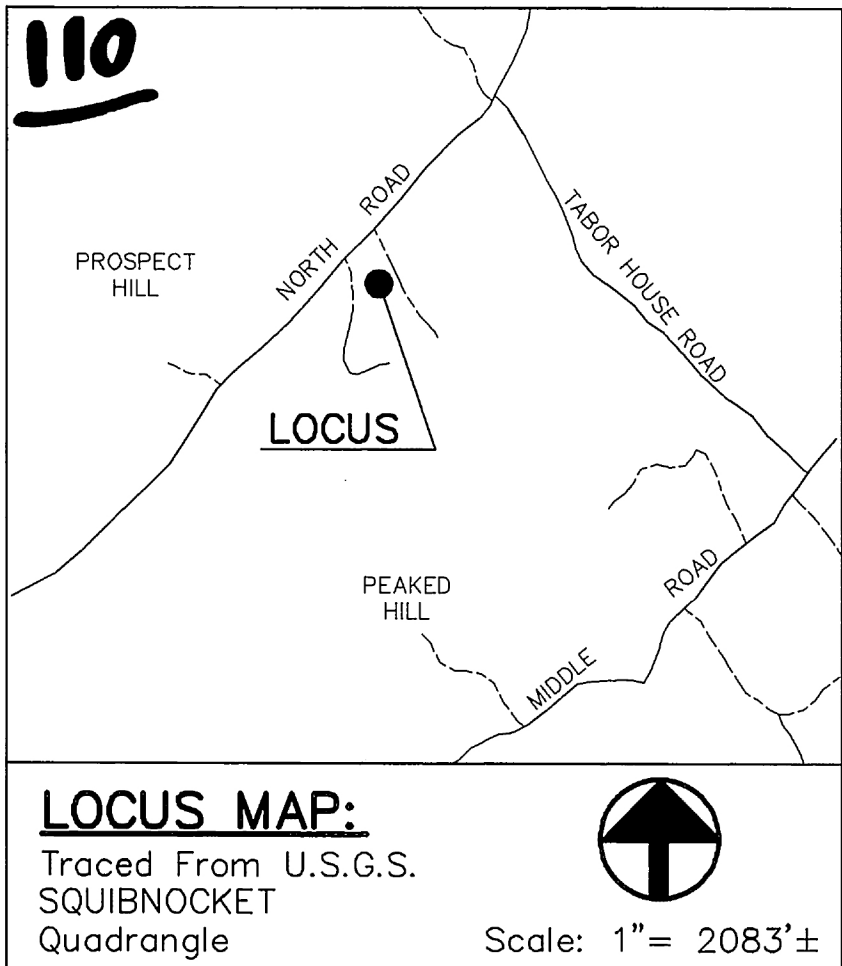




LEGEND:

BK., PG.	Book, Page
Bit. CONC.	Bituminous Concrete
(C)	Calculated
CORR.	Corrugated
CB/DH	Concrete Bound/Drill Hole
DH	Drill Hole
(F)	Field
(FND.)	Found
IP	Iron Pipe/Pin
N/F	Now or Formerly
N.T.S.	Not To Scale
(R)	Record
UP	Utility Pole
OW	Overhead Wire

GENERAL NOTES:

- LOCUS OWNER: MARIN STREET
- DEED REFERENCE: BK. 1058, PG. 699
- TOTAL EXISTING LOT ACREAGE: 374,705± S.F. or 8.60± Ac.
- LOCUS PARCEL IS SHOWN AS LOT 19.1, MAP 14 OF THE TOWN OF CHILMARK ASSESSOR'S ATLAS.
- LOCUS PARCEL IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
- LOCUS PARCEL IS SITUATED WITHIN THE DUKE'S COUNTY REGISTRY OF DEEDS DISTRICT.
- LIMIT OF BORDERING VEGETATED WETLANDS WERE DELINEATED BY DOUG COOPER OF COOPER ENVIRONMENTAL SERVICES, LLC. ON APRIL 20, 2006; REVISED NOVEMBER 13, 2008.

