

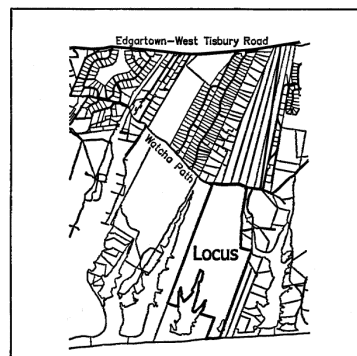
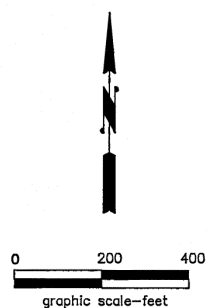
I certify that the property lines shown on this plan are the lines dividing existing ownerships, and the lines of the streets and ways shown are those of public or private streets or ways already established, and that no new lines for division of existing ownership or for new ways are shown.

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.

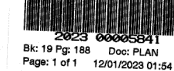
I certify that the preparation of this plan conforms with the rules and regulations of the Registers of Deeds effective January 1, 1976 and as amended.

Douglas R. Hoehn, Professional Land Surveyor

Date: January 27, 2023



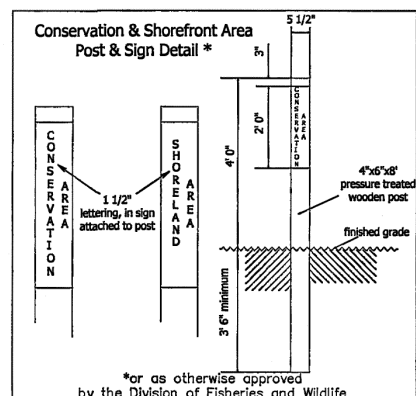
Locus Map - not to scale



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Dimensions of Shorefront Protection Area

