47

Plan of Land in
CHILMARK, MASS.
Surveyed For
THE TOWN OF CHILMARK
HOUSING COMMITTEE
Scale 1" = 150'
January 8, 2008

I certify that this survey and plans were prepared in accordance with the Procedural and Technical Standards for the Practice of Land Surveying in the Commonwealth of Massachusetts.

I certify that these plans have been prepared in conformity with the rules and regulations of the Registers of Deeds of the Commonwealth of Massachusetts.

Date: 05-19-2008

Professional Land Surveyor

COMMONWEALTH OF MASSACHUSETTS
GLENN F PROVOST
No. 31320
REGISTERED PROFESSIONAL LAND SURVEYOR

TOWN OF CHILMARK
PLANNING BOARD
"APPROVED"

Date: May 27, 2008

I, Margaret Orlando, Clerk of the Town of Chilmark 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 Margaret A. Orlando

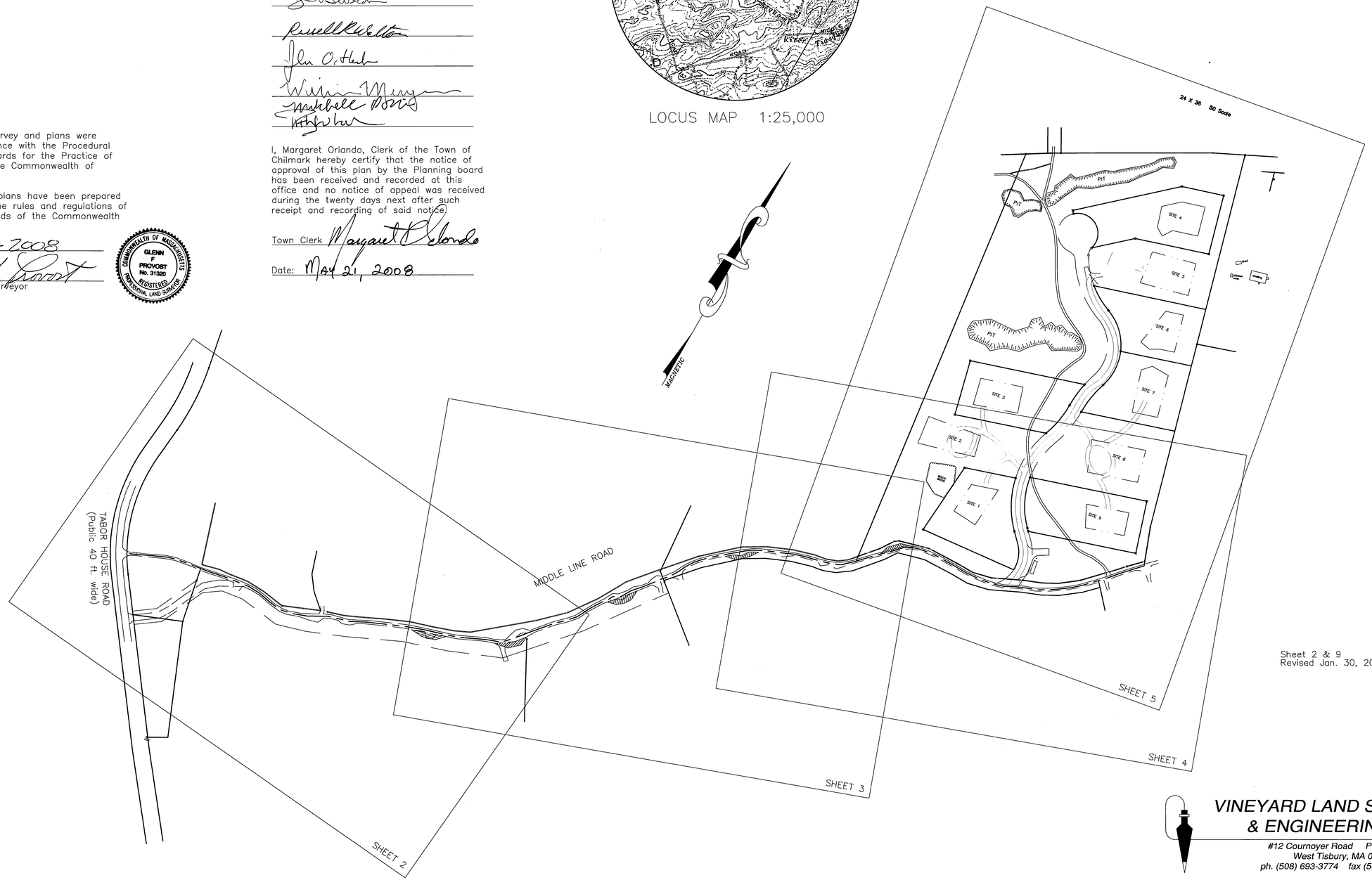
Date: May 21, 2008

LOCUS MAP 1:25,000

GRAPHIC SCALE
150 0 75 150 300 600
(IN FEET)
1 inch = 150 ft.

