

Line Table		
L1	S 24°18'41" E	43.99'
L2	S 41°11'56" W	46.63'
L3	S 24°18'41" E	13.67'
Curve Table		
Curve	Radius	Length
C1	30.00'	34.30'

Legend:  
 CB F = drill hole in concrete bound found  
 CB S = concrete bound set January 19, 2011  
 IP F = iron pipe found  
 SB F = drill hole in stone bound found  
 [Hatched Area] = residential building envelope

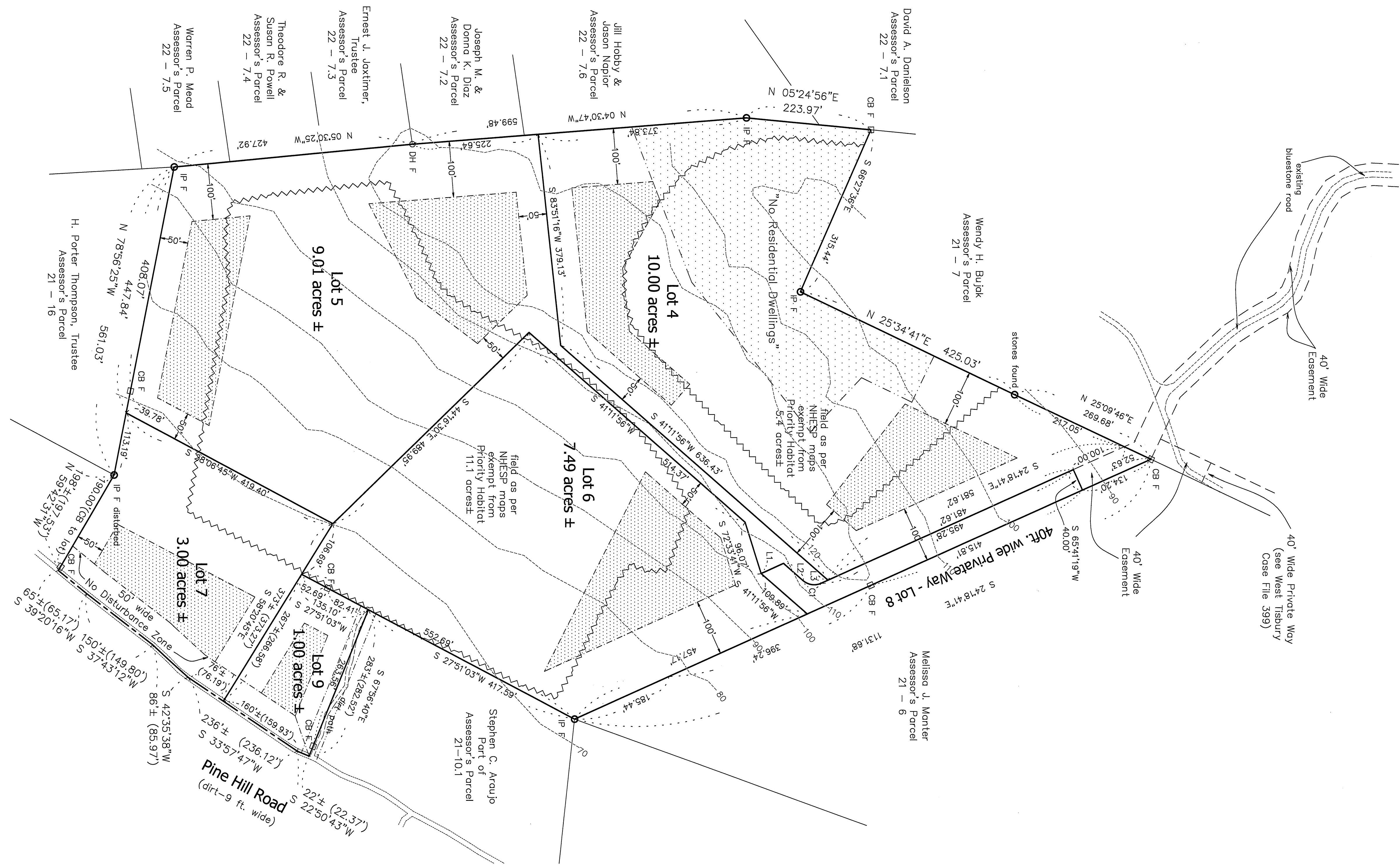
Notes:  
 1. Perimeter acreage of property being subdivided = 31.06 acres.  
 2. Topographic information, Natural Heritage & Endangered Species Program information, and Board of Health overlay information are shown on this Overlay Plan.  
 3. There are 14.6 acres of land within this subdivision that is shown as Priority Habitat on the NHESP maps. There are 16.3 acres of land within this subdivision that is exempt from Priority Habitat on the NHESP maps.  
 4. Lots 4, 5, and 6 shall be limited to one principal dwelling and one guest house.  
 5. There shall be no further division or subdivision of these lots that results in additional buildable lots.  
 6. A single 10' wide driveway to access Lot 7 shall be allowed within the 50' wide No Disturbance Zone

Residential Building Envelopes:

Total	Within Priority Habitat
Lot 4: 70,162 sf	56,428 sf
Lot 5: 84,684 sf	60,001 sf
Lot 6: 51,221 sf	26,290 sf
Lot 7: 29,799 sf	29,799 sf
Lot 9: 9,008 sf	9,008 sf
Total: 5,62± acres	4,12± acres

3830 sf of 10' wide driveway allowable within Priority Habitat to reach 5 acre total impact

Notes:  
 1. This plan shows Residential Building Envelopes that were included in subdivision approvals granted by the West Tisbury Planning Board and the Martha's Vineyard Commission. The lots shown on this plan were created by a plan recorded at the Dukes County Registry of Deeds in plan book 17 page 190 and by a plan recorded with the Mass. Land Court as Land Court Plan 41705-C.  
 2. See the Decision of the Martha's Vineyard Commission dated June 18, 2015 and recorded at the Dukes County Registry of Deeds in book 1380 page 793 and filed with the Dukes County Registry District of the Land Court as Document No. 80891, and the Decision of the West Tisbury Planning Board dated July 28, 2015 and recorded at the Dukes County Registry of Deeds in book 1390 page 925 and filed with the Dukes County Registry District of the Land Court as Document No. 81553.



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 Registrars of Deeds effective January 1, 1976 and as amended.

Douglas R. Hoehn, Professional Land Surveyor

Date: February 6, 2015



**"Overlay Plan"**  
 Plan of Land in

West Tisbury, Mass.  
 Huseby Mountain Farm LLC  
 being a subdivision of lots 1, 2 & 3, LCP 41705-B  
 & un-registered land  
 Scale: 1" = 100' February 6, 2015

Schofield, Barhini & Hoehn Inc.  
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