NOTES:

HIGH WATER AND LOW WATER ELEVATIONS OBTAINED FROM THE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) ONLINE VERTICAL DATUM TRANSFORMATION CALCULATOR.

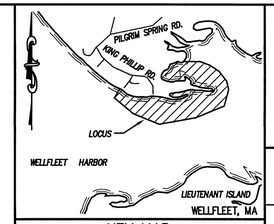
MEAN HIGH WATER ELEVATION 4.3'
MEAN LOW WATER ELEVATION −5.8'

ELEVATIONS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

SURVEY PERFORMED ON THE GROUND BETWEEN JULY 31, 2019 AND OCTOBER 1 2019.

LIMIT OF LOW WATER OWNERSHIP IS SHOWN AS MEAN LOW WATER. REFERENCE SPILLANE vs. ADAMS, 76 MASS. APP. CT. 378.

FOR REGISTRY USE



KEY MAP
NO SCALE

PLAN REFERENCES:

ASSESSORS MAP 34, PARCEL 17

PLAN BOOK 650, PAGES 34–37

OWNER OF RECORD:
H.D.Y.L.T.A. REALTY TRUST
DEED BOOK 12103, PAGE 109

MASS. COORD. SYSTEM NAD 1983 MAINLAND ZONE

TOWN OF WELLFLEET 1097 / 424

N 54° 03' 04" E 463.54'

MEAN HIGH WATER LINE

1958 HIGH WATER LINE AS SHOWN ON LAND COURT PLAN 26390 B

CONC. WALL

S 83° 49' 39" E 977.22' COMP. LINE

OMAHA ROAD

C.B. FND.

EVELYN YUDOWITZ 2011 REVOCABLE TRUST CTF. 202156

JOHN M. KRATKY III & VALERIE V. KRATKY CTF. 152917

BILLINGSGATE ROAD

ROCK REVETMENT

RISCH FAMILY TRUST CTF. 176816

JOHN F. STOSSEL AND ELLEN ABRAMS 2009 REVOCABLE TRUST CTF. 188536

ANTHONY T MASSARI AMENDED AND RESTATED REVOCABLE TRUST AGREEMENT CTF. 172482

LEWIS J. MILLER & ANNETTE FURST CTF. 211818

S 46° 02' 52" E 2905.85' COMP. LINE

KING PHILLIP ROAD

ARTHURW. HUGE REVOCABLE TRUST AGREEMENT OF 2000 CTF. 158200

LAND COURT CASE 26390

PHYLISS R. GOLDMAN CTF. 66890

MEAN HIGH WATER

NANCY H. SCHNEIDER TRUST – 1993 CTF. 214460

ROCK REVETMENT

STEVEN WELLFLEET PARTNERS LLC CTF. 213148

GIOTTO LLC CTF. 205940

YANKELOVICH WELLFLEET 1999 TRUST AGREEMENT CTF. 156094

FAMILY TRUST UNDER ARTICLE FOURTH AOF THE ALAN S PRAGER TRUST CTF. 204105

WESTWIND IRREVOCABLE TRUST CTF. 138069

JOEL S. PERWIN DOC. 1302324

ALAN PRAGER & JANE PRAGER CTF. 197719

SEE PLAN OF LAND SHOWING DIVISION OF LAND AT INDIAN NECK WELLFLEET MA PREPARED FOR H.D.Y.L.T.A. REALTY TRUST FOR PLAN PARCEL DETAILS

N 36° 59' 18" W 3323.39' COMP. LINE

MEAN LOW WATER 3470± BY

WINSLOW FARMS LLC 31747 / 138 PARCELS #2000–10

1958' FROM HIGH WATER PLAN BOOK 650 PAGE 37

AREA
7,318,578± SF.
(168.01± AC.)

S 40°12'48" W 229.46'

N 49° 47' 12" W 400.73'

N 40°12'48" E 178.32'

TIDAL FLATS HOLDINGS LLC 31469 / 179 PARCELS #85J AND 85–J–A

MEAN LOW WATER

WELLFLEET HARBOR

CENTER OF CHANNEL PLAN BOOK 650 PAGE 37

C.B. FND.

N 51° 44' 54" E 546.90'

1249.68'

140.00'

259.35'

KING PHILLIP ROAD

ORENDA WILDLIFE TRUST INC. CTF. 187322

COMMONWEALTH OF MASSACHUSETTS CTF. 133878

N 40°12'28" E 229.46' COMP. LINE 228.76±

3289±

114.38'

515± BY MEAN HIGH WATER

SALT MARSH

MEAN HIGH WATER LINE

S 80° 21' 15" E 1546.83' COMP. LINE

COMMONWEALTH OF MASSACHUSETTS CTF. 133878

1958 HIGH WATER LINE AS SHOWN ON LAND COURT PLAN 26390 B

10,025± BY MEAN HIGH WATER

MEAN HIGH WATER LINE

BLACKFISH CREEK

3,260± BY CHANNEL

S 67° 09' 22" E 1744.88' COMP. LINE

EDGE OF FLOWING STREAM CHANNEL

N 71° 54' 07" E 1085.03'

435.93'

264.54'

N 71°54'07" E 200.00'

S 18°05'53" E 218.83'

WINSLOW FARMS LLC 31747 / 138 PARCEL #3

N 18°05'53" W 436.58'

S 24°12'29" W 209.14'

S 01° 08' 49" W 780.15' COMP. LINE

BOUNDARY TRANSITION FROM MEAN LOW WATER TO CENTER OF CHANNEL

S 84° 56' 25" W 3655.17' COMP. LINE

BLACKFISH CREEK

SEE PLAN OF LAND SHOWING DIVISION OF LAND AT INDIAN NECK WELLFLEET MA, PREPARED FOR H.D.Y.L.T.A. REALTY TRUST FOR PLAN PARCEL DETAILS

MEAN LOW WATER

C.A. CHANNEL

5951'± BY

PLAN
200 100 0 200 600
1 inch = 200 ft.

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

DATE: 10/3/19 P.L.S.: John McElwee

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REGISTRY OF DEEDS REGULATIONS EFFECTIVE JANUARY, 1976, AND AS AMENDED JANUARY 7 1988.

DATE: 10/3/19 P.L.S.: John McElwee

COMMONWEALTH OF MASSACHUSETTS
JOHN McELWEE
No. 33602
REGISTERED LAND SURVEYOR

COASTAL engineering co.
260 Cranberry Hwy. Orleans, MA 02653
508.255.6511 P 508.255.6700 F

NO.	DATE	REVISION	BY

SEAL

PROJECT
TOWN OF WELLFLEET
WELLFLEET, MA
INDIAN NECK

SHEET TITLE
PLAN OF LAND
INTERTIDAL SURVEY

SCALE	1"=200'
DRAWING FILE	C19279-P.dwg
DATE	10/3/2019
DRAWN BY	JDM
CHECKED BY	JDM

C1.1.1

1 OF 1 SHEETS

PROJECT NO. C19279.00

Coastal Engineering Co., Inc. © 2019

F:\SDS\EPROJ\C19000\C19279\C19279.00\C19279-P.dwg Oct 03, 2019 - 8:32am