2008 00000525
Bk: 16 Pg: 47 Doc: PLAN
Page: 1 of 1 11/20/2008 09:12 AM

1 of 9



Sheet 2 & 9
Revised Jan. 30, 2008

VINEYARD LAND SURVEYING
& ENGINEERING, INC.
#12 Cournoyer Road P.O. Box 421
West Tisbury, MA 02575
ph. (508) 693-3774 fax (508) 693-8575

SHEET 1 OF 9

Job No. 1645

47

47

2008
DOC-6626
2 of 9

S 70°37'41" W
2065.13' (INVERSE)

d.h. in 5" C.B. found

S 05°18'37" W
100.22'

Assr. No. 13–34
Martha's Vineyard Land Bank Commission

MIDDLE LINE ROAD

Approximate Location of Stone Wall

Proposed Turnouts

±45'

165.94'
N 67°18'59" E

136.03'
N 71°52'11" E

168.10'
N 65°03'18" E

122.33'
N 67°31'39" E

92.36'
N 73°40'18" E

125.10'
S 82°54'46" E

64.60'
N 81°27'00" E

58.25'
N 55°09'58" E

178.15'
N 41°27'35" E

S 28°10'00" E
33.13'

d.h. in 5" C.B. found

75.33'
N 41°27'35" E

Assr. No. 13–33
Martha's Vineyard Land Bank Commission

Assr. No. 13–31
James F. Cagney, Jr.

L=369.99'
R=505.00'
Δ=41°58'40"

EASEMENT

18'

d.h. in 6" C.B. found
in stones

Edge of Asphalt

Assr. No. 13–30
Fannie Jenkinson

Proposed Road

N 24°59'35" E
145.36'

149.33'
N 24°59'35" E

d.h. in 5" C.B. found

109.80'

120.72'

N 54°03'53" E
72.74'

40'

N 67°43'39" E
149.60'

3/4" I.P. found
in stones

re-rod found

40.00'

82.60'
N 54°03'53" E

S 36°40'03" E

522.43'

401.71'

372.63'

TABOR HOUSE ROAD (Public 50' Wide)

Assr. No. 13–29
Beverly Gillis Jaksa

Assr. No. 13–28
Town of Chilmark

MACKENTIC

Plan of Land in
CHILMARK, MASS.
Surveyed For
THE TOWN OF CHILMARK
HOUSING COMMITTEE
Scale 1" = 40'
January 21, 2008
Revised Jan. 30, 2008

VINEYARD LAND SURVEYING
& ENGINEERING, INC.
#12 Cournoyer Road P.O. Box 421
West Tisbury, MA 02575
ph. (508) 693-3774 fax (508) 693-8575

Job No. 1645

47

47

2008
DOC - 6626
3 of 9

MIDDLE LINE ROAD

S 70°37'41" W
2065.13' (INVERSE)

Assr. No. 13–42
Eileen S. Mayhew Rev. Trust
Eileen S. Mayhew, Trustee

S 09°40'05" E
45.93'(tie)

N07°18'43"W
±15'

S 33°34'53" W
48.30'

S 55°18'3
14.9

S40°07'24"W
69.34'

44
N 33

100.71'
N 40°17'52" E

75.66'
N 66°54'03" E

61.12'
N 73°38'16" E

39.47'
N 69°29'31" E

50.92
N 53°51'40" E

38.60'
N 80°34'43" E

68.40'
N 59°24'10" E

Proposed Turnout

EASEMENT

124.70'
N 47°46'08" E

Sideline of
"MIDDLE LINE ROAD LOT"
Chilmark Case File 182

NOTE:
The Shaded Area represents the Easement Area received from Araldo A. Cossutta. See Book 1030 Page 718

Assr. No. 13–34
Martha's Vineyard Land Bank Commission

N 50°57'47" W
30.10'

119.39'
N 40°57'45" E

N 50°57'47" W
35.37'

±12'

N 50°57'47" W
39.48'

N 50°57'47" W
34.19'

142.28'
N 36°24'11" E

Assr. No. 13–24
Araldo Cossutta

MIDDLE LINE ROAD

Approximate Location of Stone Wall

EASEMENT

Proposed Turnout

±45'

137.41'
N 35°42'36" E

S 28°10'00" E
33.13'

