

Legend

- denotes inverse survey line
- denotes right of way
- o 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.

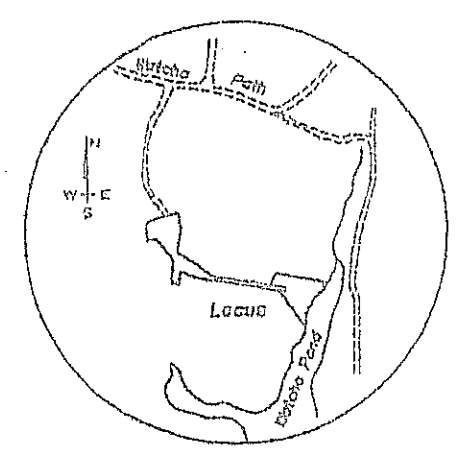
Zoning District: R1

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

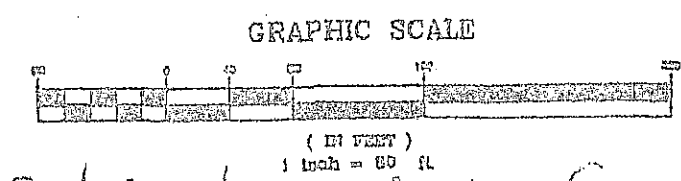
Plan References

- Plan Book 19, Page 12
- Plan Book 18, Page 83
- Plan Book 18, Page 21
- Plan 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. 188
- West Tisbury Case File No. 160

Easement
Book 1447, Page 1009



Locus Map
not to scale



Handwritten Legend:

- = Disconnect (50/50 gund and Waldsorf)
- = Valenti
- = Gund

lot area 6.3± acres

No!

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

Plan of Land
in
West Tisbury, Massachusetts
prepared for
Coffin Real Estate Nominee Trust
Scale 1"=80' November 2, 2021



P.O. Box 4458
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West Tisbury, MA 02568

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 Registrars of Deeds of the Commonwealth of Massachusetts.

M.G.L. Chapter 41, Section 61K

I certify that the property lines shown on this plan are the lines dividing existing ownership, 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. Glatstad
Charles R. Glatstad Professional Land Surveyor



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