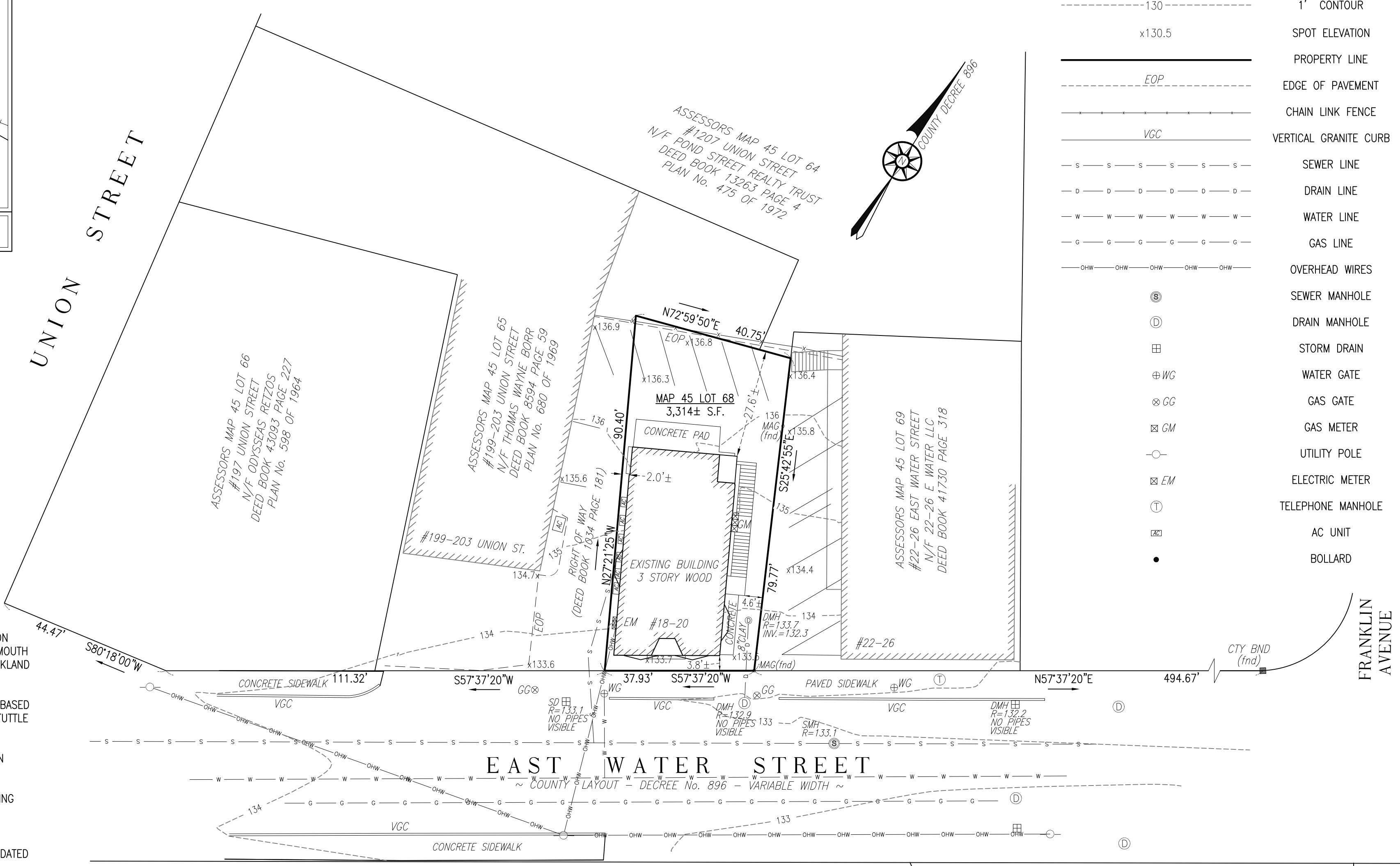


RECORD OWNER:
 ASSESSOR MAP 45 LOT 68
 #18-22 EAST WATER STREET

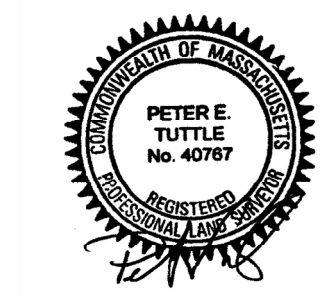
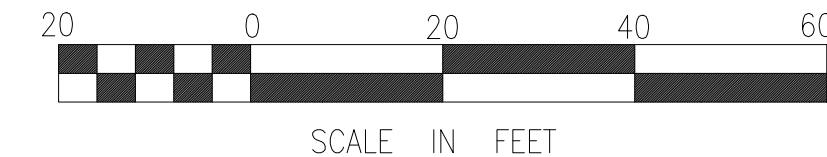
KEVIN KANE LLC
 100 HAWTHORNE LANE
 BRAINTREE, MA 02184
 DEED BOOK 53924 PAGE 194
 PLAN 174 OF 1972

- NOTES:**
1. PROPERTY LINE, STREET LINE AND OWNER INFORMATION WAS COMPILED FROM RECORDS ON FILE AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS AND THE TOWN OF ROCKLAND ASSESSORS DEPARTMENT.
 2. TOPOGRAPHY INFORMATION SHOWN ON THIS PLAN IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY TUTTLE LAND SURVEYING, LLC ON SEPTEMBER 24, 2022.
 3. ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
 4. NO WETLAND RESOURCE AREAS WERE OBSERVED DURING THIS SURVEY.
 5. SUBJECT SITE IS IN THE "BUSINESS B-1" ZONE AS DEPICTED ON THE TOWN OF ROCKLAND ZONING MAP DATED 2018.
 6. EXISTING UTILITIES, WHERE SHOWN, HAVE BEEN COMPILED BASED ON RECORD PLANS AND OBSERVED ABOVE GROUND EVIDENCE ONLY AND ARE TO BE CONSIDERED APPROXIMATE. TUTTLE LAND SURVEYING, LLC. DOES NOT GUARANTEE THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN OR THAT ALL EXISTING UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN. DRAINAGE PIPES WERE NOT VISIBLE AT THE TIME OF THE SURVEY.
