

RECORDED AND RECORDED  
1 JAN 12 P 2 09  
BARNSTABLE COUNTY  
REGISTRY OF DEEDS  
PLANS

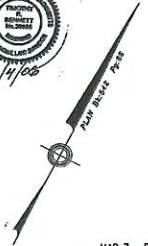
MAP 7 PARCEL 41.02  
#17 SHIFF ROAD  
JEFFREY T. & DEBRA E. SYKES

MAP 7 PARCEL 41  
#117 WILLISTON ROAD  
DONALD J. & ANNE P. LONERGAN

**RESERVED FOR REGISTRY USE**

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

*Timothy R. Bennett*  
TIMOTHY R. BENNETT, PLS  
MASSACHUSETTS  
REG. NO. 38856



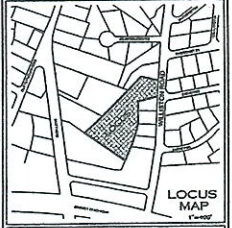
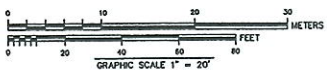
MAP 7 PARCEL 127.00  
#23 SHIFF ROAD  
MARK P. & KAREN A. TANGUAY

LOT 2  
50,640± S.F.  
1.16± ACRE  
SHAPE FACTOR = 17.8

LOT 1  
22,090± S.F.  
0.51± ACRE  
SHAPE FACTOR = 23.5

- NOTES:
- APPROVAL OF THIS PLAN IS SUBJECT TO A PERFORMANCE GUARANTEE IN THE FORM OF A COVENANT RECORD AT THE BARNSTABLE COUNTY REGISTRY OF DEEDS IN BOOK 21672 PAGE 115.
  - NO TOWN SERVICES I.E., SNOW PLOWING, GARBAGE COLLECTION ON THIS PROPOSED ROAD UNTIL IT IS BUILT TO SUBDIVISION STANDARDS.
  - ALL UTILITIES ARE TO BE INSTALLED UNDERGROUND.
  - IF A SECOND LOT IS ACCESSED FROM THIS ROAD IT SHALL BE BUILT TO SUBDIVISION STANDARDS.
  - NO FURTHER SUBDIVISION ON THESE LOTS IS ALLOWED.

LOTS ARE EXEMPT FROM MINIMUM LOT AREA BY SECTION 81L OF MGL 41A.



**NOTES**

LOCUS: #107 WILLISTON ROAD  
MAP 7 PARCEL 45  
  
OWNER: CLEAN EARTH, LLC  
258 MAIN ST. UNIT 4-C  
BUZZARDS BAY, MA 02532  
  
ZONE: R-40  
  
DEED REF: BOOK: 20174 PAGE: 40  
PLAN REF: BOOK: 542 PAGE: 66  
  
FLOOD ZONE: ZONE X, PANEL 255210  
0003 E, AUGUST 9, 1999  
  
NO WETLANDS FOUND ON SITE.  
NO CRANBERRY BOGS WITHIN 300'.

**LEGEND**

- UTILITY POLE
- EXISTING TREE
- OVERHEAD WIRES
- CONCRETE BOUND FOUND
- CONCRETE BOUND TO BE SET

THIS MAPPING IS MADE FOR THE PARTY NAMED HEREON. HIS OR HER MORTGAGEE AND GUARANTOR, EXCLUSIVELY. NO FURTHER LIABILITY IS ASSUMED.

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**REVISIONS**

NO.	DATE	DESCRIPTION	BY
1	1/11/07	AS SHOWN FOR PERMITS	AK
2	1/11/07	AS SHOWN FOR PERMITS	TJB
3	1/11/07	CHANGED PROPOSED SIDEWALK AND FIRE ALARM BOXES	DAJC

**DEFINITIVE SUBDIVISION PLAN OF LAND**  
OF  
**WILLISTON ESTATES**  
AT  
105 & 107 WILLISTON ROAD  
IN  
BOURNE, MASS.  
PREPARED FOR  
**CLEAN EARTH, LLC**

**BENNETT ENGINEERING**  
LAND SURVEYING, ENGINEERING & DEVELOPMENT SERVICES

PO BOX 297  
SAGAMORE BEACH, MA 02562  
TEL: (508) 868-4868  
FAX: (508) 868-4867  
  
DRAWN BY: DJH  
CHECK BY: TRB  
JOB #: 079  
  
DATE: 4/20/08  
SCALE: 1" = 20'  
SHEET NO. 1 OF 3

I HEREBY CERTIFY THAT NOTICE OF APPROVAL OF THESE PLANS WAS RECEIVED FROM THE PLANNING BOARD AND THAT NO NOTICE OF APPEAL WAS RECEIVED FOR THE NEXT TWENTY DAYS FOLLOWING SUCH NOTICE AND RECORDING AT THIS OFFICE.  
*Barry H. Johnson* January 12, 2007  
BOURNE TOWN CLERK DAJC

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.  
BOURNE PLANNING BOARD:

DATE: *January 14, 2007*  
*Christy Randall*

**WAIVERS GRANTED FROM PLANNING BOARD REGULATIONS:**

- ARTICLE II SECTION 223: ROAD SURFACE WIDTH.
- SECTION 263(e): STORMWATER DRAINAGE FACILITIES.
- SECTION 263(f): PROPOSED WATER MAIN & HYDRANTS.
- SECTION 263(g): PROPOSED UTILITIES & STREET LIGHTS.
- SECTION 263(h): PROPOSED SIDEWALK & FIRE ALARM BOXES.