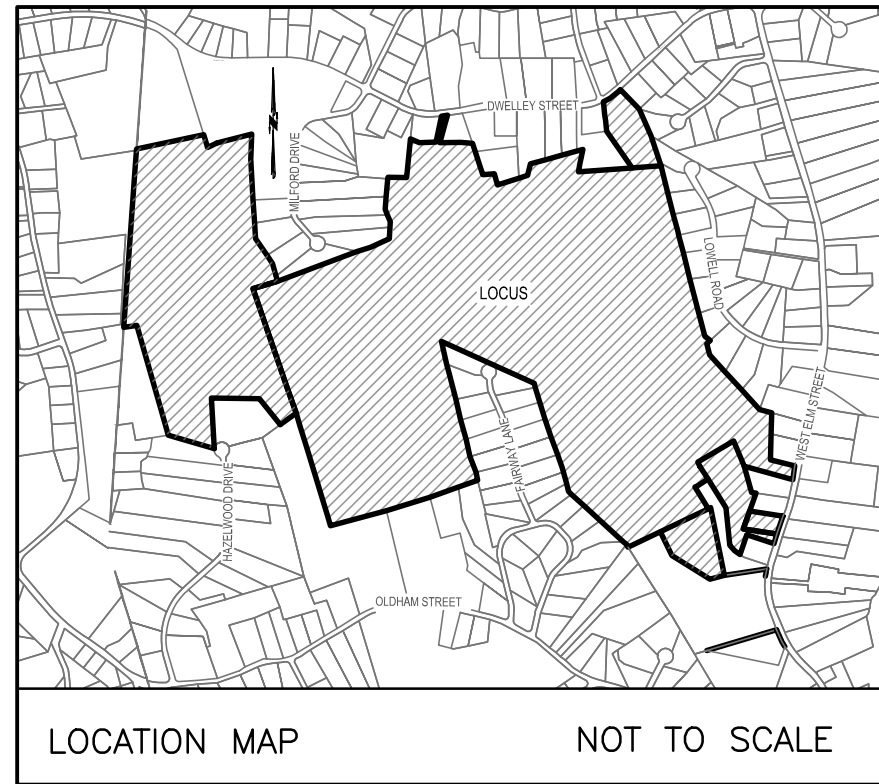




PEMBROKE COUNTRY CLUB

DWELLEY STREET, HAZELWOOD DRIVE, & WEST ELM STREET

PEMBROKE, MASSACHUSETTS

RECORD OWNERS:
0 WEST ELM STREET
MAP B10 LOT 4
WEATHERVANE AT PEMBROKE
COUNTRY CLUB, LLC
DEED BOOK 52833 PAGE 287

110 DWELLEY STREET
MAP A12 LOT 47
WEATHERVANE AT PEMBROKE
COUNTRY CLUB, LLC
DEED BOOK 51721 PAGE 126

80 WEST ELM STREET
MAP B10 LOT 4C
WEATHERVANE AT PEMBROKE
COUNTRY CLUB, LLC
DEED BOOK 52833 PAGE 287

94 WEST ELM STREET
MAP B11 LOT 33
WEATHERVANE AT PEMBROKE
COUNTRY CLUB, LLC
DEED BOOK 51721 PAGE 126

54 DWELLEY STREET
MAP B12 LOT 39
WEATHERVANE AT PEMBROKE
COUNTRY CLUB, LLC
DEED BOOK 52106 PAGE 82

NOTES:

