

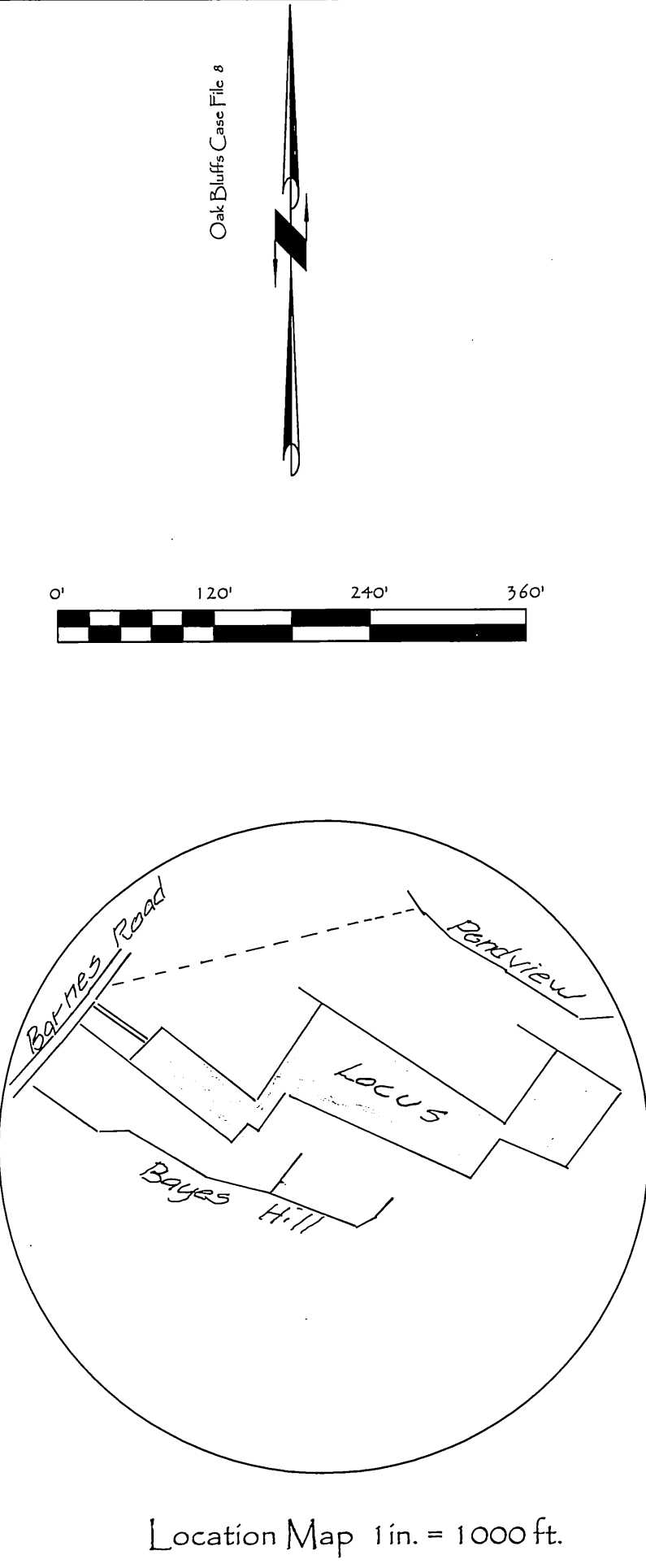
"Lagoon Ridge"

Area Summary
 Total Acreage = 32.06 100%
 Open Space
 preserved open space 10.37 acres
 open space with deed restriction = 8.88 acres
 Total Open Space = 19.25 acres 60%
 Developed Area
 Road = 3.18 acres
 Lots = 9.63 acres
 Total Developed Area = 12.81 acres 40%

Plan of Land in
 Oak Bluffs, Massachusetts
 Surveyed for
 Record Owner: Lagoon Ridge, LLC
 Subdivider: David A. Danielson
 126 Nash Hill Road
 Haydenville, Massachusetts 01039
 March 9, 2016 Scale 1 in. = 120 ft.
 Revised: April 13, 2017
 Revised July 16, 2018

Gregory Marcella P.L.S.
 P.O. Box 6
 Oak Bluffs, Massachusetts
 774-521-5400
 mvsurveyors@gmail.com

Deed Reference Book 1361 Page 397
 Being a subdivision of Assessors Parcel 3
 x = concrete bound to be set



