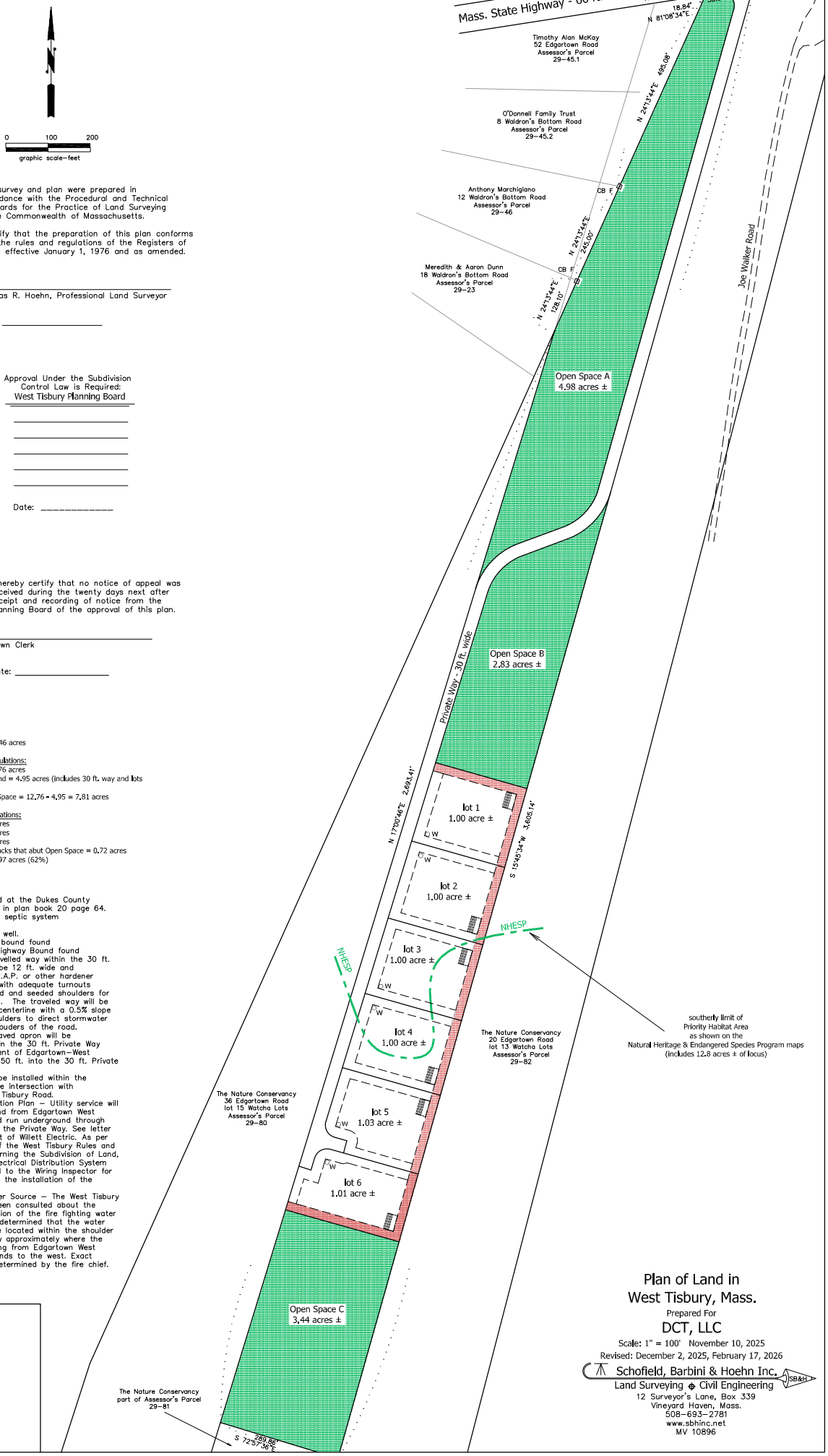


0 100 200
graphic scale-feet

This survey and plan were prepared in accordance with the Procedural and Technical Standards for the Practice of Land Surveying in the Commonwealth of Massachusetts.

I certify that the preparation of this plan conforms with the rules and regulations of the Registers of Deeds effective January 1, 1976 and as amended.

_____
Douglas R. Hoehn, Professional Land Surveyor

Date: _____

Approval Under the Subdivision Control Law is Required:
West Tisbury Planning Board

_____

_____

_____

_____

_____

Date: _____

I hereby certify that no notice of appeal was received during the twenty days next after receipt and recording of notice from the Planning Board of the approval of this plan.

_____
Town Clerk

Date: _____

Perimeter lot area = 19.46 acres

NHESP Open Space Calculations:
NHESP Total Area = 12.76 acres
NHESP "Developable" land = 4.95 acres (includes 30 ft. way and lots within NHESP land)
NHESP Protected Open Space = 12.76 - 4.95 = 7.81 acres

Total Open Space Calculations:
Open Space A = 4.98 acres
Open Space B = 2.83 acres
Open Space C = 3.44 acres
Open Space within setbacks that abut Open Space = 0.72 acres
Total Open Space = 11.97 acres (62%)

Notes:
1. See plan recorded at the Dukes County Registry of Deeds in plan book 20 page 64.
2. ▤ = proposed septic system

   W = proposed well.
   CB F = conctete bound found
   MHB F = Mass. Highway Bound found
3. The proposed travelled way within the 30 ft. Private Way will be 12 ft. wide and constructed of R.A.P. or other hardener based material, with adequate turnouts and 3 ft. grassed and seeded shoulders for utility installation. The traveled way will be crowned at the centerline with a 0.5% slope towards the shoulders to direct stormwater runoff to the shoulders of the road.
4. An 18 ft. wide paved apron will be constructed within the 30 ft. Private Way from the pavement of Edgartown-West Tisbury Road to 50 ft. into the 30 ft. Private Way.
5. A stop sign will be installed within the 30 ft. way at the intersection with Edgartown-West Tisbury Road.
6. Electrical Distribution Plan - Utility service will come underground from Edgartown West Tisbury Road and run underground through the shoulders of the Private Way. See letter from Craig Willett of Willett Electric. As per Section 5.2-3 of the West Tisbury Rules and Regulations Governing the Subdivision of Land, a plan of the Electrical Distribution System will be submitted to the Wiring Inspector for approval prior to the installation of the service.
7. Fire Fighting Water Source - The West Tisbury Fire Chief has been consulted about the appropriate location of the fire fighting water source and has determined that the water source should be located within the shoulder of the 30 ft way approximately where the 30 ft way, coming from Edgartown West Tisbury Road, bends to the west. Exact location to be determined by the fire chief.

Plan of Land in West Tisbury, Mass.

Prepared For
DCT, LLC

Scale: 1" = 100' November 10, 2025
Revised: December 2, 2025, February 17, 2026

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