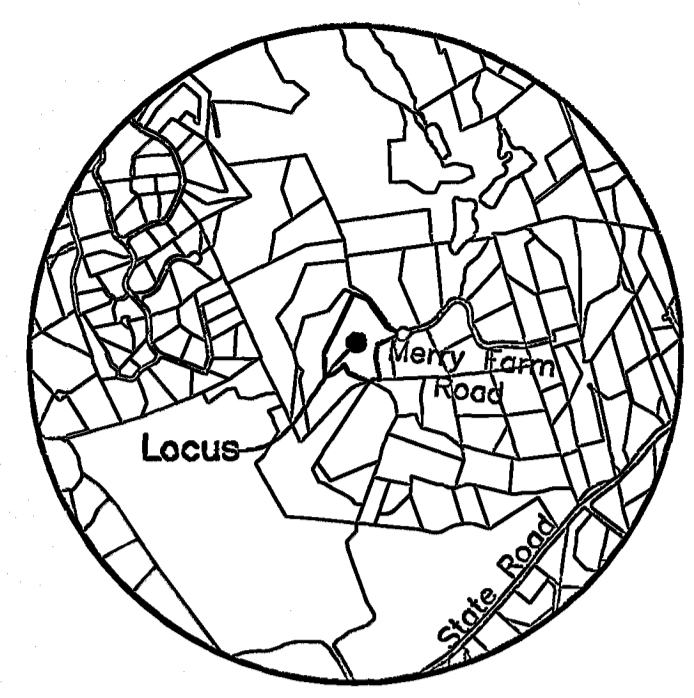
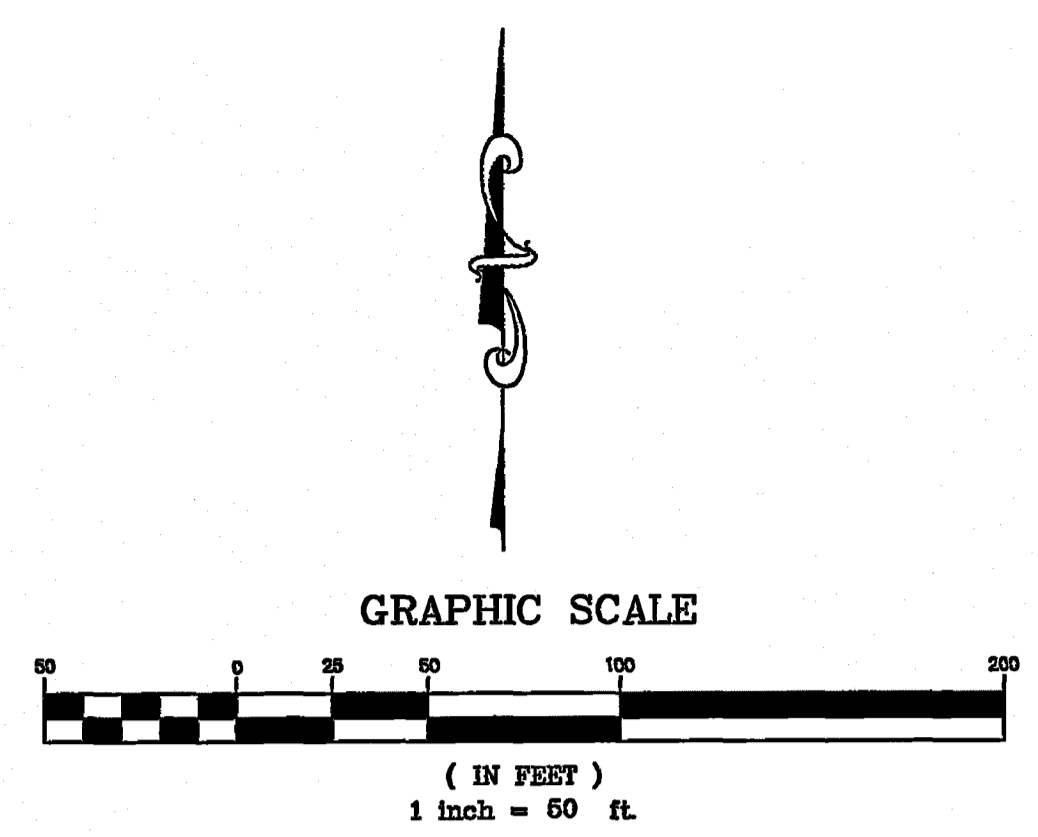


BK: 19
PG: 161



Location Map Scale: 1:2000

Exhibit B.1



LINE	BEARING	DISTANCE
L1	N 85°10'09" E	79.04'
L2	S 85°10'09" W	40.00'
L3	S 12°32'26" E	30.00'
L4	S 77°27'34" W	15.00'
L5	N 12°32'26" W	30.00'
L6	S 37°25'37" W	14.40'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	15.00'	26.37'	100°42'35"
C2	15.00'	31.42'	120°00'08"

Being a subdivision of Lot 2 on Plan Book 19 Page 129.