ZONING REVIEW:

Zoned: AGRICULTURAL-RESIDENTIAL (AR-3)

Item	Required
Minimum Lot Area	3.0 Acres
Minimum Lot Frontage	100 ft.
Minimum Front Yard	50 ft.
Minimum Side Yard	50 ft.
Minimum Rear Yard	50 ft.
Maximum Height	24 ft.

NOTE:

- LOCUS PARCEL IS SITUATED WITHIN THE FOLLOWING OVERLAY DISTRICTS:
- "CHILMARK ROADSIDE DISTRICT"

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED:

DATE: November 24, 2008

[Signatures]

CHILMARK PLANNING BOARD

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF THAT:

- The Certifications Shown Hereon are Intended to Meet Registry of Deeds Requirements and are not a Certification to Title or Ownership of the Property Shown. Owners of Adjoining Properties are According to Current Town Assessor's Records.
- 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.

[Signature]
Professional Land Surveyor



11-19-08
Date

MAP 13 LOT 6.3

N/F
VINCENT A. CHIPPARI &
DENEEN McQUEEN-CHIPPARI
(BK. 1064, PG. 1022)

MAP 14 LOT 15

N/F
SANDRA O'GORMAN & ROBERT E. TARDIFF
(BK. 1063, PG. 904)
ROBERT EDWARD BROWN, JR. & JANICE BROWN
(BK. 501, PG. 002)
SCISSOR'S TRIANGLE REALTY TRUST
(BK. 719, PG. 892)
STEPHEN B. & EMILY B. BRODERICK
(BK. 299, PG. 160)
ROBERT E. BROWN, JR. & JANICE BROWN, ETAL
(BK. 373, PG. 327)

MAP 14 LOT 16

N/F
STEPHEN B. & EMILY R.
BRODERICK
(BK. 299, PG. 160)

MAP 14 LOT 21

N/F
BARBARA P. NORFLEET
(BK. 1015, PG. 878)

SUBDIVISION NOTES:

- PRIOR TO SALE OF EACH LOT, A NEW WELL SHALL BE DRILLED ON LOT 14-19.1A AND PUMPED WHICH PRODUCES WATER OF A QUALITY AND AT A RATE SATISFACTORY TO THE BOARD OF HEALTH AND PLANNING BOARD.
- PRIOR TO THE SALE OF EACH LOT, A DISPOSAL WORKS CONSTRUCTION PERMIT SHALL BE OBTAINED FROM THE BOARD OF HEALTH FOR LOT 14-19.1B.

MAP 20 LOT 42

N/F
FRANCO & SERENA
MODIGLIANI
(BK. 362, PG. 357)

MAP 14 LOT 19.2

N/F
MARGOT DEBRAH ONEK
(BK. 490, PG. 799)

MAP 14 LOT 19.4

N/F
JANE ANNE GILMAN
(BK. 490, PG. 795)

MAP 13 LOT 1.3

N/F
PETER F. KEENE
(BK. 668, PG. 842)

MAP 13 LOT 1.6

N/F
KATHARINE KEENE
(BK. 688, PG. 845)

PLAN REFERENCES:

