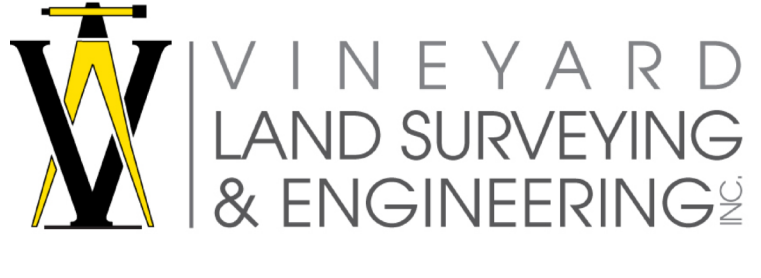
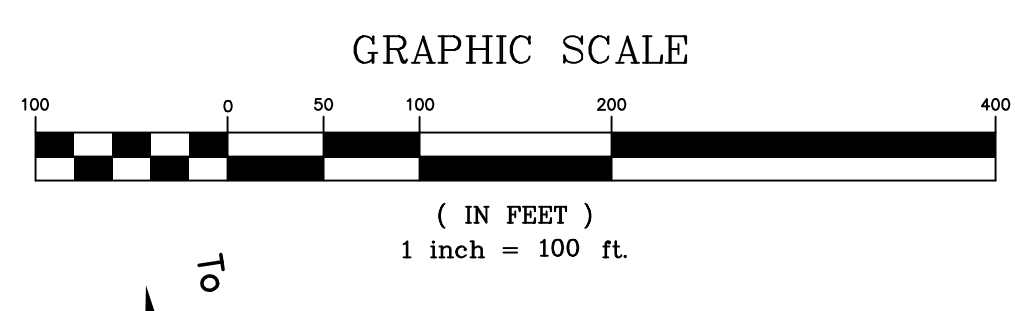
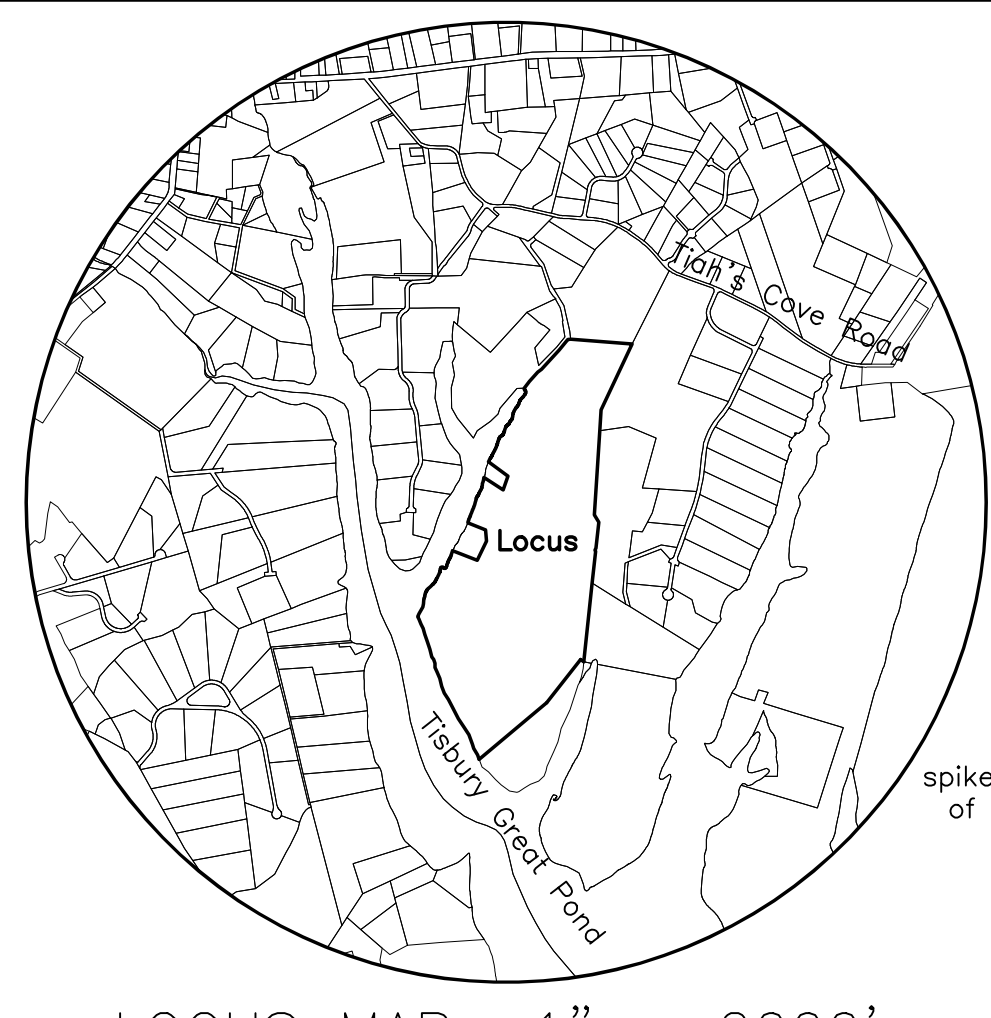


Sheet 1 of 2
 Plan of Land in
 West Tisbury, Mass.
 Surveyed for
 "Flat Point Farm"
 The Priscilla P. Fischer
 1994 Trust
 Scale 1" = 100' March 21, 2023