Plan References:
Plan Book 19 Page 129

Zoning Setbacks (per Article V):
Front = 25 ft.
Side & Rear = 20 ft.

Note: This subdivision plan has been prepared in accordance with Article V - Open Space Development of the West Tisbury Zoning Bylaw.

Project Summary:

Lot size: 8.81 Ac.
"Buildable Land" area: 8.17 Ac.
Proposed Open Space: 6.16 Ac.
Existing dwellings: 3
Proposed dwellings: 4

- Legend:**
- Denotes Concrete Bound To Be Set
 - ▨ Denotes Open Space restricted area
 - - - - - Denotes building envelope
 - - - - - Martha's Vineyard Land Bank easement (15' wide)
See Dukes County Registry of Deeds Bk 1629, PG 157



TOWN OF
WEST TISBURY
PLANNING BOARD
"APPROVED"

Date: 3/15/23
[Signatures]

I, Tara J. Whiting-Wells, Clerk of the Town of West Tisbury hereby certify that the notice of approval of this plan by the Planning board has been received and recorded at this office and no notice of appeal was received during the twenty days next after such receipt and recording of said notice.

Town Clerk
Date: Apr 25 2023

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 this plan has been prepared in conformity with the rules and regulations of the Registers of Deeds of the Commonwealth of Massachusetts.

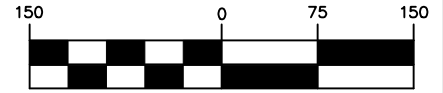
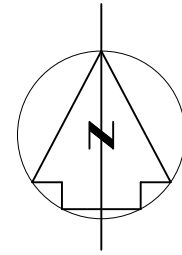
Date: MARCH 13, 2023
[Signature]
Professional Land Surveyor



Plan of Land in
West Tisbury, Mass.
Surveyed for
Merry Farm, LLC
Scale 1" = 50'
January 26, 2022