1. PROPERTY LINE, STREET LINE AND OWNER INFORMATION WAS COMPILED FROM RECORDS ON FILE AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS AND PEMBROKE TOWN HALL.
2. TOPOGRAPHIC AND DETAIL INFORMATION IS THE RESULT OF AN AERIAL MAPPING SURVEY PERFORMED BY BLUESKY DURING NOVEMBER OF 2022. ADDITIONAL DETAIL INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY CROCKER DESIGN GROUP LLC BETWEEN MARCH OF 2021 AND JUNE OF 2023.
3. ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
4. THE SITE IS LOCATED WITHIN THE "RESIDENCE A" ZONING DISTRICT AS DEPICTED ON THE TOWN OF PEMBROKE ZONING MAP.
5. WETLAND RESOURCE AREAS SHOWN HEREON WERE DELINEATED BY SOUTH RIVER ENVIRONMENTAL BETWEEN JANUARY 2020 AND APRIL 2021 AND WERE FIELD LOCATED BY CROCKER DESIGN GROUP LLC. PORTION OF WETLAND RESOURCE AREAS ON THE 58 ELM STREET PARCEL GRAPHICALLY PLOTTED FROM CURRENT PLYMOUTH COUNTY SOIL MAPS AND SHOULD BE CONSIDERED APPROXIMATE FOR THE PURPOSE OF THIS PLAN.
6. EXISTING UTILITIES, WHERE SHOWN, HAVE BEEN COMPILED BASED ON OBSERVED ABOVE GROUND EVIDENCE AND AVAILABLE RECORD PLANS AND ARE TO BE CONSIDERED APPROXIMATE. CROCKER DESIGN GROUP DOES NOT GUARANTEE THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN OR THAT ALL EXISTING UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN.

ENVIRONMENTAL NOTES:

WETLAND RESOURCE AREAS SHOWN HEREON DELINEATED BY SOUTH RIVER ENVIRONMENTAL LLC BETWEEN JANUARY 2020 AND APRIL OF 2021. SEE ORDER OF RESOURCE AREA DELINEATION (ORAD) ON FILE WITH THE PEMBROKE CONSERVATION COMMISSION, DATED OCTOBER 12, 2021, MASS DEP: FILE No. SE56-1075.

SITE IS NOT WITHIN AN A.C.E.C. (AREA OF CRITICAL ENVIRONMENTAL CONCERN).

SITE IS NOT WITHIN AN AREA OF ESTIMATED HABITAT OF RARE WILDLIFE PER NHESP MAP AUGUST 1, 2021 "ESTIMATED HABITATS OF RARE WILDLIFE" FOR USE WITH THE MA WETLANDS PROTECTION ACT REGULATIONS (310 CMR 10)."

