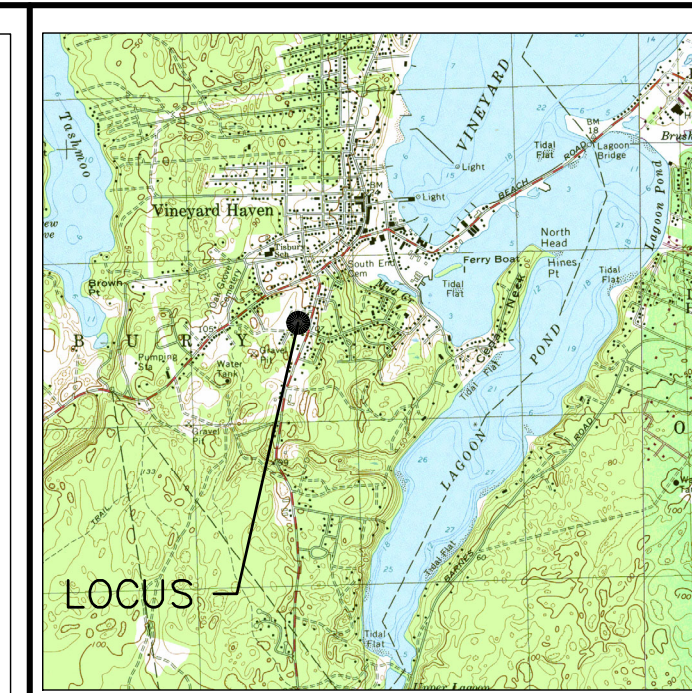


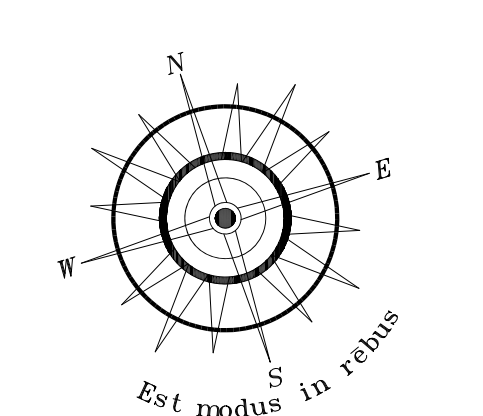
MASSACHUSETTS STATE PLANE
EST MODUS IN PABUS



LOCUS MAP N.T.S.

REVISIONS	DATE

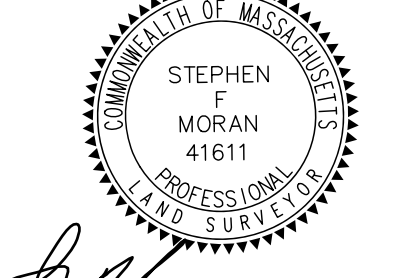
**PLAN OF LAND
 PREPARED FOR
 475 EDGARTOWN
 RD
 TISBURY, MA**



**MORAN
 SURVEYING
 INCORPORATED**

14 William Ave
 Pembroke, MA 02359
 Telephone 781.293.5601
 Fax 781.293.1952
 Professional Land Surveyors
 Land Planners
www.moransurveying.com

