

APPLICATION FOR ENDORSEMENT OF PLAN
BELIEVED NOT TO REQUIRE APPROVAL

July 22, 2021

To The Planning Board of the Town of West Tisbury:

The undersigned wishes to record the accompanying plan and requests a determination and endorsement by said Board that approval by it under the Subdivision Control Law is not required. The undersigned believes that such approval is not required for the following reasons:
(Circle as appropriate.)

1. The accompanying plan is not a subdivision because the plan does not show a division of land.
2. The division of the tract of land shown on the accompanying plan is not a subdivision because every lot shown on the plan has frontage of at least such distance as is presently required by the West Tisbury Zoning By-law under Section _____ which requires one hundred feet for erection of a building on such lot; and every lot shown on the plan has such frontage on:
 - a. a public way or way which the Town Clerk certifies is maintained and used as a public way, namely _____ or
 - b. a way shown on a plan theretofore approved and endorsed in accordance with the subdivision control law, namely _____ on _____, and subject to the following conditions _____ or
 - c. a private way in existence on April of 1973, the date when the subdivision control law became effective in the Town of West Tisbury having, in the opinion of the Planning Board, sufficient width, suitable grades, and adequate construction to provide for the needs of vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon, namely _____
3. The division of the tract of land shown on the accompanying plan is not a "subdivision" because it shows a proposed conveyance/other instrument, namely LOT LINE ADJUSTMENT which adds to/takes away from/changes the size and shape of, lots in such a manner so that no lot affected is left without frontage as required by the West Tisbury Zoning By-law under Section _____, which requires one hundred feet.
4. The division of the tract of land shown on the accompanying plan is not a subdivision because two or more buildings, specifically _____ buildings were standing on the plan prior to April, 1973, the date when the subdivision control law went into effect in the Town of West Tisbury and one such buildings remains

standing on each of the lots/said buildings as shown and located on the accompanying plan. Evidence of the existence of such buildings prior to the effective date of the subdivision control law is submitted as follows:

#54
51

THE KIM PING REALTY TRUST, MARGARET E. LEE, TR.
AND WILLIAM F. LEE

APPLICANT'S NAME - PLEASE PRINT

5. Other reasons or comments: (See M.G.L. Chapter 41, Section 81-L)

The owner's title to the land is derived under deed from JAMES QUARLES
LESLIE LEE, dated 4/15/21 2/14/13, 19____,
and recorded in THE DUKES COUNTY, Registry
of Deeds, Book 1573 1308, Page 1024 751 or Land Court Certificate of
Title No. _____, registered in _____ District
Book _____, Page _____ and West Tisbury Assessors' Map(s)
7, Lot(s) 130 + 130.1

Applicant's signature William F. Lee (AGENT)

Applicant's address 366 CARTWRIGHT ROAD
WELLESLEY, MA 02181

Applicant's Telephone # 508-693-2781 (SR+H)

Owner's signature and address if not the applicant or applicant's
authorization if not the owner _____

Name of Surveyor or Engineer SCHOFIELD BARBONI & HOEHN, INC
Address BOX 339, VINEYARD HAVEN, MA 02568

Received by Town Clerk:

Date _____

Time _____

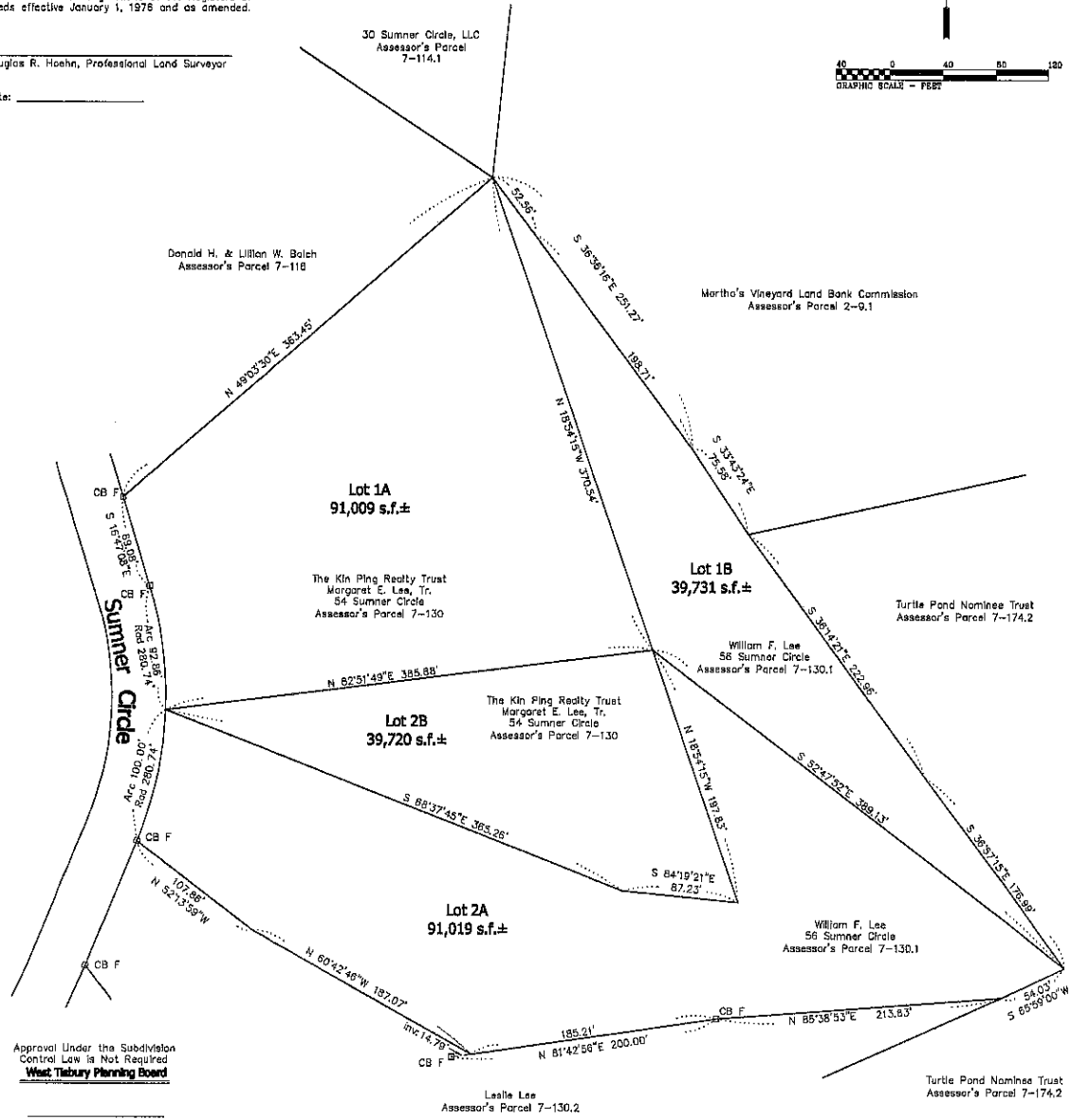
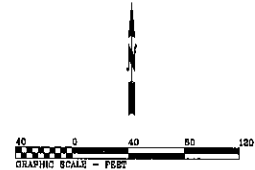
Signature _____

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, 1978 and as amended.

Douglas R. Hoehn, Professional Land Surveyor

Date: _____



Approval Under the Subdivision Control Law is Not Required
West Tisbury Planning Board

Date: _____

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

Notes:

1. This plan shows a property line adjustment between lot 1 as shown on West Tisbury Case File 476 and lot 2 as shown on Plan for Leslie Lee at Plan Book 17, Page 57.
2. Lots 1A, 1B, 2A, & 2B are not buildable lots by themselves. Lot 1B is to be conveyed to the owner of lot 1A and combined with lot 1A as one lot with a total area of 3.00 acres (130,740 s.f.). Lot 2B is to be conveyed to the owner of lot 2A and combined with lot 2A as one lot with a total area of 3.00 acres (130,740 s.f.).
3. CB F = concrete bound found

**Plan of Land in
West Tisbury, Mass.**
Prepared For
**The Kin Ping Realty Trust
& William F. Lee**
Scale: 1" = 40' July 21, 2021
Schofield, Barbini & Hoehn Inc.
Land Surveying & Civil Engineering
12 Surveyor's Lane, Box 339
Vineyard Haven, Mass.
508-693-2781
www.sbhinc.net
MV 7073