

Legend

- denotes inverse survey line
- denotes right of way
- denotes drill hole in 5" concrete bound found (unless otherwise noted)

Notes

- This plan merges Lots 2A-1.1 and 2A-1.2 as shown on Plan Book 18, Page 83 into one lot.
- The lots shown on this plan are subject to other easements and restrictions of record.

Zoning District RU

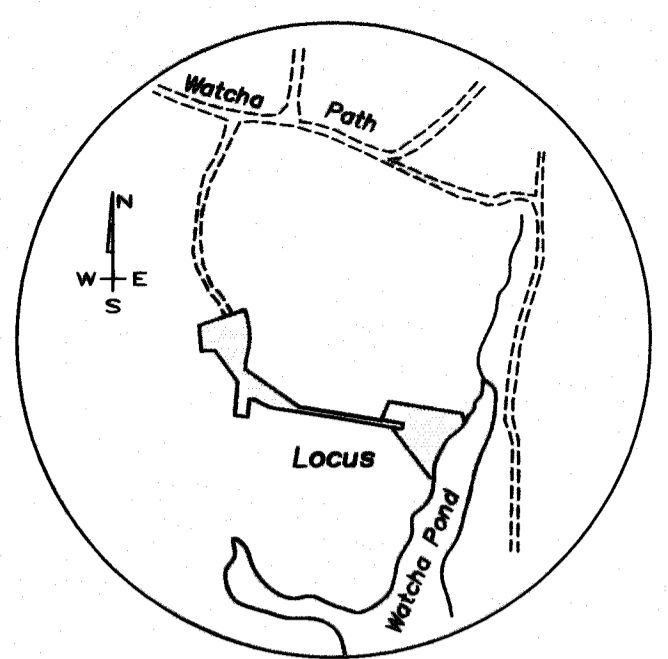
- minimum lot area = 3 acres
- minimum frontage = 100 ft.
- front setback = 50 ft.
- side setback = 50 ft.
- rear setback = 50 ft.

Plan References

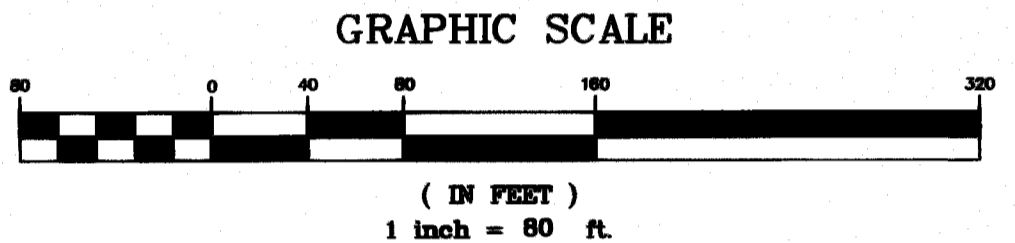
- Pan Book 19, Page 12
- Pan Book 18, Page 83
- Pan Book 18, Page 21
- Pan Book 17, Page 37
- West Tisbury Case File No. 509
- West Tisbury Case File No. 482
- West Tisbury Case File No. 455
- West Tisbury Case File No. 186
- West Tisbury Case File No. 160

Easement

Book 1447, Page 1009



Locus Map
not to scale



Plan of Land
in
West Tisbury, Massachusetts
prepared for
Coffin Real Estate Nominee Trust

Scale 1"=80' November 2, 2021



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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 the preparation of this plan conforms with the rules and regulations of the Registers of Deeds of the Commonwealth of Massachusetts.

M.G.L. Chapter 41, Section 81X

I certify that the property lines shown on this plan are the lines dividing existing ownerships, and the lines of the streets and ways shown are those of public or private streets or ways already established, and that no new lines for division of existing ownership or for new ways are shown.

Charles R. Gilstad
Charles R. Gilstad Professional Land Surveyor



Date: 11/2/21

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



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