- "PLAN OF LAND IN CHILMARK, MASS."; SURVEYED FOR: EMANUEL R. & NORA K. PIRE; DATED: MAY 16, 1986; SCALE: 1" = 60'; PREPARED BY: DEAN R. SWIFT, REGISTERED LAND SURVEYOR; RECORDED AS CHILMARK CASE FILE NO. 226.
- "PLAN OF LAND IN CHILMARK, MASS."; SURVEYED FOR: SYDNA WHITE & ISABEL WEST; DATED: DECEMBER 30, 1979; SCALE: 1" = 100'; PREPARED BY: DEAN R. SWIFT, REGISTERED LAND SURVEYOR; RECORDED AS CHILMARK CASE FILE NO. 130.
- "PLAN OF LAND IN CHILMARK, MASS."; SURVEYED FOR: SYDNA WHITE & ISABEL WEST; DATED: SEPTEMBER 23, 1976; LATEST REVISION: DECEMBER 17, 1976; SCALE: 1" = 50'; PREPARED BY: DEAN R. SWIFT, REGISTERED LAND SURVEYOR; RECORDED AS CHILMARK CASE FILE NO. 129.
- "PLAN OF LAND IN CHILMARK, MASS."; PREPARED FOR: TIERCEL REALTY TRUST; SCALE: 1" = 100'; DATED: SEPTEMBER 9, 1981; REVISED: NOVEMBER 9, 1981; PREPARED BY: SCHOFIELD BROTHERS, INC.; RECORDED AS CHILMARK CASE FILE NO. 152.
- "PLAN OF LAND IN CHILMARK, MASS."; DRAWN FOR: MOSES & CARRIE G. ABRAMOVITZ; DATED: APRIL 21, 1966; SCALE: 1" = 100'; PREPARED BY: HENRY R. ANDERSON, REGISTERED LAND SURVEYOR; RECORDED IN DEED BK. 260, PG. 365.
- "PLAN OF LAND IN CHILMARK, MASS."; DRAWN FOR: NORA K. PIRE; DATED: MAY 10, 1966; PREPARED BY: HENRY R. ANDERSON, REGISTERED LAND SURVEYOR; RECORDED IN DEED BK. 263, PG. 003.
- "PLAN OF LAND IN CHILMARK, MASS."; SURVEYED FOR: IDA M. BAILEY; DATED: JUNE 30, 1956; SCALE: 1" = 100'; PREPARED BY: HOLLIS A. SMITH, M.S., REGISTERED LAND SURVEYOR; RECORDED IN DEED BK. 231, PG. 130.
- "TITLE 5 SYSTEM UPGRADE FOR THE EXISTING 6 BEDROOM HOME & GUEST HOUSE FOR MARIN STREET AT 1 CROWBERRY LANE (MAP 14, LOT 19.1)"; SCALE: 1" = 40'; DATED: APRIL 15, 2006; LATEST REVISION DATED: JUNE 19, 2006; PREPARED BY: FRANK DALY ENGINEERING.



Bk: 16 Pg: 110 Doc: PLAN
Page: 1 of 1 04/28/2010 02:54 PM

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For Registry Use Only

Revisions:

No.	Date:	Description:

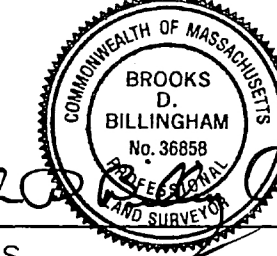
Project Title:

SUBDIVISION PLAN OF LAND PARCEL NO. 14-19.1

ON
NORTH ROAD
IN
CHILMARK, MA

Prepared For:
Marin Street
P.O. Box 1032
Vineyard Haven, MA 02568

I CERTIFY THAT THIS PLAN
CONFORMS TO THE RULES AND
REGULATIONS OF THE REGISTRY
OF DEEDS.



P.L.S. DATE

**B. D. BILLINGHAM
& ASSOCIATES, INC.**
Planners, Land Surveyors
& Environmental Scientists

P.O. Box 1207
Edgartown, MA 02539
508-696-0178
FAX-696-9451

Drawing Title:

SUBDIVISION PLAN OF LAND

Scale: 1" = 50'



Date: NOVEMBER 19, 2008
Research: C.A.FLYNN
Field: B.D.B./P.A.M.
Calc: B.D.BILLINGHAM
Check: B.D.BILLINGHAM
Drawn: B.D.BILLINGHAM
Job No: 1-0596.0

Dwg No:
596-SUB.DWG
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Sheet 1 of 1