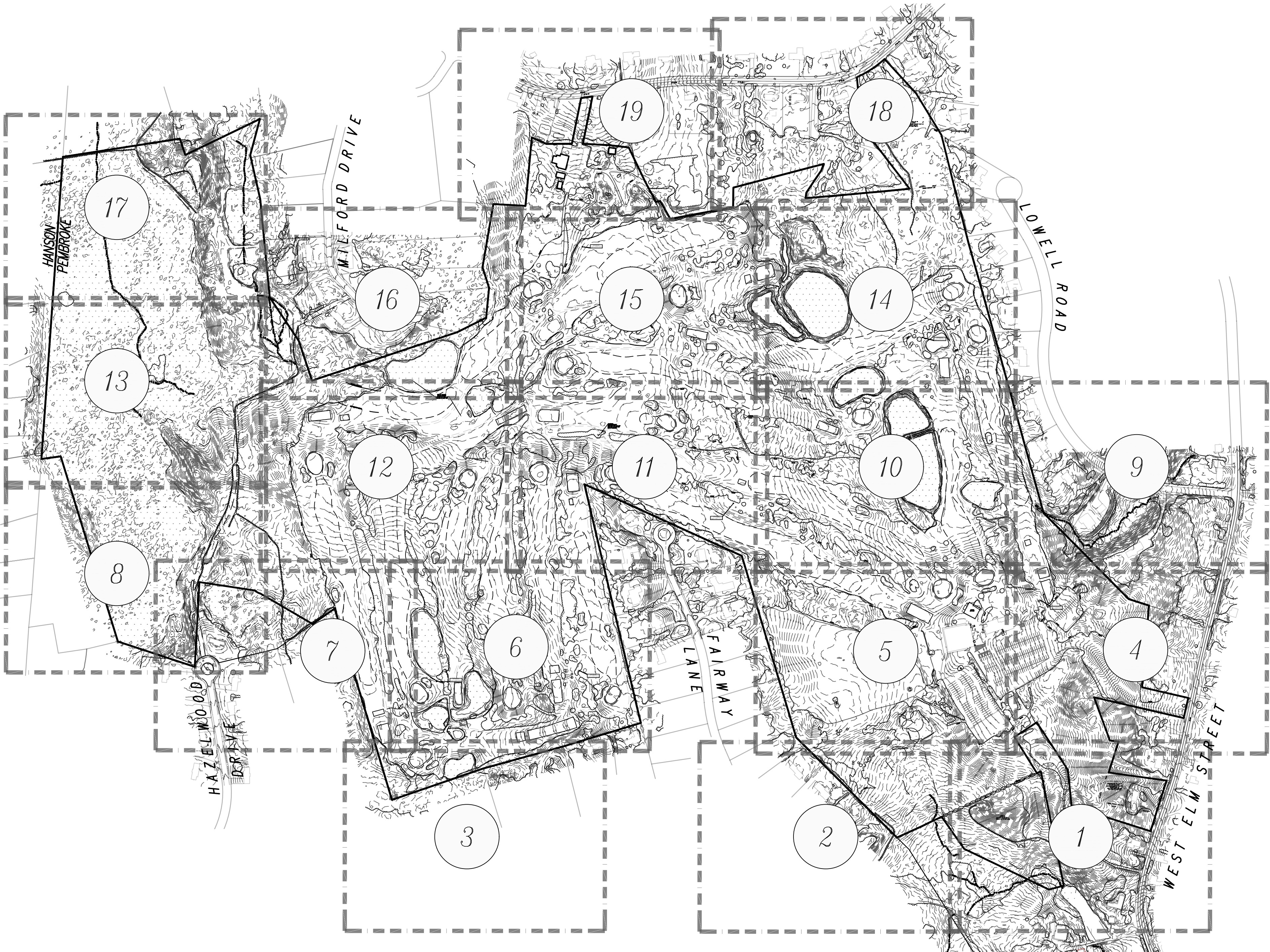
SITE DOES NOT CONTAIN A CERTIFIED VERNAL POOL PER NHESP MAP AUGUST 1, 2021 "CERTIFIED VERNAL POOLS."

SITE IS NOT WITHIN A PRIORITY HABITAT PER NHESP MAP AUGUST 1, 2021 "PRIORITY HABITATS OF RARE SPECIES" FOR SPECIES UNDER THE MASSACHUSETTS ENDANGERED SPECIES ACT, REGULATIONS (321 CMR10).

A PORTION OF THIS SITE IS LOCATED WITHIN A STATE APPROVED ZONE II GROUND WATER RECHARGE PROTECTION AREA.

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, AS SHOWN ON MAP No. 25023C0204K, WHICH BEARS AN EFFECTIVE DATE OF JULY 6, 2021, AND IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.



MASS GRID NAD83

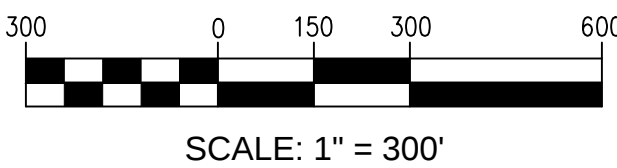
PLAN REFERENCES:

1. LAND COURT CASE No. 14490
2. PLYMOUTH COUNTY LAYOUT DECREE No. 784 OF 1929
3. PLYMOUTH COUNTY LAYOUT DECREE No. 1098 OF 1950
4. PLAN No. 166 OF 1961 PLAN BOOK 16 PAGE 233
5. PLAN No. 263 OF 1962 PLAN BOOK 12 PAGE 547
6. PLAN No. 599 OF 1964 PLAN BOOK 3138 PAGE 122
7. PLAN No. 663 OF 1969 PLAN BOOK 15 PAGE 320
8. PLAN No. 789 OF 1969 PLAN BOOK 15 PAGE 378
9. PLAN No. 866 OF 1974 PLAN BOOK 18 PAGE 131
10. PLAN No. 121 OF 1979 PLAN BOOK 20 PAGE 752
11. PLAN No. 600 OF 1986 PLAN BOOK 27 PAGE 298
12. PLAN No. 265 OF 1990 PLAN BOOK 27 PAGE 297
13. PLAN No. 364 OF 1992 PLAN BOOK 35 PAGE 241
14. PLAN No. 554 OF 1995 PLAN BOOK 38 PAGE 70
15. PLAN No. 634 OF 1995 PLAN BOOK 38 PAGE 181
16. PLAN No. 280 OF 1998 PLAN BOOK 41 PAGE 60
17. PLAN No. 337 OF 1998 PLAN BOOK 41 PAGE 156
18. PLAN No. 537 OF 1998 PLAN BOOK 41 PAGE 477
19. PLAN No. 867 OF 1999 PLAN BOOK 42 PAGE 1117
20. PLAN No. 282 OF 2001 PLAN BOOK 44 PAGE 478
21. PLAN No. 931 OF 2002 PLAN BOOK 46 PAGE 345
22. PLAN No. 339 OF 2003 PLAN BOOK 46 PAGE 963
23. PLAN No. 29 OF 2004 PLAN BOOK 47 PAGE 732
24. PLAN No. 162 OF 2004 PLAN BOOK 47 PAGE 946
25. PLAN No. 733 OF 2004 PLAN BOOK 48 PAGE 727
26. PLAN No. 475 OF 2010 PLAN BOOK 56 PAGE 194

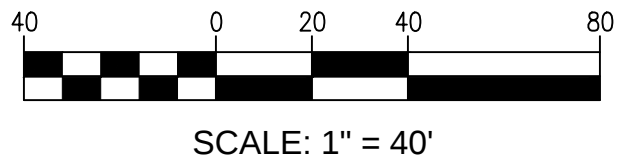
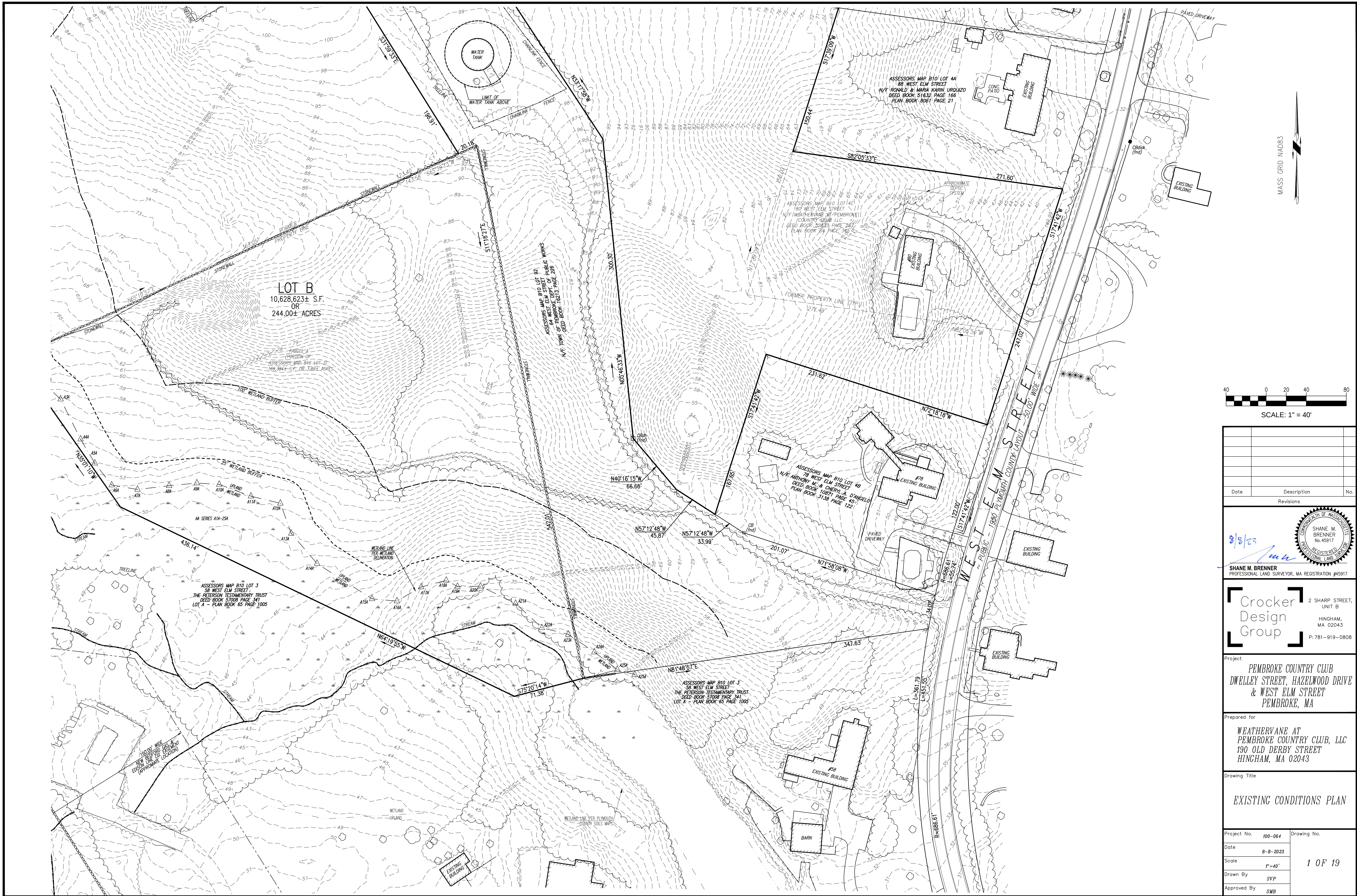
LEGEND