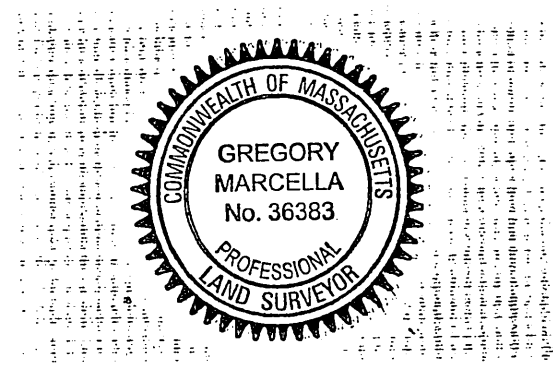
- Plan References**
- Oak Bluffs Case File 8
 - Oak Bluffs Case File 119
 - Oak Bluffs Case File 136
 - Oak Bluffs Case File 174
 - Oak Bluffs Case File 177
 - Oak Bluffs Case File 197
 - Oak Bluffs Case File 349

Date August 21, 2018
 I, Laura Johnston, Clerk of the Town of Oak Bluffs 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.
Laura Johnston
 Town Clerk

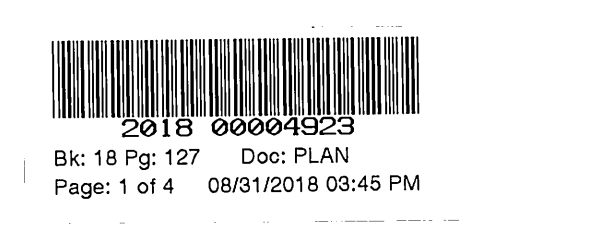
APPROVED
 TOWN OF OAK BLUFFS PLANNING BOARD
 See covenant dated August 9, 2018
 Date August 9, 2018

Gregory Marcella
David A. Danielson
Michael L. Fluegge
Robert Hamilton
Robert Hamilton
Robert Hamilton

This survey and plan were prepared in accordance with the Procedural and Technical Standards for the Practice of Land Surveying in the Commonwealth of Mass.
 I certify that the preparation of this plan conforms with the rules and regulations of the Registers of Deeds of the Commonwealth of Massachusetts
Gregory Marcella
 Professional Land Surveyor
July 26, 2018
 Date

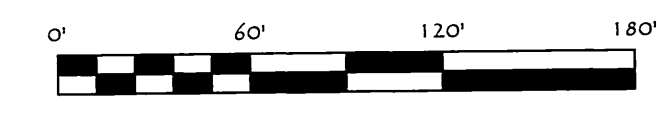


NOTE
 Lots in Cluster C are subject to possible betterments for street improvements if the street is accepted by the town

