

I CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.

KIERAN J. HEALY PLS DATE FOR THE BSC GROUP INC.

PLAN OF LAND INDEPENDENCE PARK

990 IYANNOUGH ROAD (ROUTE 132) & 65 INDEPENDENCE DR. IN BARNSTABLE MASSACHUSETTS (BARNSTABLE COUNTY)

EXISTING CONDITIONS

MARCH 17, 2023

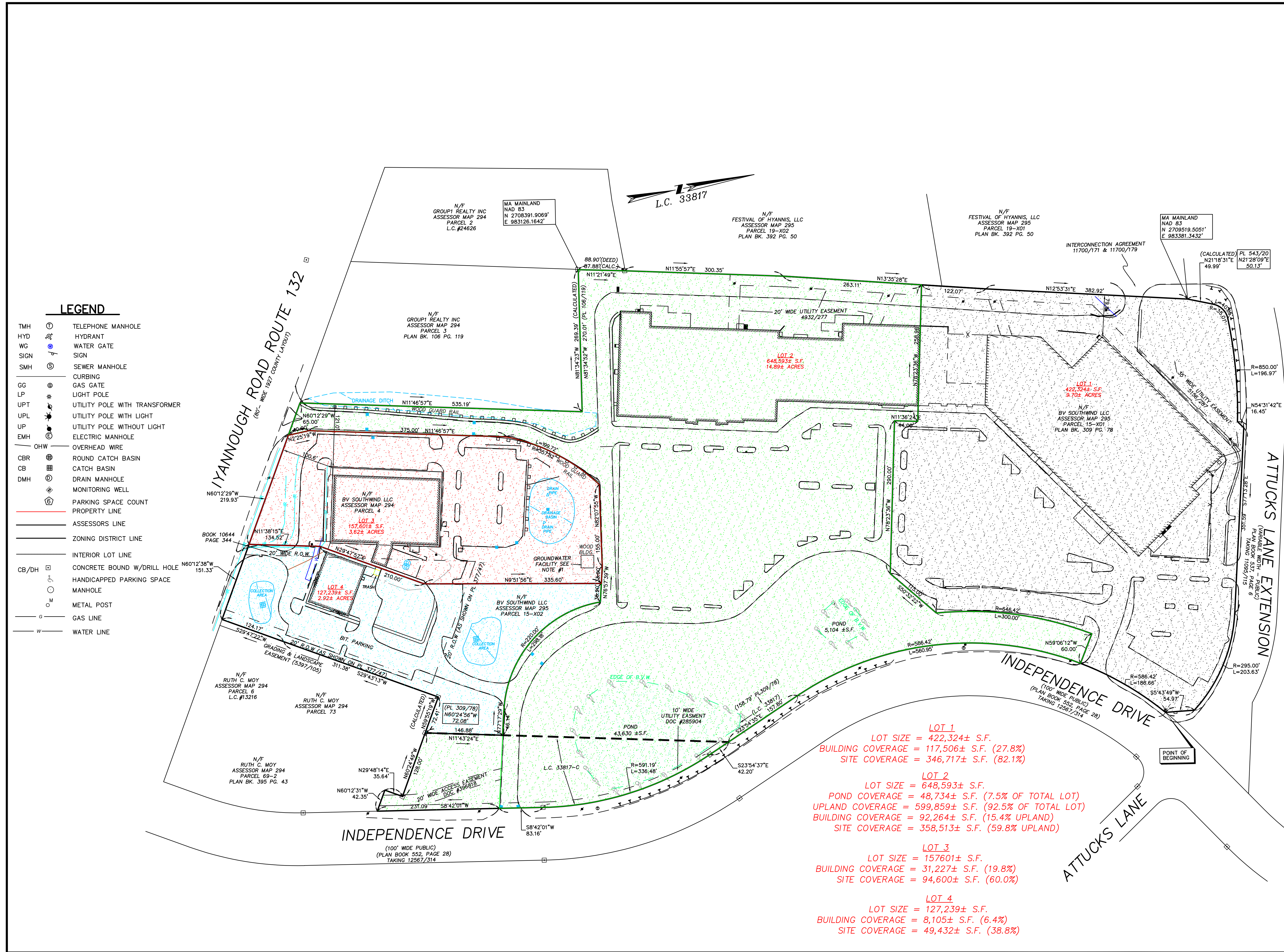
REVISIONS:

NO.	DATE	DESC.
1.	4/4/23	RE-CONFIGURE LOTS 2&4

PREPARED FOR:
 BV SOUTHWIND, LLC
 C/O BANDERA VENTURES
 5820 W. NORTHWEST HWY, STE 200
 DALLAS, TX 75225

349 Route 28, Unit D
 W. Yarmouth, Massachusetts
 02673
 508 778 8919

© 2023 BSC Group, Inc.
 SCALE: 1" = 80'
 0 40 80 160 feet
 FILE: 49211.04
 DWG. NO: 5800-02 SHEET 2 OF 5
 JOB. NO: 49211.04



LOT 1
 LOT SIZE = 422,324± S.F.
 BUILDING COVERAGE = 117,506± S.F. (27.8%)
 SITE COVERAGE = 346,717± S.F. (82.1%)

LOT 2
 LOT SIZE = 648,593± S.F.
 POND COVERAGE = 48,734± S.F. (7.5% OF TOTAL LOT)
 UPLAND COVERAGE = 599,859± S.F. (92.5% OF TOTAL LOT)
 BUILDING COVERAGE = 92,264± S.F. (15.4% UPLAND)
 SITE COVERAGE = 358,513± S.F. (59.8% UPLAND)

LOT 3
 LOT SIZE = 157601± S.F.
 BUILDING COVERAGE = 31,227± S.F. (19.8%)
 SITE COVERAGE = 94,600± S.F. (60.0%)

LOT 4
 LOT SIZE = 127,239± S.F.
 BUILDING COVERAGE = 8,105± S.F. (6.4%)
 SITE COVERAGE = 49,432± S.F. (38.8%)