

Location Map Scale: 1:2000

Martha's Vineyard Land Bank Commission  
"Open Space"  
Area = ±18.01 Acres

TOWN OF WEST TISBURY  
PLANNING BOARD  
"APPROVED"

Date: \_\_\_\_\_

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I, Tara J. Whiting-Wells, Clerk of the Town of West Tisbury hereby certify that the notice of approval of this plan by the Planning board has been received and recorded at this office and no notice of appeal was received during the twenty days next after such receipt and recording of said notice.

Town Clerk \_\_\_\_\_

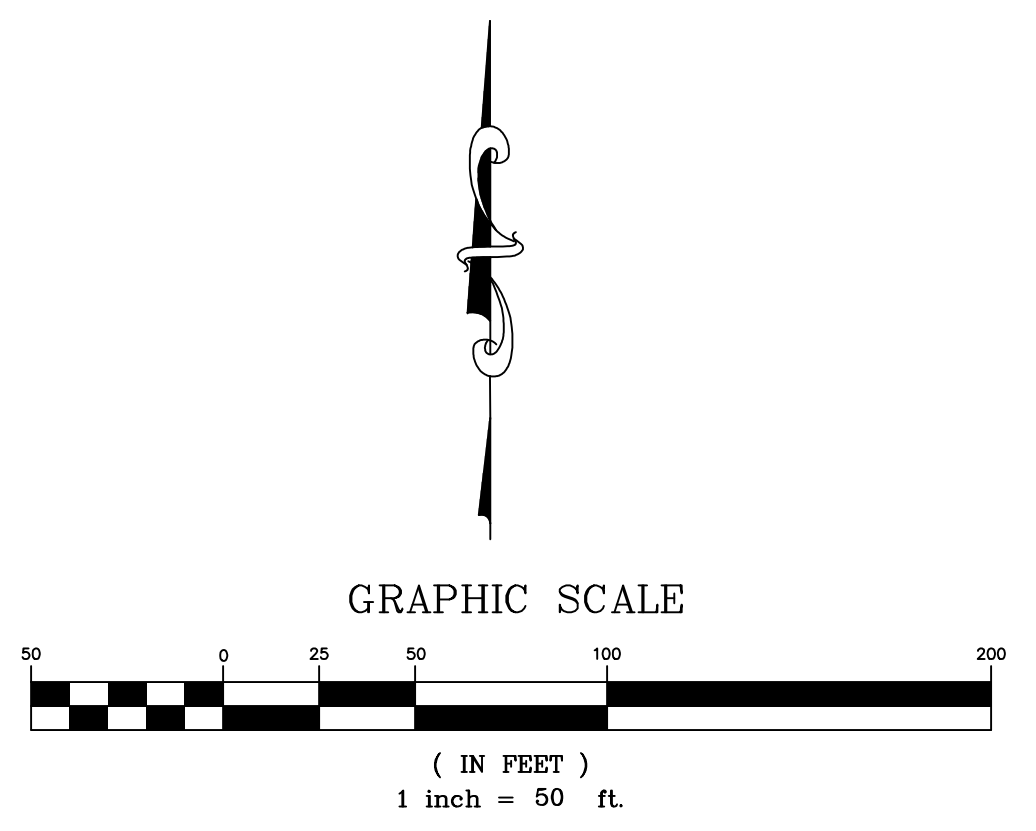
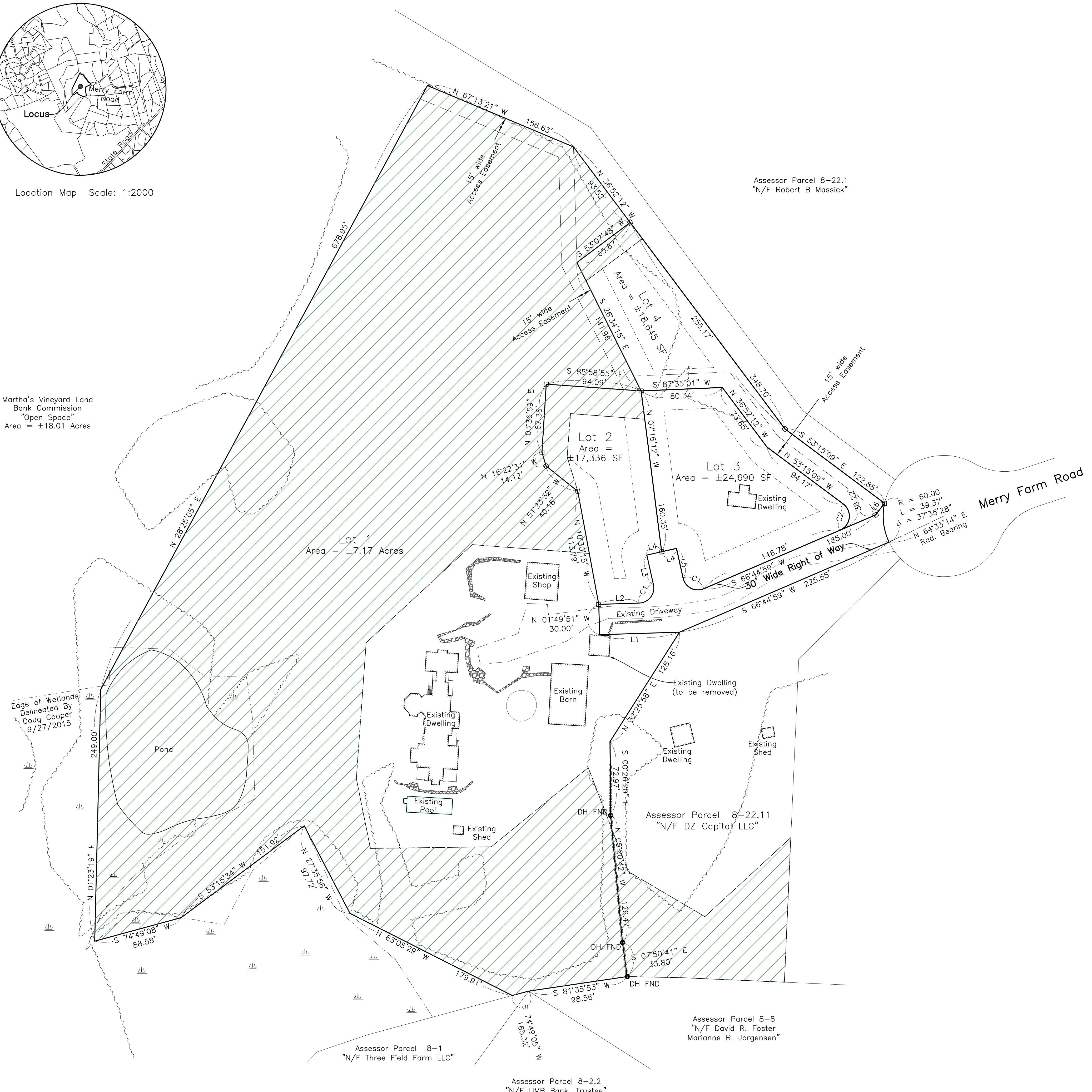
Date: \_\_\_\_\_