EXISTING DESCRIPTION

- 1' CONTOUR
- APPROXIMATE PROPERTY LINE
- EDGE OF PAVEMENT
- VERTICAL GRANITE CURB
- CAPE COD BERM
- EDGE OF GRAVEL
- RETAINING WALL
- 25' WETLAND BUFFER
- 100' WETLAND BUFFER
- WATER LINE
- GAS LINE
- ELECTRIC LINE
- TELEPHONE & CABLE
- OVERHEAD WIRE
- DRAIN LINE
- FENCE
- GUARD RAIL
- HYDRANT
- WATER GATE
- SIAMSE STANDPIPE
- GAS GATE
- GAS METER
- ELECTRICAL METER
- UTILITY POLE
- GUY WIRE
- LIGHT
- ELECTRICAL MANHOLE
- DRAIN MANHOLE
- CATCH BASIN



Date	Description	No.
Revisions		
8/8/23 SHANE M. BRENNER PROFESSIONAL LAND SURVEYOR, MA REGISTRATION #45917		
Crocker Design Group 2 SHARP STREET, UNIT B HINGHAM, MA 02043 P: 781-919-0808		
Project PEMBROKE COUNTRY CLUB DWELLEY STREET, HAZELWOOD DRIVE & WEST ELM STREET PEMBROKE, MA		
Prepared for WEATHERVANE AT PEMBROKE COUNTRY CLUB, LLC 190 OLD DERBY STREET HINGHAM, MA 02043		
Drawing Title EXISTING CONDITIONS PLAN		
Project No.	100-064	Drawing No.
Date	8-8-2023	COVER
Scale	1"=300'	
Drawn By	SYP	
Approved By	SMB	



Date	Description	No.
Revisions		

8/8/23

SHANE M. BRENNER
PROFESSIONAL LAND SURVEYOR, MA REGISTRATION #45917

COMMONWEALTH OF MASSACHUSETTS
REGISTERED PROFESSIONAL LAND SURVEYOR

Crocker Design Group

2 SHARP STREET, UNIT B
HINGHAM, MA 02043
P: 781-919-0808

Project
PEMBROKE COUNTRY CLUB
DWELLEY STREET, HAZELWOOD DRIVE
& WEST ELM STREET
PEMBROKE, MA

Prepared for
WEATHERVANE AT
PEMBROKE COUNTRY CLUB, LLC
190 OLD DERBY STREET
HINGHAM, MA 02043

Drawing Title
EXISTING CONDITIONS PLAN

Project No.	100-064	Drawing No.	1 OF 19
Date	8-8-2023		
Scale	1"=40'		
Drawn By	SYP		
Approved By	SMB		

