

Assessors' ID: 10L-4B-M3-0

**OWNER OF RECORD:**

Roy B. Meserve, Jr., trustee of Family Trust "A" established under THE ROBERT M. MUSTARD TRUST OF 1988 Deed Book 30,676, Page 237 (83.26%)

Roy B. Meserve, Jr., trustee of Marital Trust "B" established under THE ROBERT M. MUSTARD TRUST OF 1988 Deed Book 30,676, Page 239 (16.74%)

Plan Book 477, Page 31, Lot 3

Assessors' ID: 10L-4-4-0

**OWNER OF RECORD:**

Roy B. Meserve, Jr., trustee of Marital Trust "B" established under THE ROBERT M. MUSTARD TRUST OF 1988 Deed Book 30,676, Page 239

Plan Book 477, Page 31, Lot 1

**ZONING REQUIREMENTS**

Zone	R-40, Residential
Minimum Area	40,000 S.F.
Minimum Frontage	150 Ft.
Front Yard Setback	40 Ft.
Side and Rear Yard Setback	25 Ft.
Maximum Lot Coverage	N/A
Maximum Building Coverage	10%
Required Green Area	N/A

The planimetric information shown hereon is derived from digital Town of Chatham Aerial Topographical Maps prepared by Chas. H. Sells, Inc., using photogrammetry methods. The aerial photography was accomplished in the year 2000.

Approval under the Subdivision Control Law NOT required. Ref. C. 41, s. 81-P., G. L.