I certify that 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 this plan has been prepared in conformity with the rules and regulations of the Registers of Deeds of the Commonwealth of Massachusetts.

Date: \_\_\_\_\_

Professional Land Surveyor \_\_\_\_\_



LINE	BEARING	DISTANCE
L1	N 88°10'09" E	79.04'
L2	S 88°10'09" W	40.00'
L3	S 12°32'26" E	30.00'
L4	S 77°27'34" W	15.00'
L5	N 12°32'26" W	30.00'
L6	S 37°25'37" W	14.40'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	15.00'	26.37'	100°42'35"
C2	15.00'	31.42'	120°00'08"

Being a subdivision of Lot 2 on Plan Book 19 Page 129.

Plan References:  
Plan Book 19 Page 129

Zoning Setbacks (per Article V):  
Front = 25 ft.  
Side & Rear = 20 ft.

Note: This subdivision plan has been prepared in accordance with Article V – Open Space Development of the West Tisbury Zoning Bylaw.

Project Summary:

Lot size: 8.81 Ac.  
"Buildable Land" area: 8.17 Ac.  
Proposed Open Space: 6.16 Ac.  
Existing dwellings: 3  
Proposed dwellings: 4

- Legend:
- ..... Denotes Concrete Bound To Be Set
  - ▨ ..... Denotes Open Space restricted area
  - Denotes building envelope

Plan of Land in  
West Tisbury, Mass.  
Surveyed for  
Merry Farm, LLC  
Scale 1" = 50'  
January 26, 2022

**W VINEYARD LAND SURVEYING & ENGINEERING**  
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