178.15'
N 41°27'35" E

Assr. No. 13–35
Town of Chilmark

MAGNETIC

Proposed Turnouts

d.h. in 5" C.B.
found

75.33'
N 41°27'35" E

136.03'
N 71°52'11" E

165.94'
N 67°18'59" E

Assr. No. 13–28
Town of Chilmark

Plan of Land in
CHILMARK, MASS.
Surveyed For
THE TOWN OF CHILMARK
HOUSING COMMITTEE
Scale 1" = 40'
January 21, 2008

VINEYARD LAND SURVEYING
& ENGINEERING, INC.
#12 Cournoyer Road P.O. Box 421
West Tisbury, MA 02575
ph. (508) 693-3774 fax (508) 693-8575

47

47

2008
DOC - 6626
4 of 9

SITE 1

SITE 2

SITE 8

SITE 9

BEECH GROVE

Assr. No. 13–42
Eileen S. Mayhew Rev. Trust
Eileen S. Mayhew, Trustee

L=164.80'
R=286.87'
Δ=32°54'53"

R=347.20'
Δ=20°32'32"
124.48'

L=126.48'
R=246.87'
Δ=29°21'18"

S 71°35'18" W
155.53'

N 71°39'20" E
355.51'

L=154.73'
R=246.87'
Δ=35°54'39"

297.06'

S 17°55'00" E
159.82'

S20°40'51"E
104.25'

S20°40'51"E
±14'

L=161.98'
R=286.87'
Δ=32°21'03"

222.39'
S 03°46'43" W

N 44°47'11" W
38.14'

N 84°11'48" E
295.63'

L=81.36'
R=98.46'
Δ=47°20'32"

N 44°47'11" W
10.42'

S 71°38'45" W
327.21'

S 44°08'54" W
57.08'

N 44°47'11" W
27.72'

L=126.60'
R=138.46'
Δ=52°23'14"

Truck turnaround

Fire Tank & Well

S 43°13'19" W
143.97'

S 61°25'00" W
48.50'

S 52°17'06" W
65.12'

154.86' (tie)
N 29°40'00" E

S 64°25'25" W
94.03'

RB=N 82°23'56" W

Truck turnout for filling

67°58'33" W
59.18'

S 55°18'36" W
14.99'

S74°22'57"W
91.89'

S88°13'49"W
95.42'

S 89°25'05" W
52.09'

S 76°40'22" W
58.32'

S 33°34'53" W
48.30'

S40°07'24"W
69.34'

N07°18'43"W
±15'

MIDDLE LINE ROAD

S 70°37'41" W
2065.13' (INVERSE)

S 09°40'05" E
45.93'(tie)

82.61'
N 74°26'03" E

N 88°17'50" E
90.26'

S 89°16'32" E
55.63'

N 76°41'43" E
66.72'

N 64°29'09" E
96.71'

N 68°01'06" E
60.12'

N 61°29'37" E
53.47'

N 52°21'47" E
70.36'

N 44°39'22" E
54.50'

44.55'
N 33°38'36" E

Proposed Turnout

Edge of Wetland

Sideline of
"MIDDLE LINE ROAD LOT"
Chilmark Case File 182

± 900' "by"
per deed

100.71'
N 40°17'52" E

68.40'
59°24'10" E

75.66'
N 66°54'03" E

61.12'
N 73°38'16" E

39.47'
N 69°29'31" E

38.60'
N 80°34'43" E

50.92'
N 53°51'40" E

Assr. No. 13–41
Clark M. & Pamela Goff, Trs.
Tea Lane Realty Nominee Trust

MAGNETIC

Assr. No. 13–24
Araldo Cossutta

NOTE:
The Shaded Area represents the Easement Area received from Araldo A. Cossutta. See Book 1030 Page 718

Plan of Land in
CHILMARK, MASS.
Surveyed For
THE TOWN OF CHILMARK
HOUSING COMMITTEE
Scale 1" = 40'
January 21, 2008

VINEYARD LAND SURVEYING
& ENGINEERING, INC.
#12 Cournoyer Road P.O. Box 421
West Tisbury, MA 02575
ph. (508) 693-3774 fax (508) 693-8575

Job No. 1645

47

47

2008
DOC 6626
5 of 9

47

Job No. 1645

HOLMAN ROAD (13-9.28)

(13-9.11)
Tatnall Lea Hillman

(13-9.5)
William A. Stibel

(13-10.2)
Keith L. Emin
Wanda P. Emin

(13-10.3)
Blair J. Emin
Diane B. Emin

(13-42)
Eileen S. Mayhew Rev. Trust
Eileen S. Mayhew, Trustee

(13-41)
Clark M. & Pamela Goff, Trs.
Tea Lane Realty Nominee Trust

(13-24)
Araldo A. Cossutta

stone post found
C.B. found
d.h. in stones found
S.B. found
C.B. found
d.h. in baserock found
stone post found
C.B. found
Detail Not to Scale
MAGNETIC
shed
dwelling
chicken coop