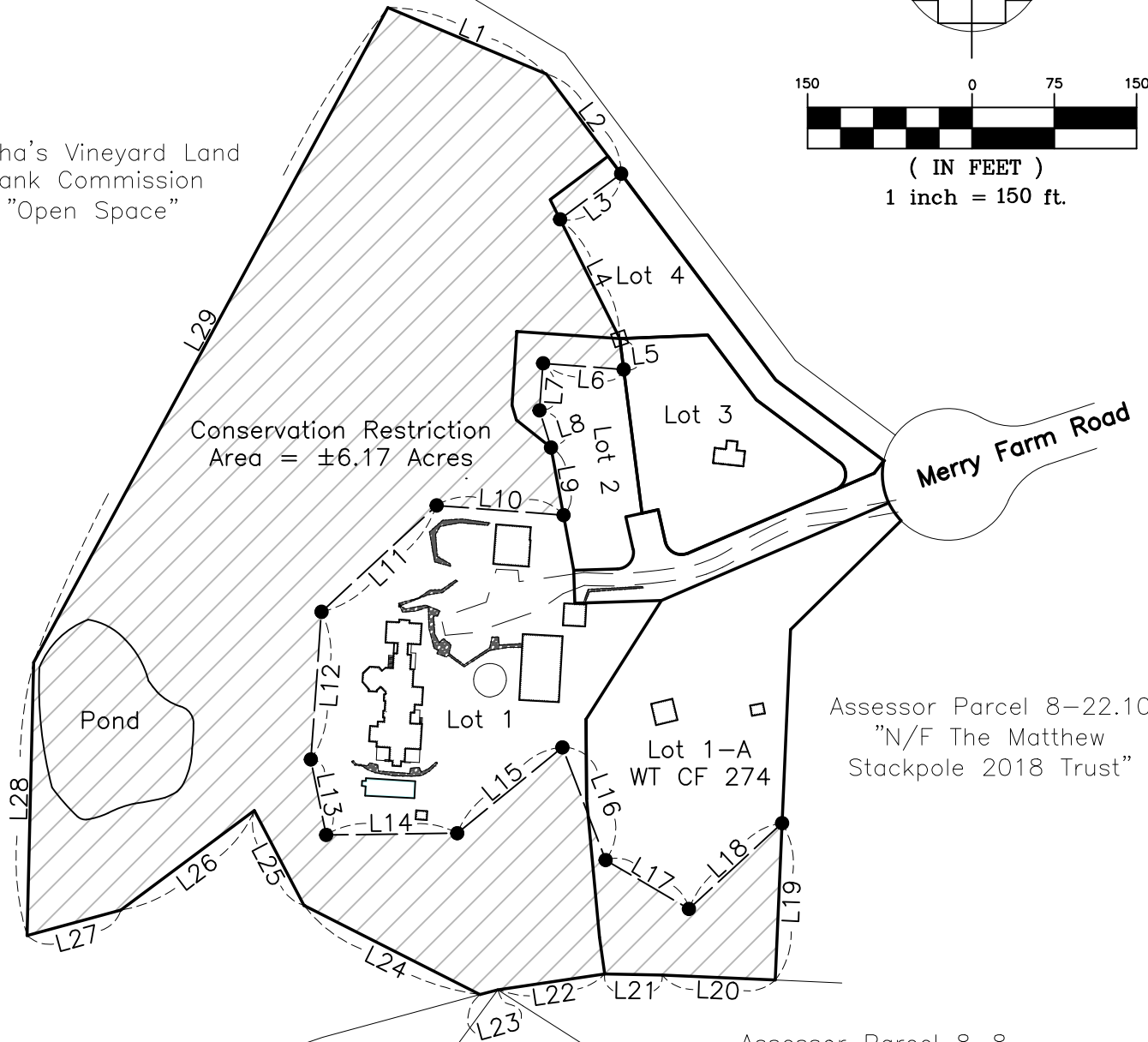
Exhibit B.2



(IN FEET)

1 inch = 150 ft.

Martha's Vineyard Land Bank Commission
"Open Space"



Conservation Restriction
Area = ±6.17 Acres

Merry Farm Road

Assessor Parcel 8-22.10
"N/F The Matthew Stackpole 2018 Trust"

Lot 1-A
WT CF 274

Assessor Parcel 8-1
"N/F Three Field Farm LLC"

Assessor Parcel 8-2.2
"N/F UMB Bank, Trustee"

Assessor Parcel 8-8
"N/F David R. Foster
Marianne R. Jorgensen"

Plan Reference:
Plan Book 19 Page 161
West Tisbury Case File 274

Note: See Sheet 2 for Line Table

- Legend:
- Denotes Cap & Rebar to be Set
 - Denotes Concrete Bound to be Set

Sheet 1 of 2
Conservation Restriction Plan
West Tisbury, Mass.
Prepared for
Merry Farm LLC
August 9, 2023 Scale 1" = 150'

Exhibit B.2 (Cont.)

Line Table		
LINE	BEARING	DISTANCE
L1	S 67°13'21" E	156.63'
L2	S 36°52'12" E	113.52'
L3	S 53°07'48" W	69.50'
L4	S 26°34'15" E	121.63'
L5	S 07°16'12" E	28.25'
L6	N 85°39'14" W	73.68'
L7	S 04°20'46" W	43.01'
L8	S 17°05'25" E	35.49'
L9	S 10°30'15" E	62.61'
L10	N 85°39'24" W	116.06'
L11	S 47°16'05" W	142.94'
L12	S 04°06'59" W	134.88'
L13	S 11°25'19" E	70.26'
L14	N 89°15'21" E	119.59'
L15	N 50°46'13" E	123.77'
L16	S 21°01'32" E	110.02'
L17	S 59°33'40" E	88.09'
L18	N 47°22'22" E	115.45'
L19	S 02°32'12" W	143.16'
L20	N 87°28'39" W	103.16'
L21	N 88°49'45" W	52.44'
L22	S 81°35'53" W	98.56'
L23	S 74°49'05" W	16.77'
L24	N 63°08'29" W	179.91'
L25	N 27°35'56" W	97.72'
L26	S 53°15'34" W	151.92'
L27	S 74°49'08" W	88.58'
L28	N 01°23'19" E	249.00'
L29	N 28°25'05" E	678.95'

Sheet 2 of 2
 Conservation Restriction Plan
West Tisbury, Mass.
 Prepared for
Merry Farm LLC
 August 9, 2023



VINEYARD
 LAND SURVEYING
 & ENGINEERING

12 Cournoyer Road
 P.O. Box 421
 West Tisbury, MA 02575
 P 508-693-3774 | F 508-629-0440
 VLSE.net

From: diana [REDACTED]

