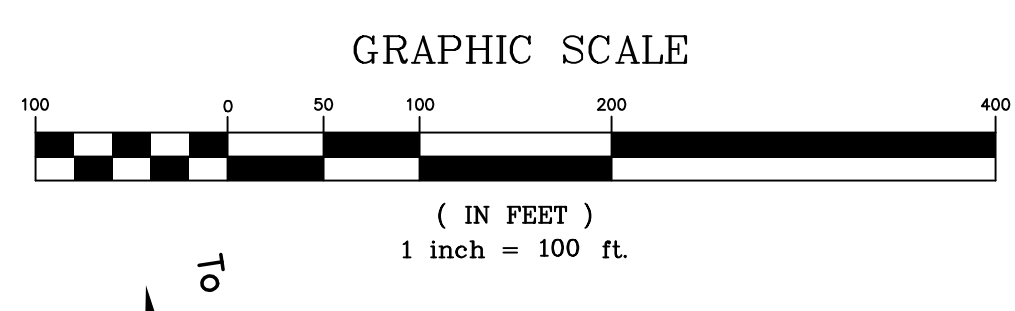
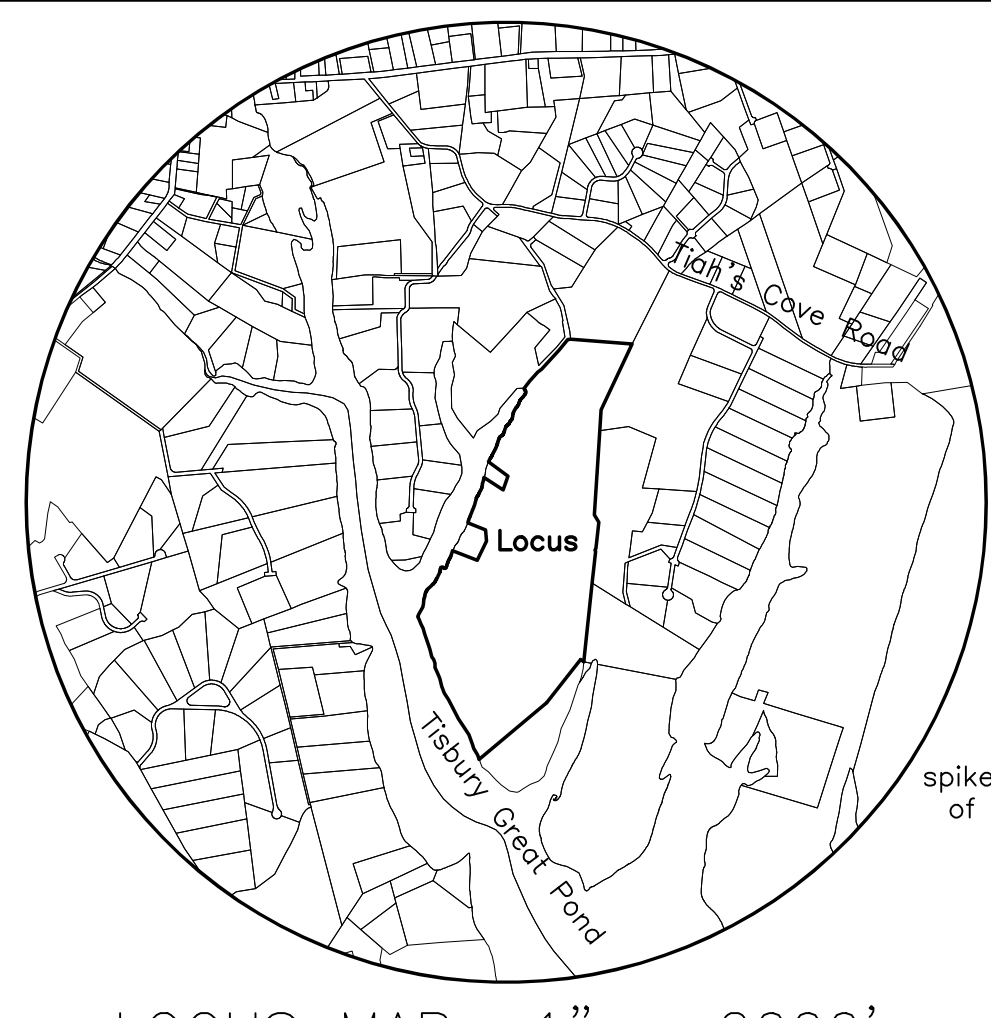


Sheet 1 of 2  
 Plan of Land in  
 West Tisbury, Mass.  
 Surveyed for  
 "Flat Point Farm"  
 The Priscilla P. Fischer  
 1994 Trust  
 Scale 1" = 100' March 21, 2023

**VINEYARD LAND SURVEYING & ENGINEERING**  
 12 Courmoyer Road  
 P.O. Box 421  
 West Tisbury, MA 02575  
 P 508-693-3774 F 508-629-0440  
 VLSE.net