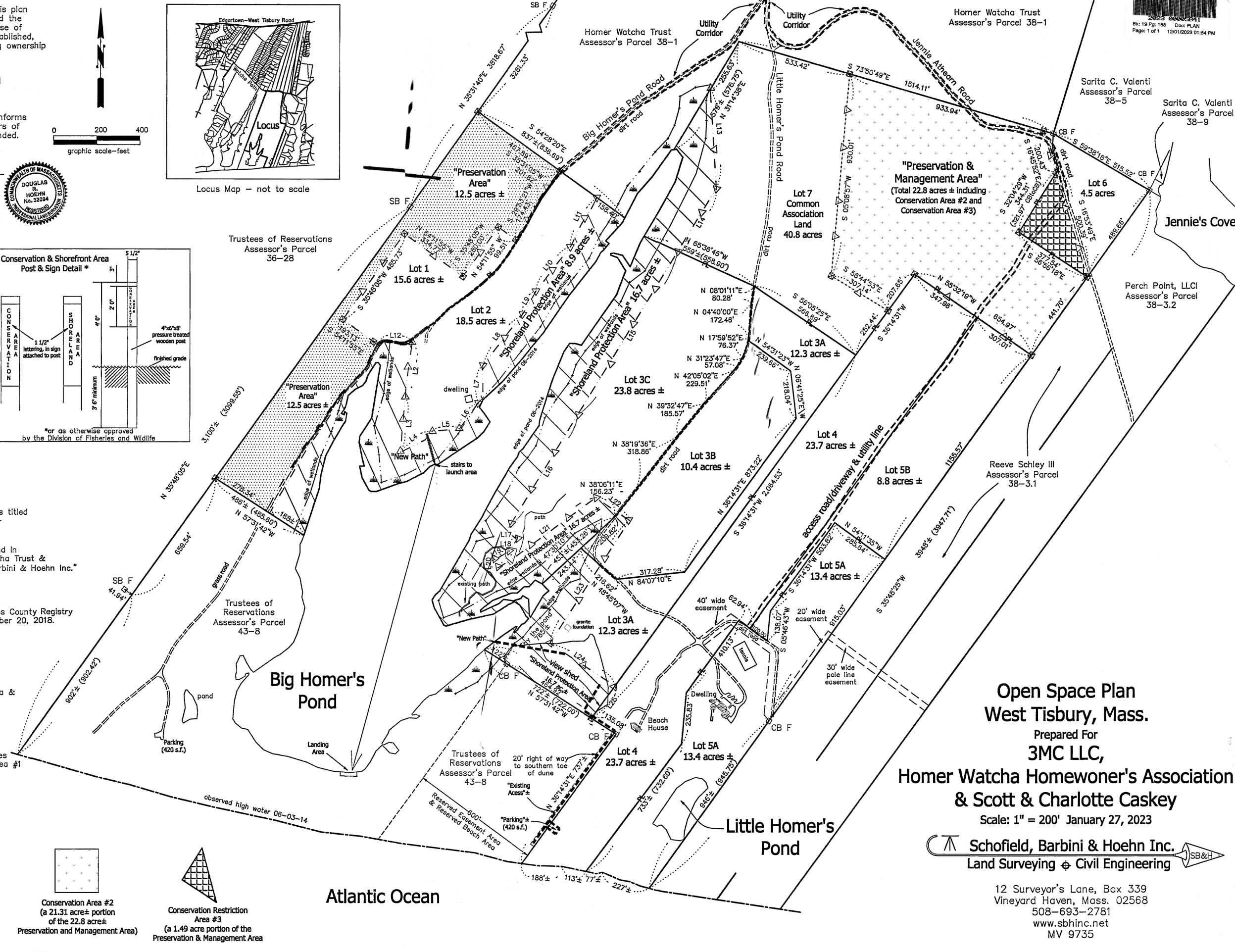
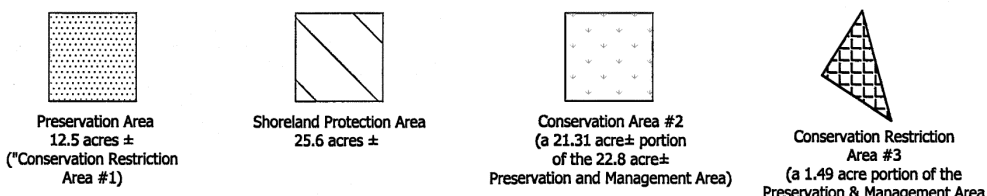
Course	Bearing	Distance
L1	N 54°11'55" W	99.51'
L2	S 06°59'10" W	255.52'
L3	S 05°03'41" W	254.34'
L4	N 56°28'02" E	175.79'
L5	N 85°08'22" E	126.92'
L6	N 35°46'56" E	146.77'
L7	N 07°08'47" E	174.75'
L8	N 38°13'05" E	296.67'
L9	N 30°18'48" E	124.20'
L10	N 37°54'24" E	260.18'
L11	N 28°22'43" E	254.80'
L12	N 82°56'57" E	153.71'
L13	S 03°36'23" E	455.35'
L14	S 31°38'31" W	338.49'
L15	S 31°38'31" W	878.66'
L16	S 31°38'31" W	588.04'
L17	S 25°17'07" E	72.93'
L18	S 32°27'59" W	71.68'
L19	S 59°53'32" W	76.95'
L20	S 21°01'20" E	40.84'
L21	N 54°23'32" E	553.56'
L22	S 56°31'19" E	188.47'
L23	S 33°07'42" W	673.51'
L24	S 57°03'52" E	359.41'
L25	S 36°14'31" W	184.27'



\*or as otherwise approved by the Division of Fisheries and Wildlife

Notes:

- The lots shown on this plan were created by plans titled "Plan of Land in West Tisbury, Mass. Prepared for the Homer Watcha Trust & Gerald L. Deblois, Scale: 1" = 200', September 21, 2018 Schofield, Barbini & Hoehn Inc." and "Plan of Land in West Tisbury, Mass. Prepared for the Homer Watcha Trust & Gerald L. Deblois, August 26, 2020, Schofield, Barbini & Hoehn Inc." recorded at the Dukes County Registry of Deeds. For complete property line dimensions, refer to said plans.
- This plan supercedes a plan recorded at the Dukes County Registry of Deeds in plan book 18 page 154 dated November 20, 2018.
- CB F = concrete bound found  
SB F = stone bound found  
IP F = iron pipe found
- ☒ = 30" long pre-cast concrete bound, with re-bar in bound set, up 1" approximate location of Conservation Area & Shoreland Protection Area Signs (to be placed every 150' to 200' along open space boundaries). Signs installed in field using hand held GPS unit and are not located to survey-grade accuracy. Survey required prior to any new activities in or adjacent to either Conservation Area #1 or #2 or the Shoreland Protection Area to confirm limits.
- See Conservation & Management Permit issued by Division of Fisheries & Wildlife recorded in book 1482 page 647.



**Open Space Plan**  
**West Tisbury, Mass.**  
 Prepared For  
**3MC LLC,**  
**Homer Watcha Homewoner's Association**  
**& Scott & Charlotte Caskey**  
 Scale: 1" = 200' January 27, 2023

**Schofield, Barbini & Hoehn Inc.**  
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