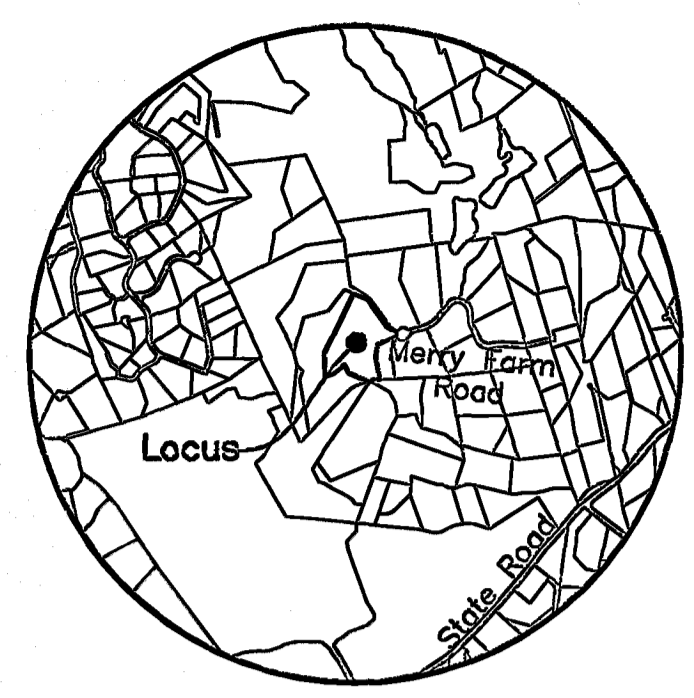
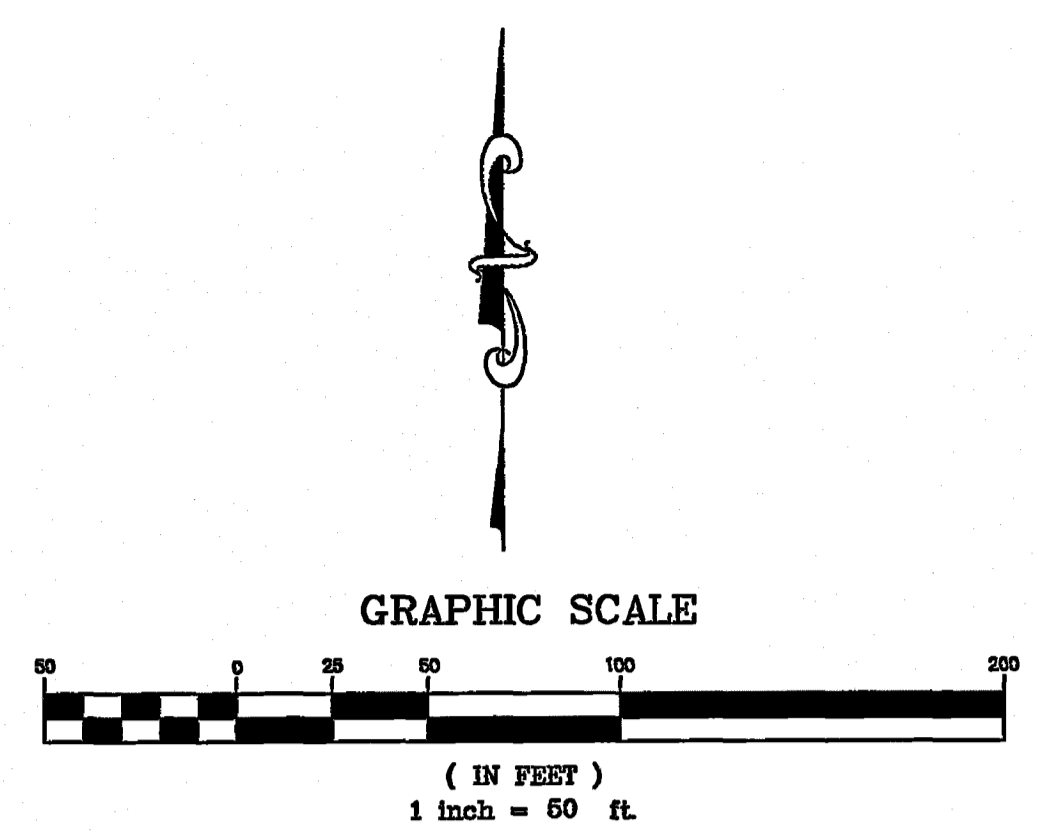


BK: 19  
PG: 161



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"

Martha's Vineyard Land Bank Commission  
"Open Space"  
Area = ±18.01 Acres

TOWN OF WEST TISBURY  
PLANNING BOARD  
"APPROVED"

