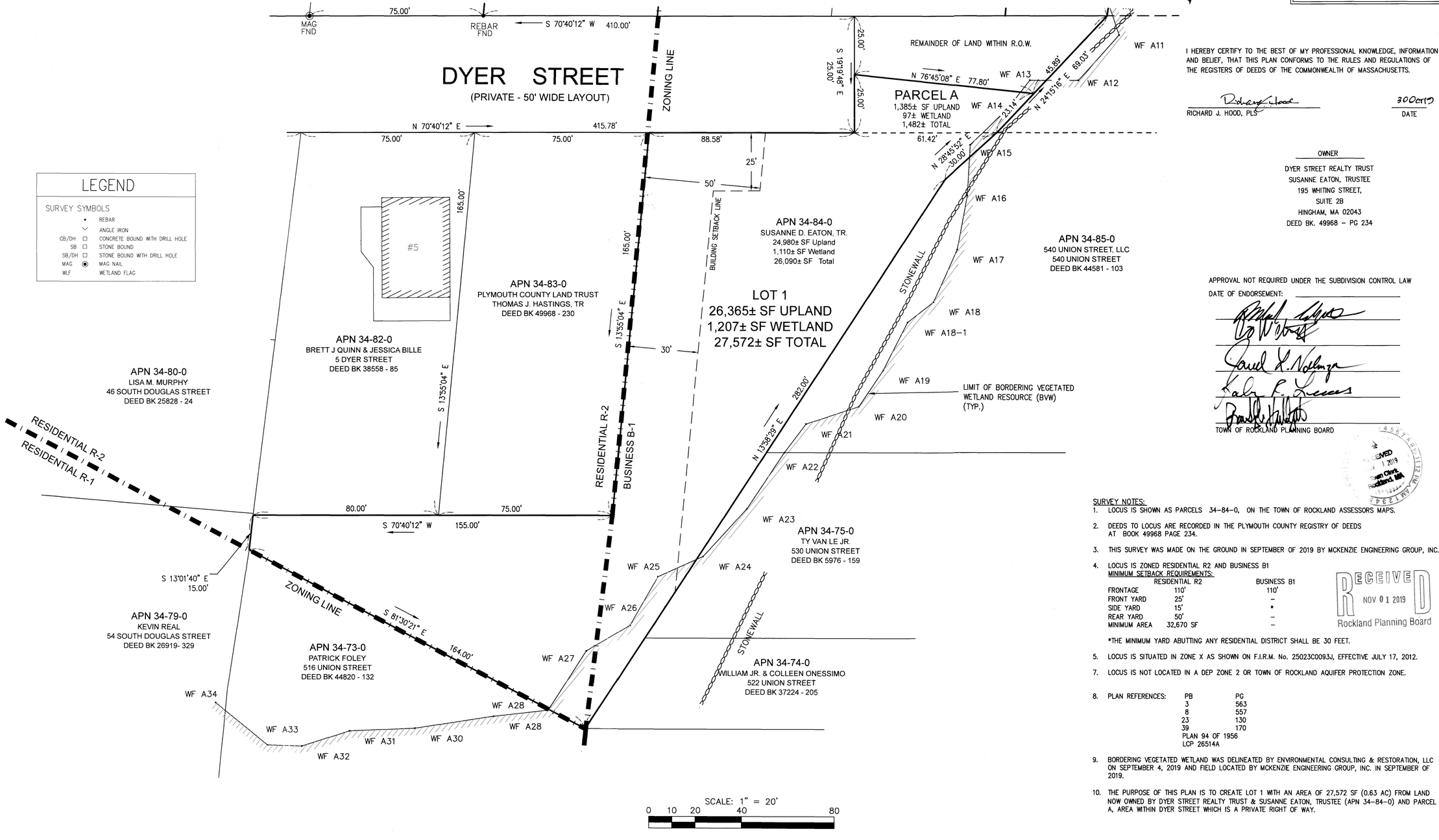
M.S.P.C.S.

