

Total Lot Area: ±17.28 Acres
Total Open Space Area: ±9.78 Acres
Open Space A: ±4.17 Acres
Open Space B: ±1.58 Acres
Open Space C: ±4.03 Acres

Total Parcel Area: ±1.54 Acres (±71,639 Sq.Ft.)
Parcel D: ±41,440 Sq.Ft.
Parcel E: ±8,340 Sq.Ft.
Parcel F: ±21,859 Sq.Ft.

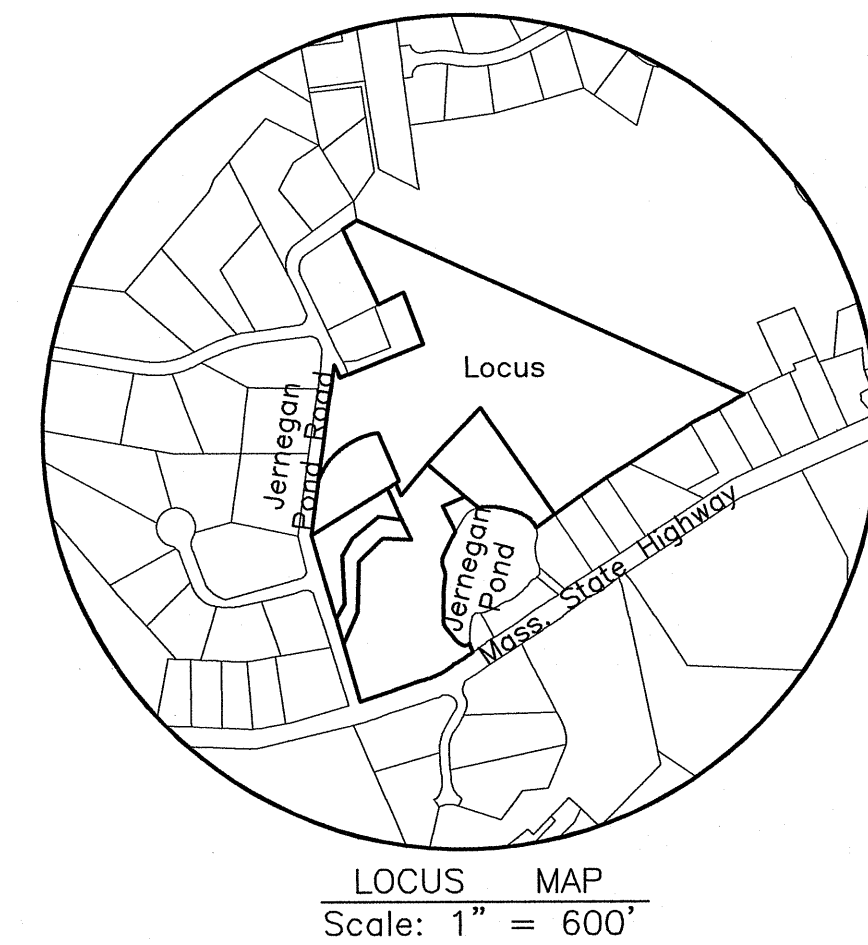
Total Lot Area: ±4.59 Acres (±200,153 Sq.Ft.)
Lot 1: ±12,458 Sq.Ft.
Lot 2: ±15,019 Sq.Ft.
Lot 3: ±12,174 Sq.Ft.
Lot 4: ±13,898 Sq.Ft.
Lot 5: ±14,441 Sq.Ft.
Lot 6: ±8,624 Sq.Ft.
Lot 7: ±7,693 Sq.Ft.
Lot 8: ±8,720 Sq.Ft.
Lot 9: ±8,742 Sq.Ft.
Lot 10: ±7,013 Sq.Ft.
Lot 11: ±7,497 Sq.Ft.
Lot 12: ±8,475 Sq.Ft.
Lot 13: ±7,327 Sq.Ft.
Lot 14: ±7,655 Sq.Ft.
Lot 15: ±7,896 Sq.Ft.
Lot 16: ±36,113 Sq.Ft.
Lot 17: ±16,408 Sq.Ft.

TOWN OF
EDGARTOWN
PLANNING BOARD
"APPROVED"

Date: _____

I, Karen R. Medeiros, Clerk of the Town of Edgartown 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: _____



LINE	BEARING	DISTANCE
L1	S 67°12'27" E	19.51'
L2	S 67°12'27" E	30.00'
L3	S 67°12'27" E	30.00'
L4	N 67°12'27" W	19.51'
L5	N 16°27'44" W	101.55'
L6	N 21°55'06" E	119.54'
L7	N 29°55'10" E	157.09'
L8	N 29°55'10" E	135.00'
L9	N 32°33'14" E	149.28'
L10	S 27°57'50" W	100.48'
L11	S 81°05'44" W	95.19'
L12	S 67°12'27" E	20.00'
L13	N 67°12'27" W	107.46'
L14	N 26°35'20" W	78.31'
L15	N 67°37'08" W	28.57'
L16	S 26°13'11" W	85.18'
L17	N 26°16'01" E	114.20'
L18	S 15°04'23" W	92.75'
L19	S 50°23'01" E	122.68'
L20	N 29°31'04" W	110.64'
L21	S 18°21'22" W	52.50'
L22	N 34°51'20" E	82.18'
L23	N 12°14'23" E	153.50'
L24	N 44°24'15" E	42.91'
L25	N 66°24'55" E	72.03'
L26	S 74°35'00" E	88.04'
L27	N 74°35'00" W	75.75'
L28	S 66°24'55" W	93.98'
L29	S 44°24'15" W	62.22'
L30	S 12°14'23" W	157.04'
L31	S 34°51'20" E	24.31'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	66.00'	43.91'	38°06'59"
C2	202.00'	150.60'	42°43'02"
C3	349.00'	154.50'	25°21'51"
C4	191.00'	161.76'	48°31'23"
C5	53.00'	23.87'	25°48'36"
C6	40.00'	62.83'	90°00'00"
C7	40.00'	62.83'	90°00'00"
C8	83.00'	37.39'	25°48'36"
C9	161.00'	136.35'	48°31'23"
C10	379.00'	167.78'	25°21'51"
C11	172.00'	128.24'	42°43'02"
C12	137.47'	98.78'	41°10'09"
C13	50.00'	23.36'	26°45'49"

"Cluster Development"
Plan of Land in
Edgartown, Mass.
Surveyed for
Jean G. Cohen
Family Trust
Scale 1" = 80' May 14, 2022

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

Being a subdivision of Assessor Parcels
21-124.211 & 21-75 & 21-76

Plan References:
Edgartown Case File 236
Edgartown Case File 661
Plan Book 17 Page 106

Legend:
..... Denotes Bound Found