ASSESSORS MAP B10 LOT 1M
3 F FAIRWAY LANE
N/F BENJAMIN TESSER
DEED BOOK 54053 PAGE 115
LOT 23 PLAN BOOK 27 PAGES 295-311

ASSESSORS MAP B10 LOT 1N
3 F FAIRWAY LANE
N/F JOSHUA A. & JULIANA FALOWA DINER
DEED BOOK 48115 PAGE 245
LOT 24 PLAN BOOK 27 PAGES 295-311

ASSESSORS MAP B10 LOT 1P
41 COUNTRY CLUB DRIVE
N/F GARY M. & EVELYN SLOVIN
DEED BOOK 54010 PAGE 145
LOT 25 PLAN BOOK 27 PAGES 295-311

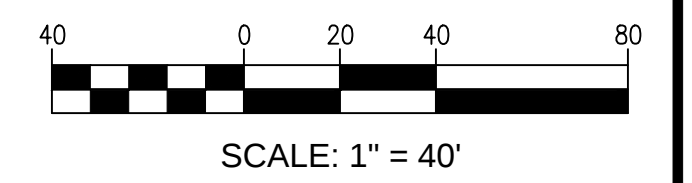
ASSESSORS MAP B10 LOT 1Q
53 COUNTRY CLUB DRIVE
N/F GREGORY J. & JANE E. HENWELL
DEED BOOK 47368 PAGE 158
LOT 26 PLAN BOOK 27 PAGES 295-311

ASSESSORS MAP B10 LOT 1R
29 COUNTRY CLUB DRIVE
N/F DANIEL J. & ELIZABETH D. STERNS
DEED BOOK 47368 PAGE 158
LOT 27 PLAN BOOK 27 PAGES 295-311

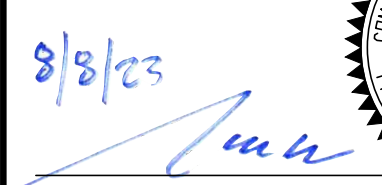
ASSESSORS MAP B10 LOT 1S
23 COUNTRY CLUB DRIVE
N/F SUSAN K. SMART-JURSON
DEED BOOK 40223 PAGE 322
LOT 28A PLAN BOOK 27 PAGES 295-311

ASSESSORS MAP B10 LOT 17
189 OLD JORDAN STREET
N/F MICHELLE AND JORDAN FOTEV FAMILY
DEED BOOK 53557 PAGE 140
PLAN BOOK 64 PAGE 948
DEED BOOK 33527 PAGE 132
PLAN BOOK 64 PAGE 678