N63°40'17"E 96.02'
N 59°58'56" E 354.75'
S 20°20'51" E (tie) 136.80'
N59°49'47"E 30.06'
N 59°48'15" E 98.17'
N58°08'10"E 74.88'
S 72°13'23" W 127.35'
S 47°39'52" W 333.10'
N 15°45'57" W 180.53'
475.84'
S15°40'16"E 1147.30'
106.51'
66.97'
N 72°02'58" E 224.44'
S 47°39'52" W 132.97'
N 42°20'08" W 10.24' radial
L=156.16' R=60.00' Δ=149°07'08"
RB=N 73°13'52" W
L=149.40' R=60.00' Δ=142°40'01"
L=24.35' R=30.00' Δ=46°30'40"
L=32.66' R=30.00' Δ=62°22'23"
L=92.84' R=255.03' Δ=20°51'23"
S 72°01'46" W 340.73'
L=86.00' R=255.03' Δ=19°19'17"
L=130.45' R=160.00' Δ=46°42'50"
N 71°39'21" E 215.51'
L=184.51' R=120.00' Δ=88°05'48"
L=115.56' R=160.00' Δ=41°22'57"
L=40.58' R=366.41' Δ=6°20'44"
S 71°47'50" W 348.21'
L=103.99' R=326.41' Δ=18°15'13"
N 71°39'20" E 284.67'
200.92'
297.06'
L=76.15' R=366.41' Δ=11°54'29"
L=110.14' R=307.20' Δ=20°32'32"
S 13°56'39" E 167.37'
N 71°33'30" E 277.48'
L=124.48' R=347.20' Δ=20°32'32"
L=164.80' R=286.87' Δ=32°54'53"
L=126.48' R=246.87' Δ=29°21'18"
N 71°39'20" E 355.51'
S 71°35'18" W 155.53'
L=154.73' R=246.87' Δ=35°54'39"
S 17°55'00" E 159.82'
S 44°08'54" W 57.08'
S 71°38'45" W 327.21'
N 44°47'11" W 10.42'
N 44°47'11" W 27.72'
L=126.60' R=138.46' Δ=52°23'14"
S 43°13'19" W 143.97'
S 03°46'43" W 232.39'
N 44°47'11" W 38.14'
L=161.98' R=286.87' Δ=32°21'03"
L=81.36' R=98.46' Δ=47°20'32"
N 84°11'48" E 295.63'
S 64°25'25" W 94.03'
RB=N 82°23'56" W
S 67°58'33" W 59.18'
S 52°17'06" W 65.12'
S 61°25'00" W 48.50'
154.86' (tie) N 29°40'05" E
S20°40'51"E ±14'
104.25'
S20°40'51"E
N07°18'43"W 1302.80'
N07°18'43"W ±15'
S 55°18'36" W 14.99'
S74°22'57"W 91.89'
S88°13'49"W 95.42'
S 89°25'05" W 52.09'
S 76°40'22" W 58.32'
S 33°34'53" W 48.36'
S40°07'24"W 69.38'
N 74°26'03" E 82.61'
N 88°17'50" E 90.26'
S 89°16'32" E 55.63'
S 76°41'43" E 66.72'
N 64°29'09" E 96.71'
N 68°01'06" E 60.12'
N 61°29'37" E 53.47'
N 52°21'47" E 70.36'
N 44°39'22" E 54.50'
S 09°40'05" E 45.93'(tie)
N 33°38'36" E 44.55'
N 45°17'52" E 100.71'
S 61°12'73°38'16" E 39.47'
N 69°29'31" E 50.92'
N 53°51'40" E 38.60'
N 80°34'43" E

PIT
PIT
PIT
SITE 1
SITE 2
SITE 3
SITE 4
SITE 5
SITE 6
SITE 7
SITE 8
SITE 9
BEECH GROVE
Truck turnaround
Truck turnaround
Truck turnout for filling
Fire Tank & Well
WALKING HOLMAN'S PATH TRAIL
WALKING HOLMAN'S PATH TRAIL
40' WAY
50 ft. wide
No Cut Zone
Common Area ± 14.54 Ac. (includes road)
± 1.29 Ac.
± 1.06 Ac.
± 1.11 Ac.
± 1.20 Ac.
± 1.28 Ac.
± 1.22 Ac.
Sideline of "MIDDLE LINE ROAD LOT" Chilmark Case File 182
± 900' "by" per deed
Edge of Wetland
Dog Tooth found
d.h. found
d.h. set
C.B. found
S.B. found

LOT AREA SUMMARY

Site 1	± 1.22 Acres
Site 2,5,&8	± 14.54 Acres
Site 3	± 1.20 Acres
Site 4	± 1.29 Acres
Site 6	± 1.06 Acres
Site 7	± 1.11 Acres
Site 9	± 1.28 Acres
Total	± 21.70 Acres

NOTE:
"No more than 12 Dwellings shall be built on the property"

ZONING DISTRICT:
Agricultural–Residential 1

□ Denotes monument to be set

Roads shown on this plan are adequate for the number of lots on this approved plan only.