 7. BY GRAPHIC PLOTTING ONLY, THE STRUCTURE AT 18-20 EAST WATER STREET SHOWN ON THIS PLAN IS LOCATED IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, AS DEPICTED ON COMMUNITY PANEL No. 25023C0093K, WHICH BEARS AN EFFECTIVE DATE OF JULY 6, 2021, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.



LEGEND

-----130-----	1' CONTOUR
x130.5	SPOT ELEVATION
-----EOP-----	PROPERTY LINE
-----EOP-----	EDGE OF PAVEMENT
-----VGC-----	CHAIN LINK FENCE
-----VGC-----	VERTICAL GRANITE CURB
- s - s - s - s - s - s - s - s -	SEWER LINE
- d - d - d - d - d - d - d - d -	DRAIN LINE
- w - w - w - w - w - w - w - w -	WATER LINE
- g - g - g - g - g - g - g - g -	GAS LINE
- OHW - OHW - OHW - OHW - OHW -	OVERHEAD WIRES
⊙	SEWER MANHOLE
⊙	DRAIN MANHOLE
⊕	STORM DRAIN
⊕WG	WATER GATE
⊗GG	GAS GATE
⊗GM	GAS METER
⊙	UTILITY POLE
⊗EM	ELECTRIC METER
⊙	TELEPHONE MANHOLE
⊕	AC UNIT
•	BOLLARD



EXISTING CONDITIONS PLAN

**#18-20 EAST WATER STREET
 ROCKLAND, MASSACHUSETTS**

OCTOBER 31, 2022 SCALE: 1"=20'

TUTTLE LAND SURVEYING, LLC
 PO BOX 1 - KINGSTON, MASSACHUSETTS
 (781) 844-4123 tuttlepls@yahoo.com SHEET 1 OF 1

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