Date: 3/15/23  
*[Signatures]*

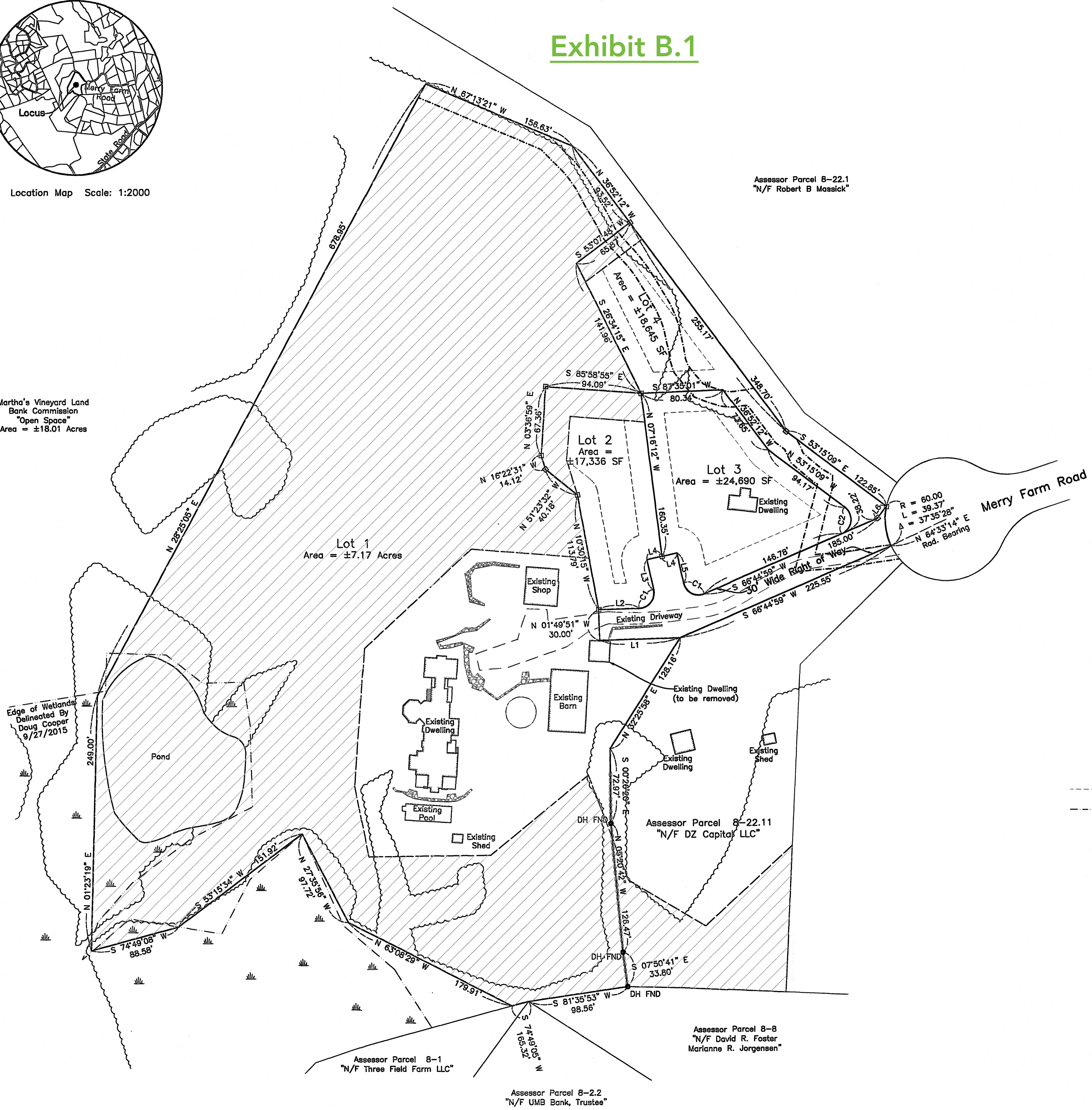
I, Tara J. Whiting-Wells, Clerk of the Town of West Tisbury hereby certify that the notice of approval of this plan by the Planning board has been received and recorded at this office and no notice of appeal was received during the twenty days next after such receipt and recording of said notice.