THIS SUBDIVISION PLAN IS LIMITED TO NINE (9) HABITABLE BUILDINGS/TWELVE (12) UNIT COMPLEX.

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

Plan of Land in
CHILMARK, MASS.
Surveyed For
THE TOWN OF CHILMARK
HOUSING COMMITTEE
Scale 1" = 50'
January 21, 2008
Being a Subdivision of Assessor Parcel 13-43

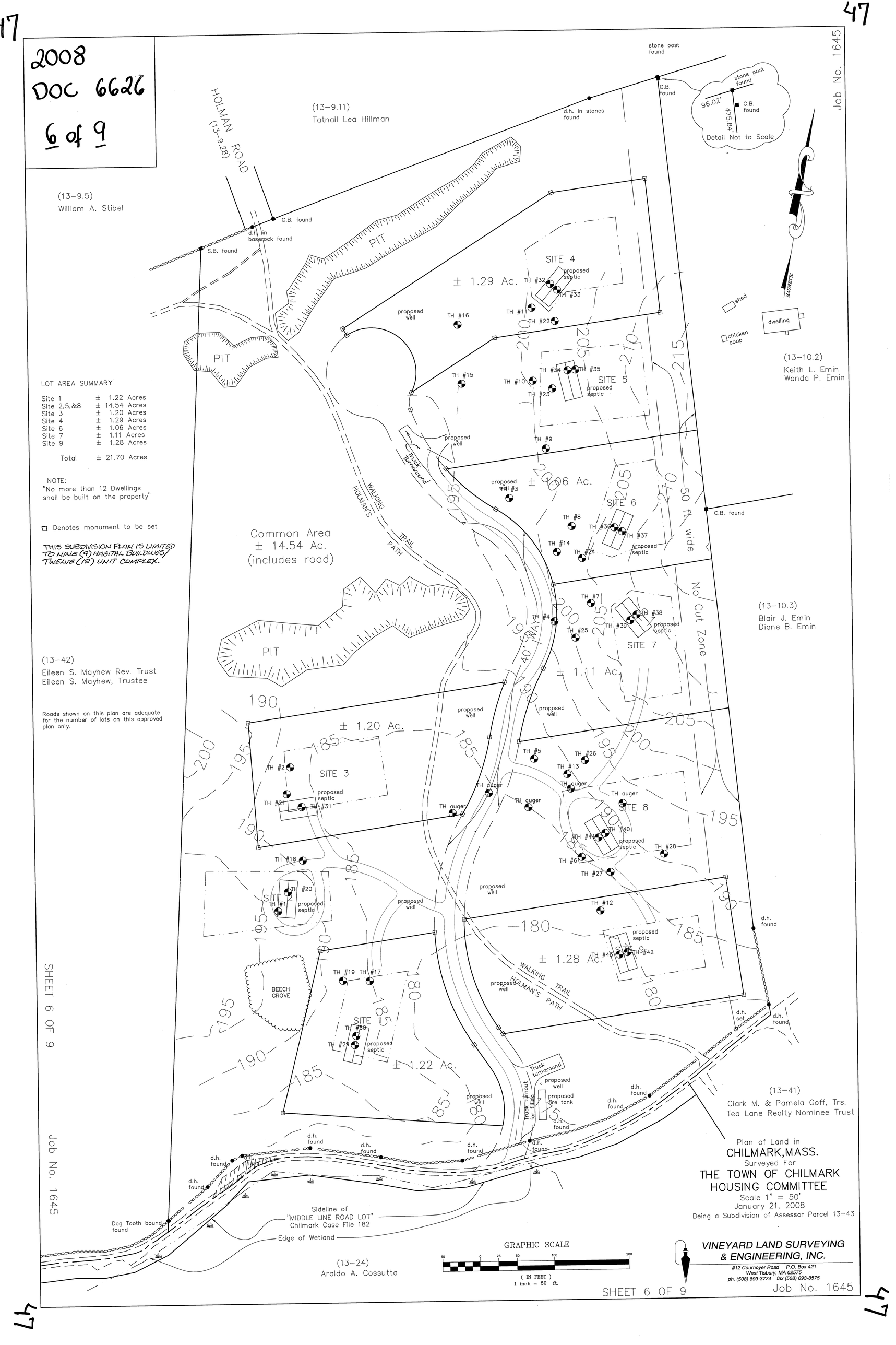
VINEYARD LAND SURVEYING & ENGINEERING, INC.
#12 Cournoyer Road P.O. Box 421
West Tisbury, MA 02575
ph. (508) 693-3774 fax (508) 693-8575

