BK: 19 PG: 188 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 Homer Watcha Trust Assessor's Parcel 38-1 Homer Watcha Trust public or private streets or ways already established, and that no new lines for division of existing ownership Assessor's Parcel 38-1 or for new ways are shown. This survey and plan were prepared in accordance with the Procedural and Technical Sarita C. Valenti Assessor's Parcel 38-5 Standards for the Practice of Land Surveying in the Commonwealth of Massachusetts. Sarita C. Valenti Assessor's Parcel 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. Hohn, Professional Land Surveyor "Preservation & Management Area" Lot 6 Area" Locus Map - not to scale (Total 22.8 acres ± including Lot 7 4.5 acres Date: January 27, 2023 Conservation Area #2 and Common Conservation Area #3) Association Jennie's Cove Land 40.8 acres Trustees of Reservations **₩** Assessor's Parcel 36-28 Conservation & Shorefront Area Dimensions of Lot 1 Post & Sign Detail \* 15.6 acres ± Bearing Perch Point, LLCI N 5411'55" N 08'01'11"E Assessor's Parcel 38–3.2 255.52' 255.52' 254.34' 175.79' 126.92' 146.77' 174.75' 296.67' 124.20' 260.18' 254.80' S 06'59'10" V S 05'03'41' N 04'40'00"E 172.46' N 56°28'02" N 85°08'22" N 35°46'56" N 07°08'47" Lot 3A N 38'13'05' N 3018'48' 12.3 acres = N 31 23 47 E N 37'54'24" N 28'22'43" N 82'56'57" 153.71' 455.35' 338.49' 878.66' 588.04' 72.93' 71.68' 76.95' 40.84' 553.56' 188.47' 673.51' 359.41' Lot 3C S 03'36'23" S 31'38'31" 23.8 acres ± Area" S 31\*38'31" S 31\*38'31" S 25\*17'07' 12.5 acres N 39°32'47"E S 59'53'32' Lot 4 S 21'01'20" E S 21'01'20" E S 56'31'19" E S 33'07'42" W S 57'03'52" E S 36'14'31" W N 3819'36"E 23.7 acres Lot 3B Reeve Schley III Lot 5B Assessor's Parcel 8.8 acres ± 1. 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, the Homer Watcha Trust & Gerald L. Deblois,
Scale: 1" = 200', September 21, 2018
Schoffield, Barbini & Hoehn Inc." and "Plan of Land in
West Tisbury, Mass. Prepared for the Homer Watcha Trust &
Gerald L. Deblois, August 26, 2020, Schoffield, Barbini & Hoehn Inc." Lot 5A recorded at the Dukes County Registry of Deeds. For complete property line dimensions, 13.4 acres ± Trustees of This plan supercedes a plan recorded at the Dukes County Registry of Deeds in plan book 18 page 154 dated November 20, 2018. Assessor's Parcel 43-8 3. CB F = concrete bound found SB F = stone bound found IP F = iron pipe found = 30" long pre-cast concrete bound, Big Homer's with re-bar in bound set, up 1" Open Space Plan approximate location of Conservation Area & Shoreland Protection Area Signs Pond (to be placed every 150' to 200' West Tisbury, Mass. along open space boundaries). Signs installed in field using hand held Beach House Prepared For GPS unit and are not located to Lot 5A survey—grade accuracy. Survey required prior to any new activities 3MC LLC, Trustees of 13.4 acres : 20' right of way to southern toe el of dune Reservations in or adjacent to either Conservation Area #1 Homer Watcha Homewoner's Association or #2 or the Shoreland Protection Area Assessor's Parcel to confirm limits. & Scott & Charlotte Caskey 5. See Conservation & Management Permit issued by Division of Fisheries & Wildlife recorded in book 1482 page 647. Scale: 1" = 200' January 27, 2023 Little Homer' Schofield, Barbini & Hoehn Inc.
Land Surveying & Civil Engineering Pond 12 Surveyor's Lane, Box 339 Vineyard Haven, Mass. 02568 **Atlantic Ocean** Preservation Area **Shoreland Protection Area** Conservation Area #2

Conservation Restriction

(a 1.49 acre portion of the

(a 21.31 acre± portion

of the 22.8 acre±

Preservation and Management Area)

BY: 19 PG: 185

12.5 acres ±

"Conservation Restriction

Area #1)

508-693-2781

www.sbhinc.net

MV 9735