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: May 11, 2023

*Reid G. Silva*  
 Professional Land Surveyor

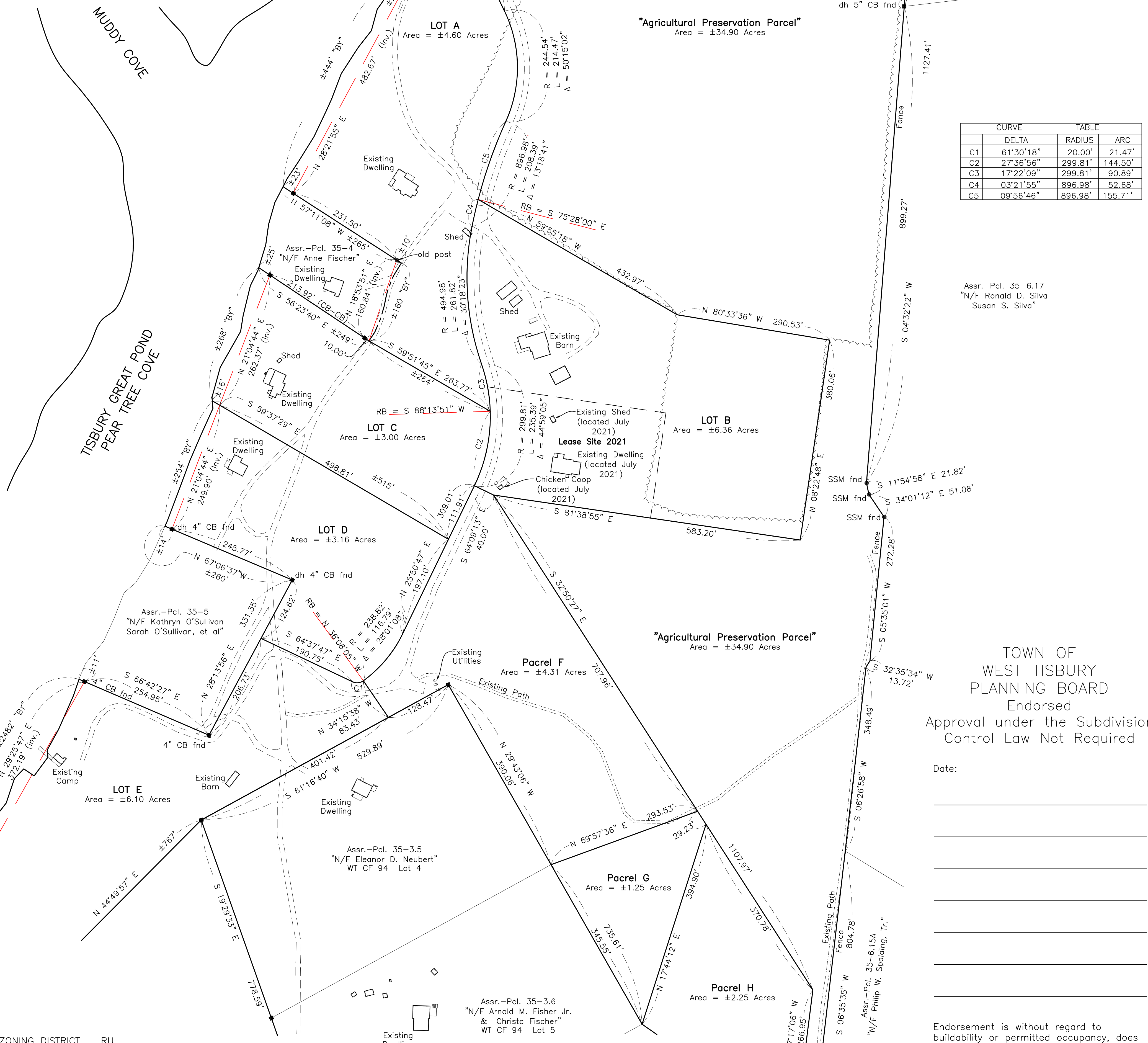


Plan Reference:  
 Book 19 Page 112  
 West Tisbury Case File 94

Notes: Structures shown as of 2018 unless otherwise shown.

- Legend:
- - - - - Denotes Utility Pole
  - O.H.W. - - - - - Denotes Over Head Wires
  - - - - - - Denotes 5" CB found unless otherwise shown
  - - - - - - Denotes spike found unless otherwise shown
  - - - - - - Denotes Test Hole

- Notes:
1. Parcels F, G & H are not buildable lots by themselves.
  2. Parcel F is to be combined with Assessor Parcel 35-3.5.
  3. Parcel G is to be combined with Assessor Parcel 35-3.6.
  4. Parcel H is to be combined with Assessor Parcel 35-3.7.



CURVE TABLE		
	DELTA	ARC
C1	61°30'18"	21.47'
C2	27°36'56"	144.50'
C3	17°22'09"	90.89'
C4	03°21'55"	52.68'
C5	09°56'46"	155.71'

TOWN OF WEST TISBURY  
 PLANNING BOARD  
 Endorsed  
 Approval under the Subdivision  
 Control Law Not Required

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

Endorsement is without regard to buildability or permitted occupancy, does not stay enforcement of zoning violations, and is subject to other notation hereon

ZONING DISTRICT RU  
 Minimum Size 3 Acres  
 Minimum Frontage 100 ft.  
 Minimum Setbacks 50 ft. (front, side & rear)

SEE SHEET 2