SHEET 5 OF 9

Job No. 1645

47

2008
DOC 6626
6 of 9



LOT AREA SUMMARY

Site 1	±	1.22 Acres
Site 2,5,&8	±	14.54 Acres
Site 3	±	1.20 Acres
Site 4	±	1.29 Acres
Site 6	±	1.06 Acres
Site 7	±	1.11 Acres
Site 9	±	1.28 Acres
Total	±	21.70 Acres

NOTE:
"No more than 12 Dwellings shall be built on the property"

□ Denotes monument to be set

THIS SUBDIVISION PLAN IS LIMITED TO NINE (9) HABITAL BUILDINGS/ TWELVE (12) UNIT COMPLEX.

Plan of Land in
CHILMARK, MASS.
Surveyed For
THE TOWN OF CHILMARK
HOUSING COMMITTEE
Scale 1" = 50'
January 21, 2008
Being a Subdivision of Assessor Parcel 13-43

VINEYARD LAND SURVEYING & ENGINEERING, INC.
#12 Cournoyer Road P.O. Box 421
West Tisbury, MA 02575
ph. (508) 693-3774 fax (508) 693-8575

SHEET 6 OF 9
Job No. 1645

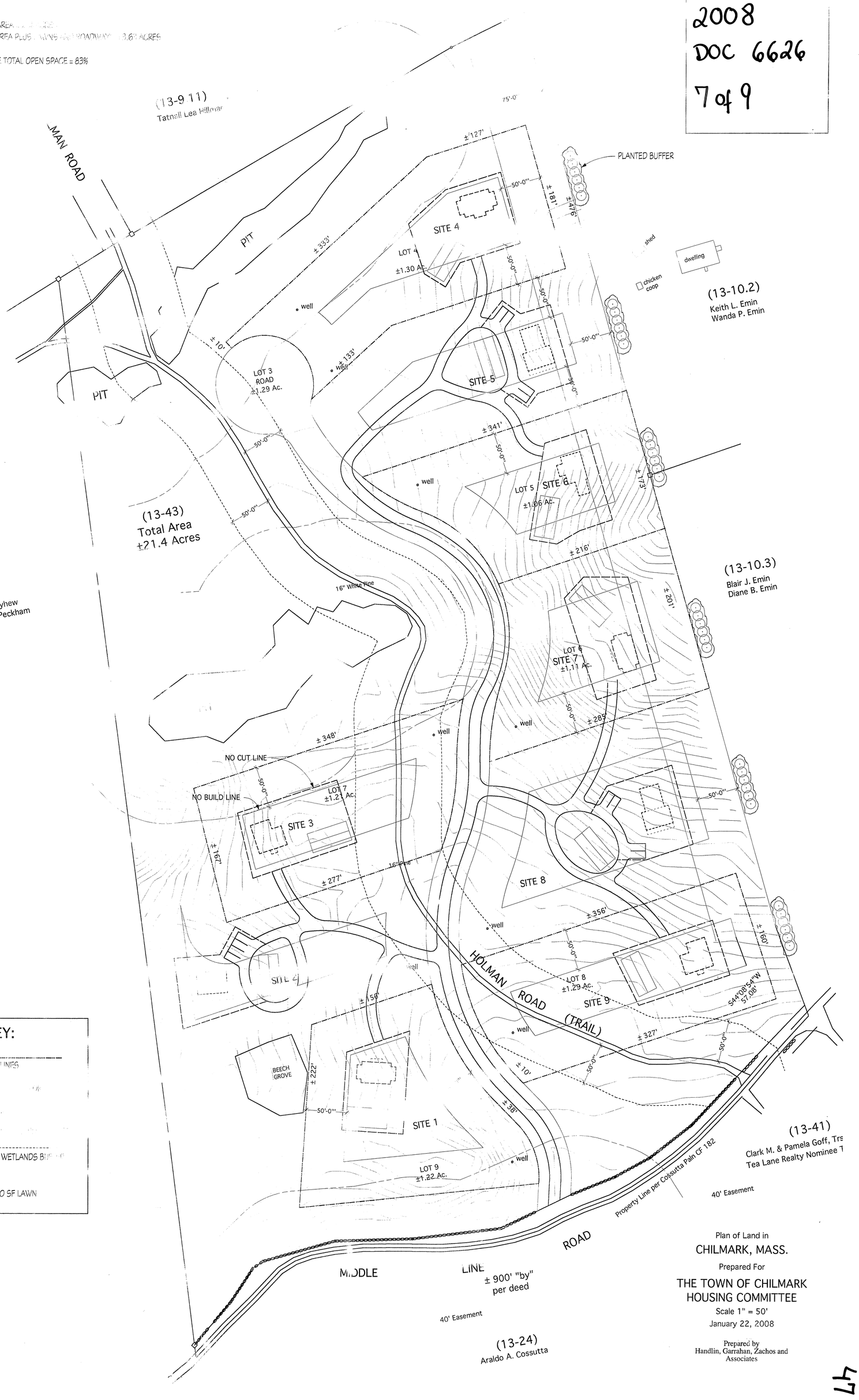
SHEET 6 OF 9
Job No. 1645

2008
DOC 6626
7 of 9

OPEN SPACE [illegible] ATIONS

TOTAL SITE AREA [illegible]
TOTAL CUT AREA PLUS [illegible] ROADWAY [illegible] 3.6[illegible] ACRES

PERCENTAGE TOTAL OPEN SPACE = 83%

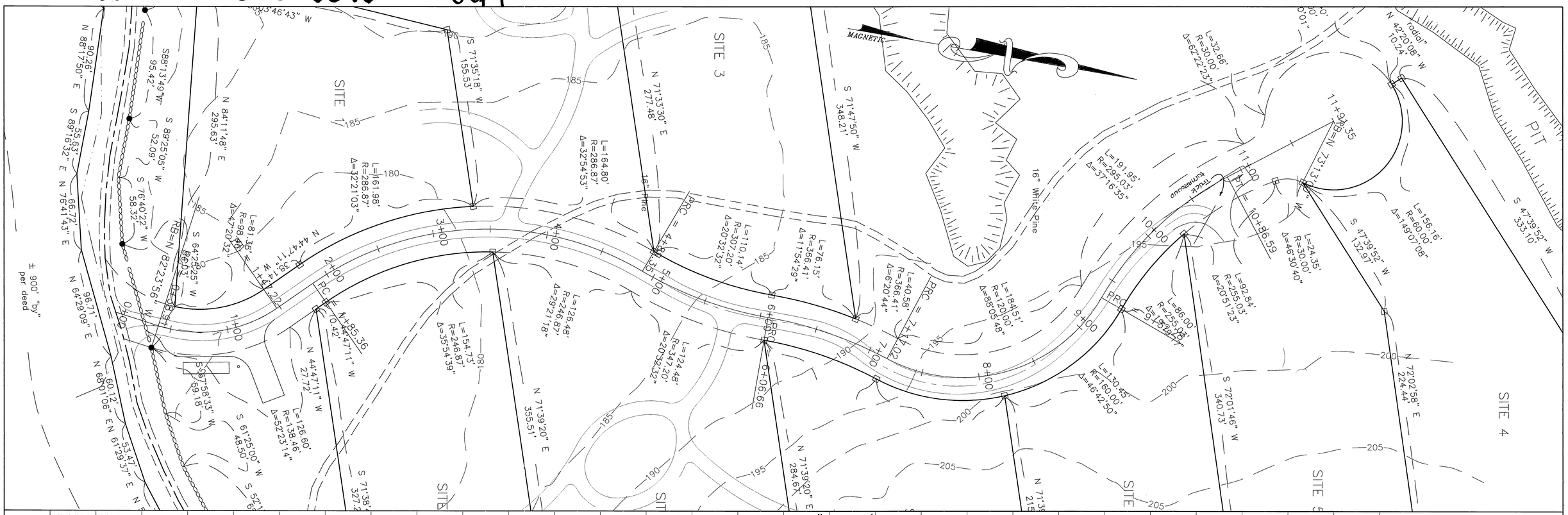


Plan of Land in
CHILMARK, MASS.
Prepared For
THE TOWN OF CHILMARK
HOUSING COMMITTEE
Scale 1" = 50'
January 22, 2008