ASSESSORS MAP B10 LOT 3
58 WEST ELM STREET
THE PETERSON TESTAMENTARY TRUST
LOT A - PLAN BOOK 65 PAGE 1005



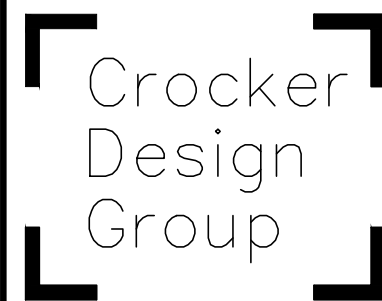
Date	Description	No.
Revisions		



8/8/23



SHANE M. BRENNER
PROFESSIONAL LAND SURVEYOR, MA REGISTRATION #45917



Crocker
Design
Group

2 SHARP STREET,
UNIT B
HINGHAM,
MA 02043
P: 781-919-0808

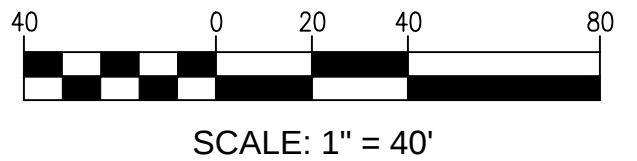
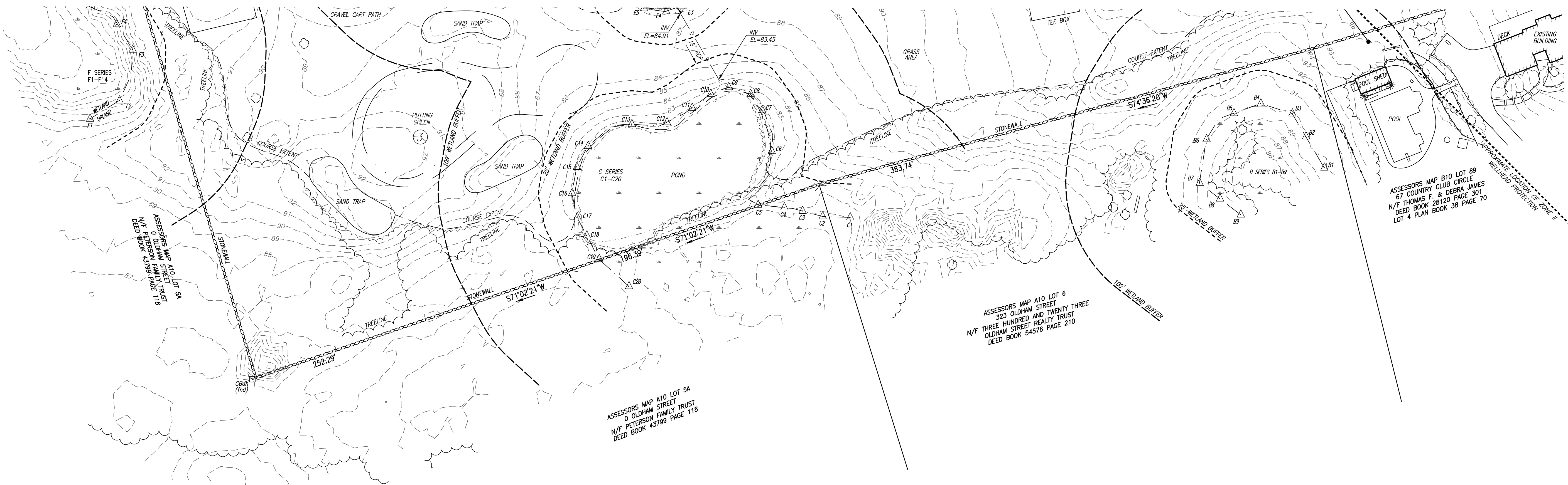
Project
**PEMBROKE COUNTRY CLUB
DWELLEY STREET, HAZELWOOD DRIVE
& WEST ELM STREET
PEMBROKE, MA**

Prepared for
**WEATHERVANE AT
PEMBROKE COUNTRY CLUB, LLC
190 OLD DERBY STREET
HINGHAM, MA 02043**

Drawing Title
EXISTING CONDITIONS PLAN

Project No.	100-064	Drawing No.	2 OF 19
Date	8-8-2023		
Scale	1"=40'		
Drawn By	SYP		
Approved By	SMB		

MASS GRID NAD83



Date	Description	No.
Revisions		

8/8/23

SHANE M. BRENNER
PROFESSIONAL LAND SURVEYOR, MA REGISTRATION #45917

SHANE M. BRENNER
No. 45917
REGISTERED
PROFESSIONAL LAND SURVEYOR

Crocker Design Group

2 SHARP STREET, UNIT B
HINGHAM, MA 02043
P: 781-919-0808

Project
PEMBROKE COUNTRY CLUB
DWELLEY STREET, HAZELWOOD DRIVE
& WEST ELM STREET
PEMBROKE, MA

Prepared for
WEATHERVANE AT
PEMBROKE COUNTRY CLUB, LLC
190 OLD DERBY STREET
HINGHAM, MA 02043

Drawing Title
EXISTING CONDITIONS PLAN

Project No.	100-064	Drawing No.	3 OF 19
Date	8-8-2023		
Scale	1"=40'		
Drawn By	SYP		
Approved By	SMB		