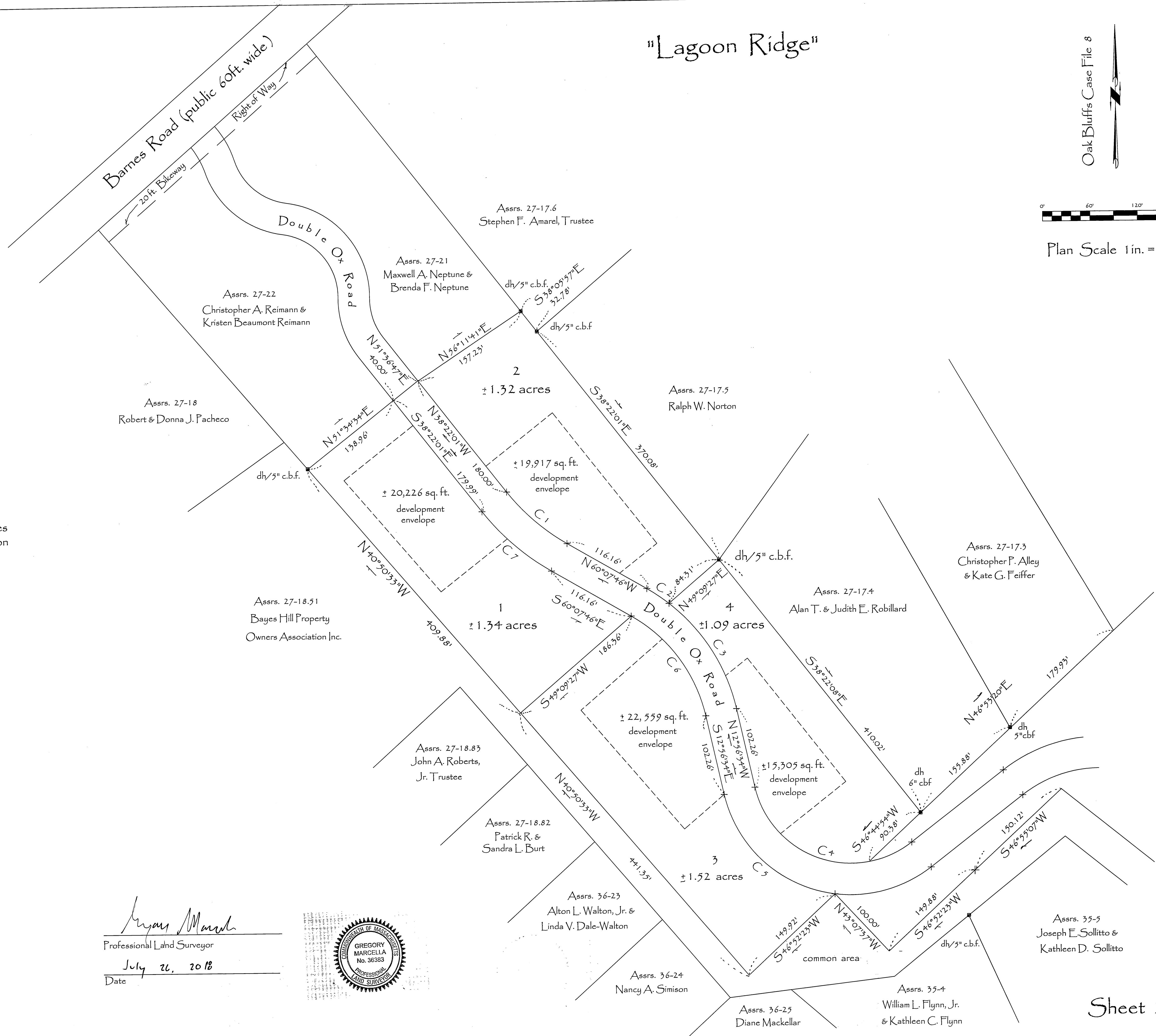


"Lagoon Ridge"

Oak Bluffs Case File 8



Plan Scale 1 in. = 60 ft.

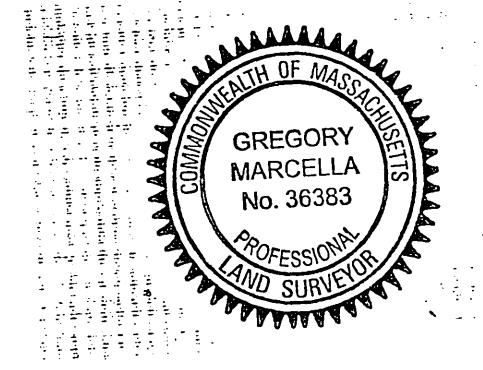


Note: the precise location of the development envelopes is to be determined by the lot owner prior to construction

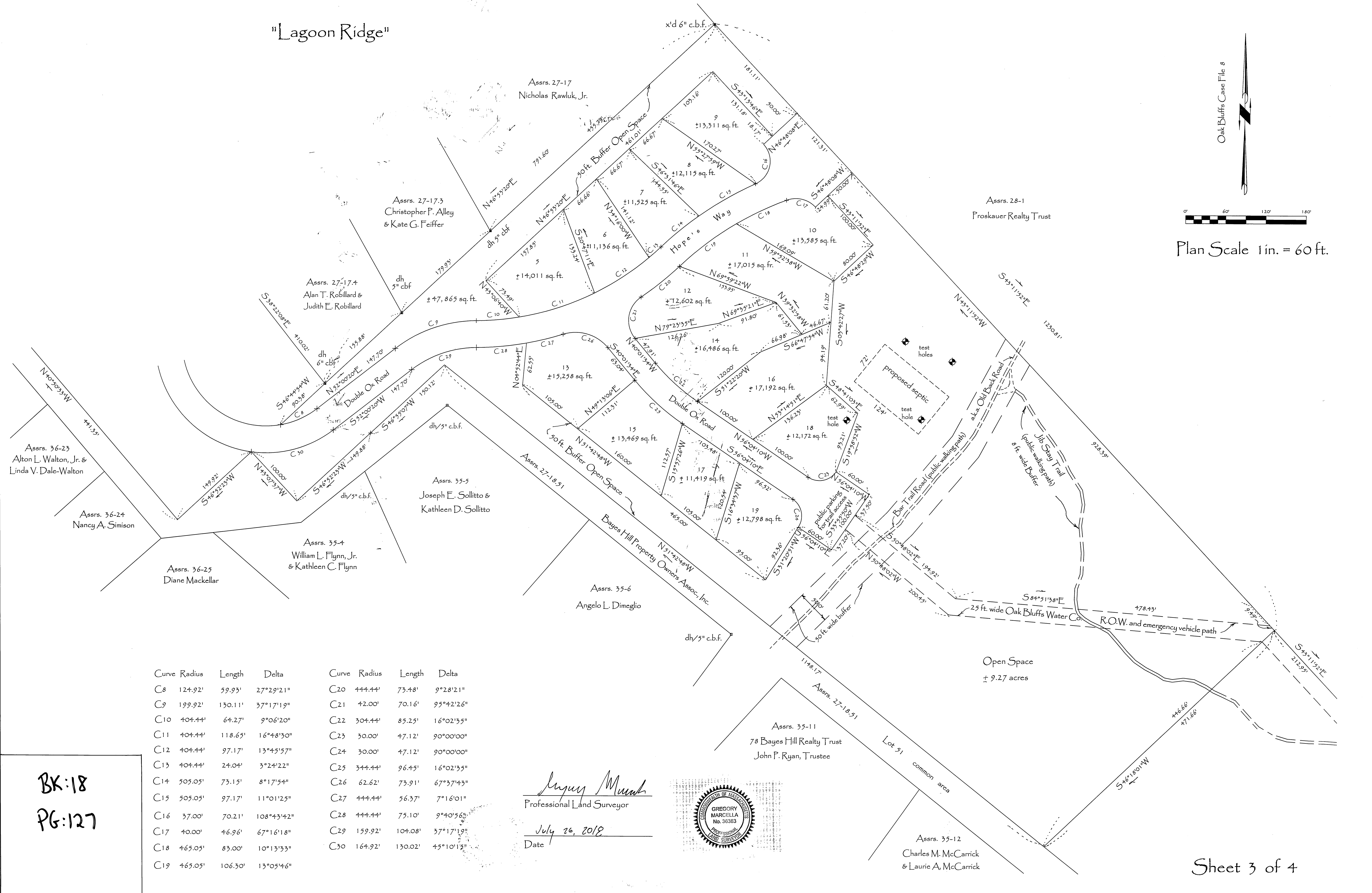
Curve	Radius	Length	Delta
C1	266.72'	101.31'	21°45'45"
C2	237.33'	33.86'	8°10'30"
C3	237.33'	161.59'	39°00'42"
C4	124.92'	122.71'	56°16'50"
C5	164.93'	201.15'	69°32'50"
C6	197.33'	162.51'	47°11'12"
C7	306.72'	116.50'	21°45'45"