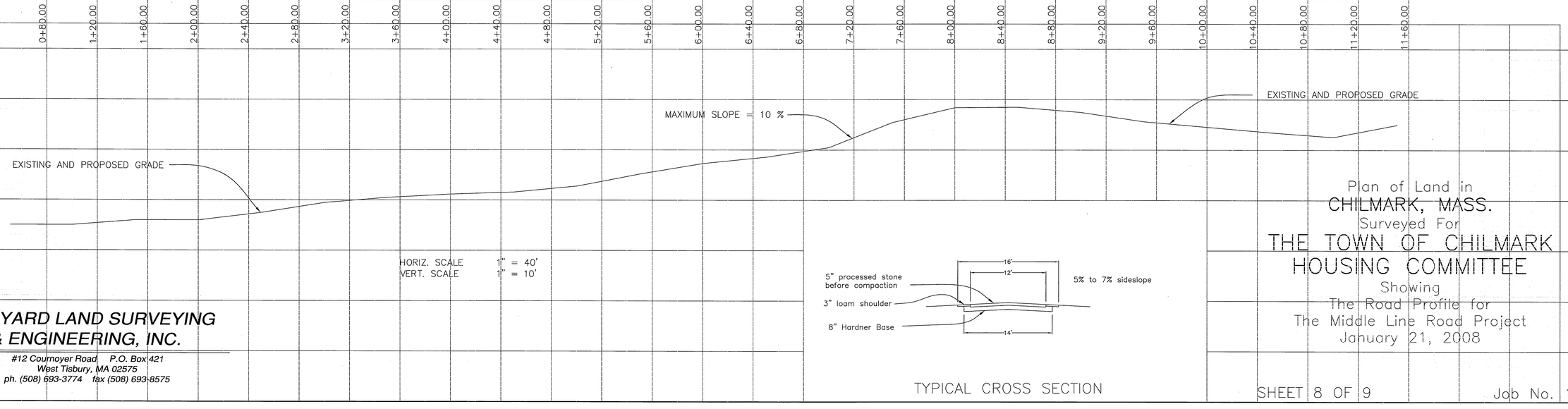
Prepared by
Handlin, Garrahan, Zachos and Associates

SHEET 7 OF 9

SHEET 7 OF 9 JOB NO 1645



PLAN VIEW SCALE 1" = 40'



HORIZ. SCALE 1" = 40'
VERT. SCALE 1" = 10'

TYPICAL CROSS SECTION

VINEYARD LAND SURVEYING & ENGINEERING, INC.
#12 Cournoyer Road P.O. Box 421
West Tisbury, MA 02575
ph. (508) 693-3774 fax (508) 693-8575

Plan of Land in
CHILMARK, MASS.
Surveyed For
THE TOWN OF CHILMARK
HOUSING COMMITTEE
Showing
The Road Profile for
The Middle Line Road Project
January 21, 2008

SHEET 8 OF 9 Job No. 1645

MAGNETIC

TABOR HOUSE ROAD

MIDDLE LINE ROAD

d.h. in 5" C.B. found

d.h. in 6" C.B. found in stones

re-rod found

3/4" I.P. found in stones

18'

proposed center line of new road

40'

109.80'

120.72'

N 24°59'35" E 145.36'

N 54°03'53" E 72.74'

N 67°43'29" E 149.60'

40.00'

82.60' N 54°03'53" E

149.33' N 24°59'35" E

S 36°40'03" E

522.43'

401.71'

372.63'

58.25' N 55°09'58" E

64.60' N 81°27'00" E

125.10' S 82°54'46" E

92.36' N 73°40'18" E

122.33' N 67°31'39" E

168.10' N 65°03'18" E

136.03' N 71°52'11" E

PLAN VIEW SCALE 1" = 40'

CENTER LINE OF TABOR HOUSE ROAD

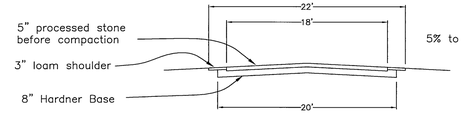
0+00.00 0+40.00 0+80.00 1+20.00 1+60.00 2+00.00 2+40.00 2+80.00 3+20.00 3+60.00 4+00.00 4+40.00 4+80.00 5+20.00 5+60.00 6+00.00 6+40.00 6+80.00 7+20.00 7+60.00

220 210 200 190 180 170

MAXIMUM SLOPE = 7.5 %

EXISTING AND PROPOSED GRADE

HORIZ. SCALE 1" = 40'
VERT. SCALE 1" = 10'



TYPICAL CROSS SECTION

VINEYARD LAND SURVEYING & ENGINEERING, INC.
#12 Cournoyer Road P.O. Box 421
West Tisbury, MA 02575
ph. (508) 693-3774 fax (508) 693-8575

Plan of Land in
CHILMARK, MASS.
Surveyed For
THE TOWN OF CHILMARK
HOUSING COMMITTEE
Showing
The Road Profile for
The Middle Line Road Project
January 21, 2008
Revised Jan. 30, 2008

SHEET 9 OF 9 Job No. 1645