Subject: Merry Farm CR

Date: September 5, 2023 at 8:01 AM

To: Jeffrey DuBard [REDACTED]

Cc: [REDACTED] Mark Robinson [REDACTED]



Hello Jeffrey,

I regret to inform you that the NLC will not be participating in the Merry Farm conservation restriction. Our mistake was allowing the time constraints to rush us into taking on this project before doing our full due diligence. [REDACTED]

Please be aware that Ramona will inform Betina, the Aquinnah Wampanoag Tribal Historic Preservation Officer of the ancient village site. As you move forward, you must limit ground disturbance, including avoiding plowing and hiring cultural monitors before any digging occurs. Thank you for your cooperation in protecting this special place. I am glad it is in the hands of someone who understands its significance.

I hope you will not take this decision as an indication of a lack of support for your vision. Indeed, we firmly support your vision for affordable housing on Martha's Vineyard. I have faith in your ability to realize your vision.

Finally, the NLC will absorb the costs of Mark's time as a testament to our sincere hope to leave this project amicably. I hope the draft CR he has provided you will be helpful.

Respectfully,
Diana

Diana Ruiz, Ph.D.
Executive Director

Native Land Conservancy, Inc.
P.O. Box 974, Mashpee, MA 02649
O: 508.477.1361 | [REDACTED]
nativelandconservancy.org
Native-run land rescue and protection

From: Samantha Look [REDACTED]
Subject: Merry Farm CR
Date: Oct 12, 2023 at 10:39:19 AM
To: Jeffrey DuBard [REDACTED]

Dear Jeffrey,

I sent the message previously when I was traveling to make sure I got it to you as soon as possible, but I wanted to follow up with an email. First, to apologize that the Merry Farm CR did not end up being a match for VCS. We spent considerable time reviewing and considering how we might make it work and I really like your development concept. You are accomplishing conservation in two different ways (the CR and the MVLB sale) you are utilizing existing buildings for the most part, and you are taking what had been consolidated in a single ownership and providing incredible living situations and ownership dreams for multiple folks.

[REDACTED]

Apologies and best wishes, Sam

--

Samantha Look
Executive Director
Vineyard Conservation Society

[REDACTED]

www.vineyardconservation.org
[508.693.9588](tel:508.693.9588)

From: James Lengye [REDACTED]
Subject: land bank
Date: Nov 21, 2023 at 1:52:44 PM
To: Jeffrey DuBard jbdubard@me.com

Jeffrey —

Yesterday evening the land bank commission reviewed and discussed the planning board's decision creating the open space area at Merry Farm, plus your proposal to convey a portion of it to the land bank. Given that the planning board has deemed this to be conservation land, commissioners are willing to consider accepting, as a donation, however much of it that you are able to transfer in fee-simple. The commission does not wish to be involved in a conservation restriction and therefore can only proceed to the extent that fee-simple interest is conveyed. If this is something that would suit your plans we would prepare transfer documents for you to submit to the planning board for review and acceptance, such documents to stipulate that the land is effectively independent of the subdivision and that there are no retained rights whatsoever in it.

Thanks —

James

From: Eric Peters [REDACTED]
Subject: Re: Greetings / VOLF Question
Date: Dec 4, 2023 at 12:08:01 PM
To: Jeffrey DuBard jbdubard@me.com

Dear Jeffrey:

Thank you for the inquiry and information.

I am not sure that at the moment VOLF is interested in a CR. I know that currently it can take a year or more to get them approved by the state.

[REDACTED]

Regards,

Eric L. Peters Law Office
P. O. Box 1117
Edgartown, MA 02539
phone: (508) 693-8830
fax: (508) 627-3781

[REDACTED]

On Tuesday, November 28, 2023 at 12:05:26 PM EST, Jeffrey DuBard [REDACTED] wrote:

Hello Eric,

Reid Silva suggested I reach out to you. I own a property at the end of Merry Farm Road in West Tisbury. It was formerly David Douglas's Rainbow Farm. I have created small lots under the Open Space Bylaw for the creation of 4 lots. 3 of the 4 lots are for housing that exist on the property and only 1 will involve anything new being built.

I worked on the creation of an Agricultural Restriction for the open space with the consultation of a group called the Native Land Conservancy. One of the important elements to me was that it gave recognition of the indigenous history of our land. Unfortunately, they are not active on island and thus do not wish to hold the restriction.

Reid suggested that VOLF would be a good fit. I've included the draft restriction and site plan for your review. I'd be happy to offer some compensation for holding the restriction if you would consider it.

Thanks very much,

Jeffrey DuBard

[REDACTED]