PLYMOUTH CO. REG. OF DEEDS
DEC 0 6 2019
12-6-19
RECORDED

19-555

FOR REGISTRY USE ONLY

REV	DATE	DESCRIPTION	BY	APP



LEGEND

SURVEY SYMBOLS

•		REBAR
∨		ANGLE IRON
CB/DH	□	CONCRETE BOUND WITH DRILL HOLE
SB	□	STONE BOUND
SB/DH	□	STONE BOUND WITH DRILL HOLE
MAG	◉	MAG NAIL
WLF		WETLAND FLAG

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

RICHARD J. HOOD, PLS — 30OCT19 DATE

OWNER
DYER STREET REALTY TRUST
SUSANNE EATON, TRUSTEE
195 WHITING STREET,
SUITE 2B
HINGHAM, MA 02043
DEED BK. 49968 – PG 234

APPROVAL NOT REQUIRED UNDER THE SUBDIVISION CONTROL LAW
DATE OF ENDORSEMENT: _____

TOWN OF ROCKLAND PLANNING BOARD

RECEIVED
NOV 01 2019
Town Clerk
Rockland, MA

SURVEY NOTES:
1. LOCUS IS SHOWN AS PARCELS 34–84–0, ON THE TOWN OF ROCKLAND ASSESSORS MAPS.
2. DEEDS TO LOCUS ARE RECORDED IN THE PLYMOUTH COUNTY REGISTRY OF DEEDS AT BOOK 49968 PAGE 234.
3. THIS SURVEY WAS MADE ON THE GROUND IN SEPTEMBER OF 2019 BY MCKENZIE ENGINEERING GROUP, INC.
4. LOCUS IS ZONED RESIDENTIAL R2 AND BUSINESS B1
MINIMUM SETBACK REQUIREMENTS:

	RESIDENTIAL R2	BUSINESS B1
FRONTAGE	110'	110'
FRONT YARD	25'	–
SIDE YARD	15'	*
REAR YARD	50'	–
MINIMUM AREA	32,670 SF	–

*THE MINIMUM YARD ABUTTING ANY RESIDENTIAL DISTRICT SHALL BE 30 FEET.

RECEIVED
NOV 01 2019
Rockland Planning Board

5. LOCUS IS SITUATED IN ZONE X AS SHOWN ON F.I.R.M. No. 25023C0093J, EFFECTIVE JULY 17, 2012.
7. LOCUS IS NOT LOCATED IN A DEP ZONE 2 OR TOWN OF ROCKLAND AQUIFER PROTECTION ZONE.
8. PLAN REFERENCES:

PB	PG
3	563
8	557
23	130
39	170
PLAN 94 OF 1956	
LCP 26514A	

9. BORDERING VEGETATED WETLAND WAS DELINEATED BY ENVIRONMENTAL CONSULTING & RESTORATION, LLC ON SEPTEMBER 4, 2019 AND FIELD LOCATED BY MCKENZIE ENGINEERING GROUP, INC. IN SEPTEMBER OF 2019.
10. THE PURPOSE OF THIS PLAN IS TO CREATE LOT 1 WITH AN AREA OF 27,572 SF (0.63 AC) FROM LAND NOW OWNED BY DYER STREET REALTY TRUST & SUSANNE EATON, TRUSTEE (APN 34–84–0) AND PARCEL A, AREA WITHIN DYER STREET WHICH IS A PRIVATE RIGHT OF WAY.

© MCKENZIE ENGINEERING GROUP, INC.

MCKENZIE ENGINEERING GROUP
Assinippi Office Park
150 Longwater Drive, Suite 101
Norwell, MA 02061
P: 781.792.3900
F: 781.792.0333
www.mckeng.com

APPROVAL NOT REQUIRED PLAN
ASSESSOR'S MAP 34, LOT 84
0 DYER STREET
ROCKLAND, MASSACHUSETTS

PROFESSIONAL SURVEYOR:
COMMONWEALTH OF MASSACHUSETTS
RICHARD J. HOOD
No. 35031
REGISTERED PROFESSIONAL LAND SURVEYOR

APPLICANT:
THOMAS J. HASTINGS CO., LLC
195 WHITING STREET, SUITE 2B,
HINGHAM, MASSACHUSETTS 02043

RECORD PLAN

DRAWN BY:	ESS
DESIGNED BY:	ESS
CHECKED BY:	RTLS
APPROVED BY:	RJH
DATE:	30OCT2019
SCALE:	1"=20'
PROJECT NO.:	219–167

DWG. TITLE:
APPROVAL NOT REQUIRED PLAN

DWG. NO:
A-2

12/16 #555

Deed # 106681 CK $75 MC

19-555