12 Cournoyer Road
 P.O. Box 421
 West Tisbury, MA 02575
 P 508-693-3774 F 508-629-0440
 VLSE.net



Assr. Pcl. 31-69
 "N/F Monomy Farm LLC"
 WT CF 448

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

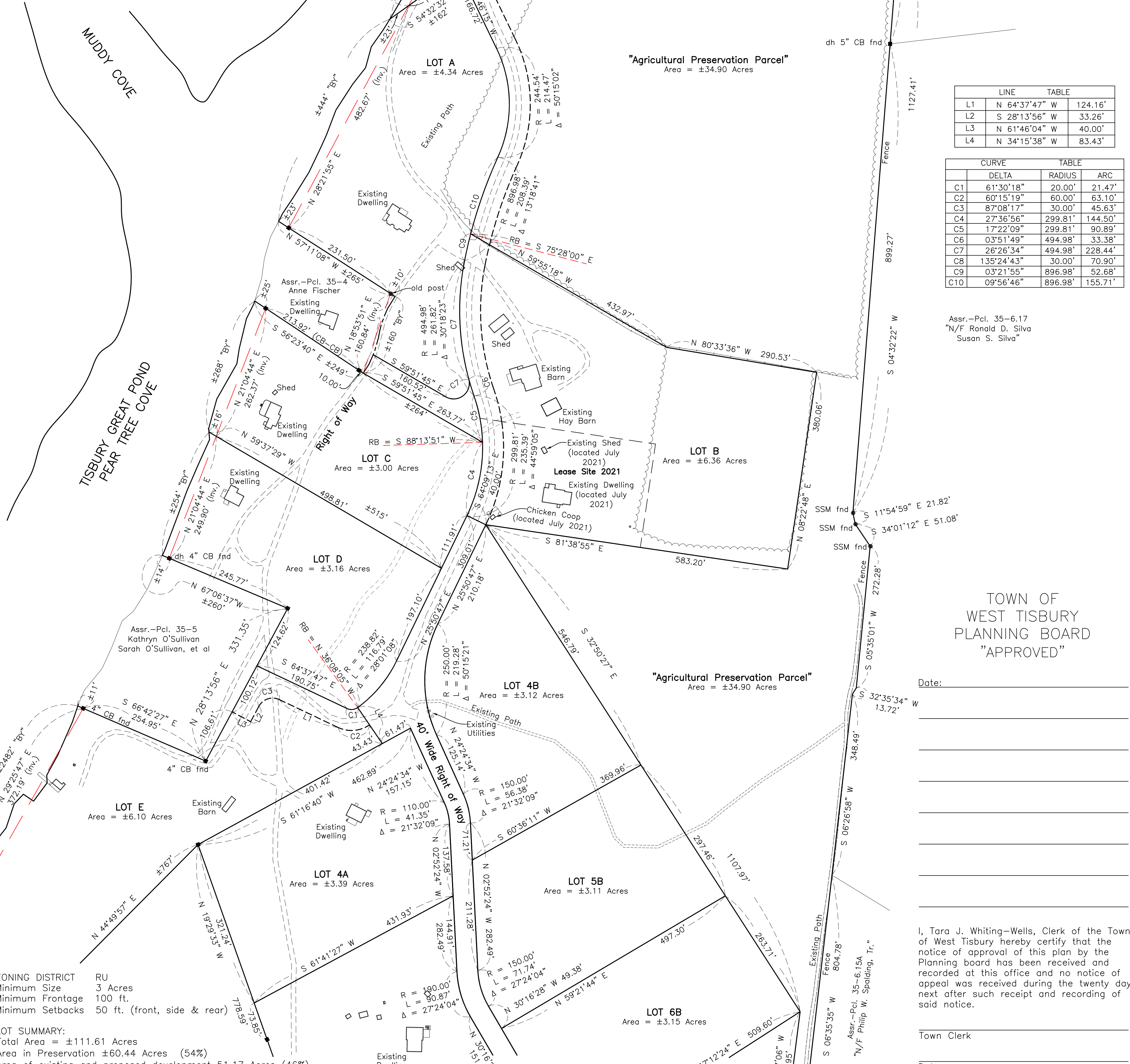
Kim M. Silva
 Professional Land Surveyor



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

Notes: Structures shown as of 2018 unless otherwise shown.

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



LINE	TABLE
L1	N 64°37'47" W 124.16'
L2	S 28°13'56" W 33.26'
L3	N 61°46'04" W 40.00'
L4	N 34°15'38" W 83.43'

CURVE	TABLE		
DELTA	RADIUS	ARC	
C1	61°30'18"	20.00'	21.47'
C2	60°15'19"	60.00'	63.10'
C3	87°08'17"	30.00'	45.63'
C4	27°36'56"	299.81'	144.50'
C5	17°22'09"	299.81'	90.89'
C6	03°51'49"	494.98'	33.38'
C7	26°26'34"	494.98'	228.44'
C8	135°24'43"	30.00'	70.90'
C9	03°21'55"	896.98'	52.68'
C10	09°56'46"	896.98'	155.71'

Assr.-Pcl. 35-6.17
 "N/F Ronald D. Silva
 Susan S. Silva"

TOWN OF
 WEST TISBURY
 PLANNING BOARD
 "APPROVED"

Date: _____

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

LOT SUMMARY:
 Total Area = ±111.61 Acres
 Area in Preservation ±60.44 Acres (54%)
 Area of existing and proposed development 51.17 Acres (46%)
 Number of proposed Lots = 13
 Proposed Lots around existing buildings = 7
 Proposed Lots available for building = 6

SEE SHEET 2