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



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

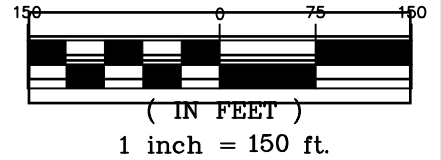
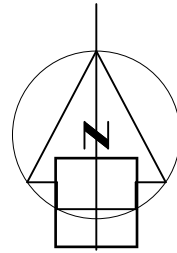
- Legend:
- ..... Denotes Concrete Bound To Be Set
  - ▨ ..... Denotes Open Space restricted area
  - - - - - Denotes building envelope
  - - - - - Martha's Vineyard Land Bank easement (15' wide)  
See Dukes County Registry of Deeds Bk 1629, PG 157

Plan of Land in West Tisbury, Mass.  
Surveyed for Merry Farm, LLC  
Scale 1" = 50'  
January 26, 2022  
REVISED: 3-13-2023

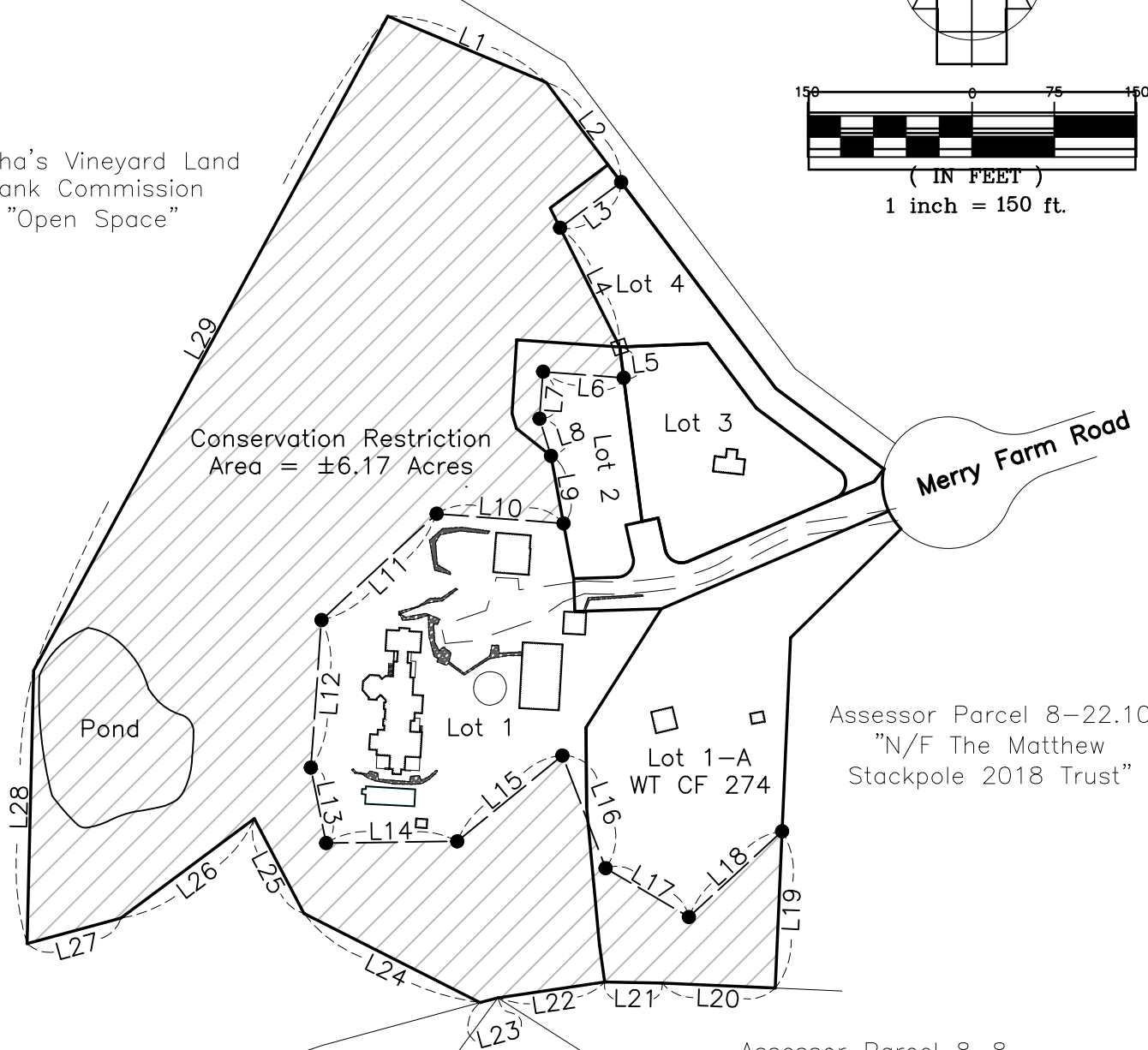




# Exhibit B.2



Martha's Vineyard Land Bank Commission  
"Open Space"



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