CHATHAM PLANNING BOARD

Date \_\_\_\_\_

\_\_\_\_\_

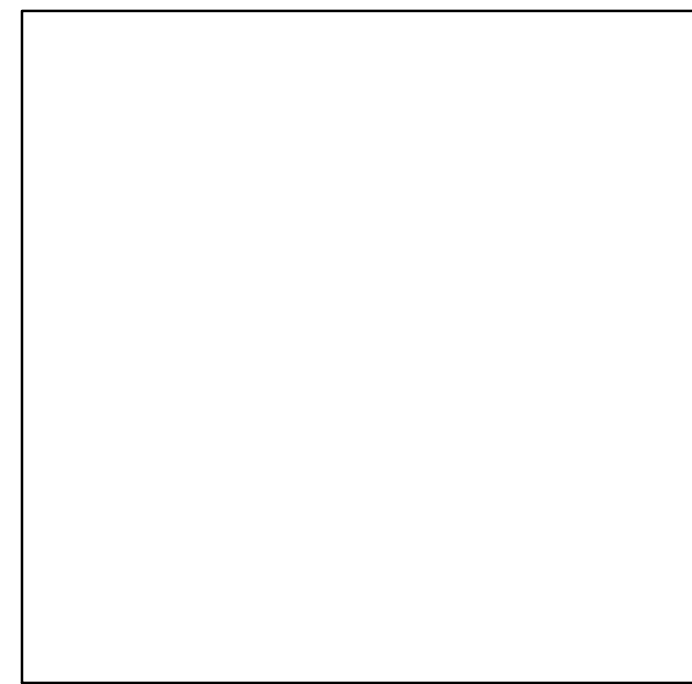
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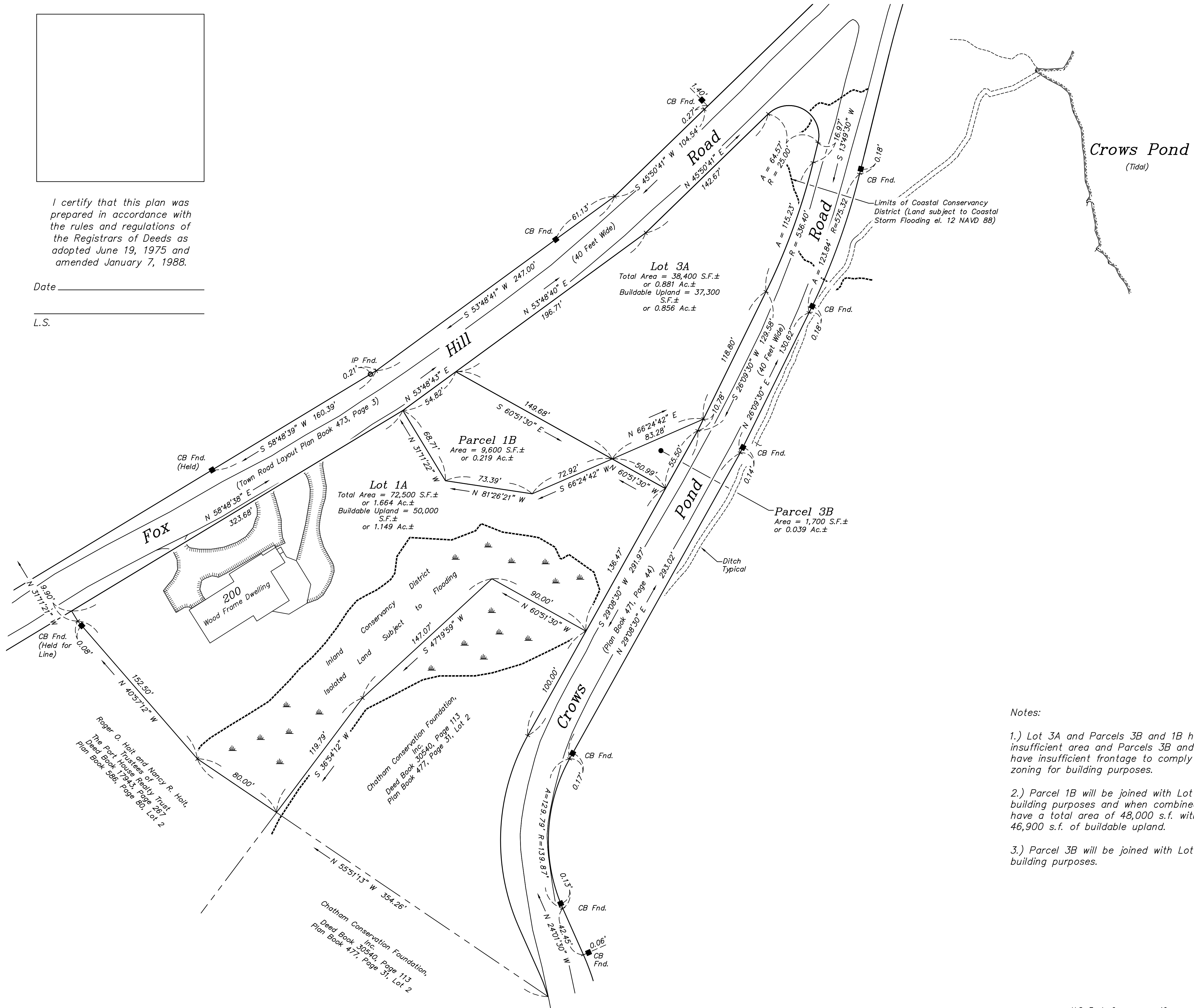
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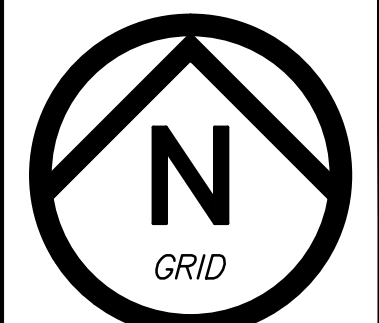
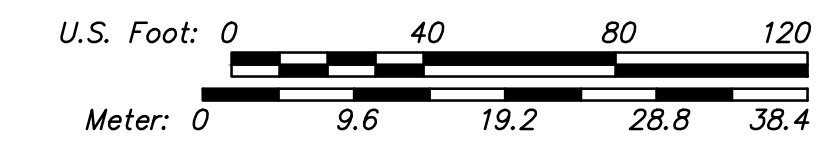
I certify that this plan was prepared in accordance with the rules and regulations of the Registrars of Deeds as adopted June 19, 1975 and amended January 7, 1988.

Date \_\_\_\_\_

L.S. \_\_\_\_\_



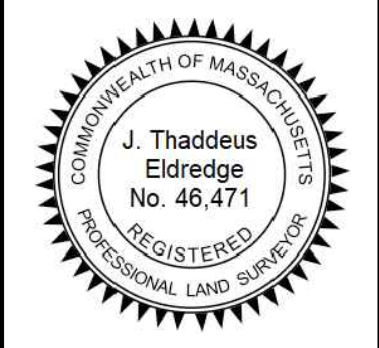
- Notes:
- Lot 3A and Parcels 3B and 1B have insufficient area and Parcels 3B and 1B have insufficient frontage to comply with zoning for building purposes.
  - Parcel 1B will be joined with Lot 3A for building purposes and when combined will have a total area of 48,000 s.f. with 46,900 s.f. of buildable upland.
  - Parcel 3B will be joined with Lot 1A for building purposes.



<b>DIVISION PLAN</b>	
Chatham, Massachusetts	
Rev. #	Date
1	7-31-2018
Description of Revision	
Added Notes 1, 2 and 3; Changed name of entity prepared for added Monuments, and made minor drafting changes for clarity	

Prepared for  
**The Robert M. Mustard Trust of 1988**

**ELDRIDGE SURVEYING & ENGINEERING, LLC**  
1038 Main Street, Chatham, MA; (508) 945-3965; Fax: (508) 945-5885



Date: 07-17-2018  
Scale: 1" = 40'  
Project No.: C-1058-14.0

Sheet No.: 1 of 1