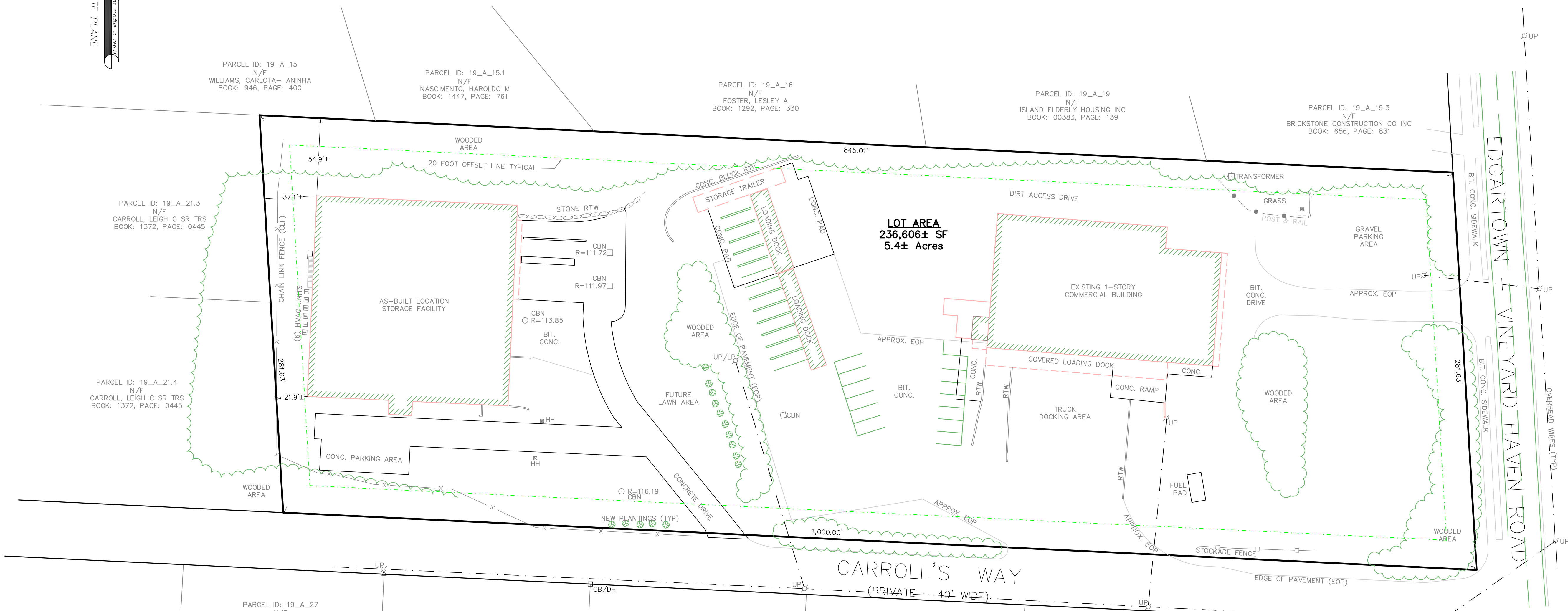
I CERTIFY THAT THE LOCATION OF THE EXISTING STRUCTURES AS SHOWN ON THIS PLAN ARE CORRECT AND ARE THE RESULT OF AN ACTUAL "ON THE GROUND" SURVEY PERFORMED BY MORAN SURVEYING INC. ON SEPTEMBER 3, 2021.



Stephen F. Moran 09.22.21
 STEPHEN F. MORAN DATE

SCALE: 1" = 40'
 0 40 80 120

DATE: 20 SEPTEMBER 2021
 COMP./DESIGN: SFM
 CHECK: SFM
 DRAWN: DB
 FIELD: SFM/J. SONIA
 APPROVED: SFM
 DWG.No. 21-115 SHEET 1 OF 1
 JOB No. 21-115



LOCUS OWNER:
 MCLC FAMILY LIMITED PARTNERSHIP
 P.O. BOX 1209
 VINEYARD HAVEN, MA 02568
 ASSESSOR'S LOT 19_A_20
 DEED BOOK: 1427, PAGE: 554

FEMA:
 LOCUS LIES WITHIN THE FEMA FLOOD ZONE X AS SHOWN ON THE F.I.R.M. MAP #25007C0103J EFFECTIVE 7/20/2016.

PLAN REFERENCES:

- "PLAN OF LAND IN TISBURY & OAK BLUFFS, MASS. SURVEYED FOR WILLIAM E. CARROLL ET ALS", MAY 5, 1970, SCALE 1" = 300', DEAN R. SWIFT, REG'D LAND SURVEYOR, VINEYARD HAVEN, MASS." IN BOOK 283, PAGE 315.
- "PLAN OF LAND IN TISBURY, MASSACHUSETTS, SURVEYED FOR FERRO-SILVA REALTY TRUST", JANUARY 22, 1973, SCALE: 1" = 100', DEAN R. SWIFT, REG'D LAND SURVEYOR, VINEYARD HAVEN, MASS." IN TISBURY CASE FILE No. 48.

SURVEY NOTES:

- AERIAL IMAGE CREATED BY A COMBINATION OF ON THE GROUND SURVEY AND SMALL UNMANNED AERIAL SYSTEM (sAUS) FLOWN AT AN ALTITUDE OF 150 FEET ABOVE GROUND LEVEL (AGL).
- PHOTO RECONSTRUCTION DONE WITH COMMERCIAL GRADE PHOTOGRAMMETRY SOFTWARE, PIX4D.
- GROUND SAMPLING DISTANCE UNDER 2 19 CM/PX, WITH A RMS error = 0.037 US SURVEY FEET
- BASIS OF BEARING STATE PLAIN NAD 83 MA ISLAND, ELEVATIONS NGVD88, OBTAINED WITH RKT OPS
- RTK Method: RTCM V3.0, Device: Data Collector Internet, Network: NTRIP RTCM3MSM_JMAX

BasePt Latitude Longitude
 41.371107617 -70.322730426

- MORAN SURVEYING INC, LICENSED DRONE OPERATORS FAA CERTIFICATION NUMBER 4146852