BK:18
PG:127

Gregory Marcella
Professional Land Surveyor
July 26, 2018
Date



"Lagoon Ridge"



Oak Bluffs Case File #

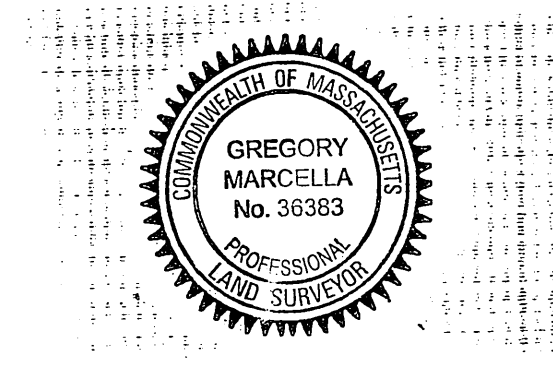


Plan Scale 1 in. = 60 ft.

Curve	Radius	Length	Delta	Curve	Radius	Length	Delta
C8	124.92'	59.93'	27°29'21"	C20	444.44'	73.48'	9°28'21"
C9	199.92'	130.11'	37°17'19"	C21	42.00'	70.16'	95°42'26"
C10	404.44'	64.27'	9°06'20"	C22	304.44'	85.25'	16°02'35"
C11	404.44'	118.65'	16°48'30"	C23	30.00'	47.12'	90°00'00"
C12	404.44'	97.17'	13°43'57"	C24	30.00'	47.12'	90°00'00"
C13	404.44'	24.04'	3°24'22"	C25	344.44'	96.45'	16°02'35"
C14	505.05'	73.15'	8°17'54"	C26	62.62'	73.91'	67°37'43"
C15	505.05'	97.17'	11°01'25"	C27	444.44'	56.37'	7°16'01"
C16	37.00'	70.21'	108°43'42"	C28	444.44'	75.10'	9°40'56"
C17	40.00'	46.96'	67°16'18"	C29	159.92'	104.08'	37°17'19"
C18	465.05'	83.00'	10°13'33"	C30	164.92'	130.02'	45°10'15"
C19	465.05'	106.30'	13°05'46"				

BK:18
PG:127

Gregory Marcella
Professional Land Surveyor
July 26, 2018
Date



Assrs. 35-11
78 Bayes Hill Realty Trust
John P. Ryan, Trustee

Assrs. 35-12
Charles M. McCarrick
& Laurie A. McCarrick

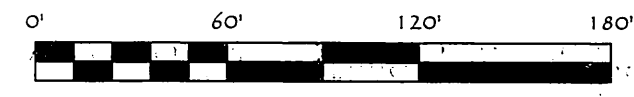
Sheet 3 of 4

"Lagoon Ridge"

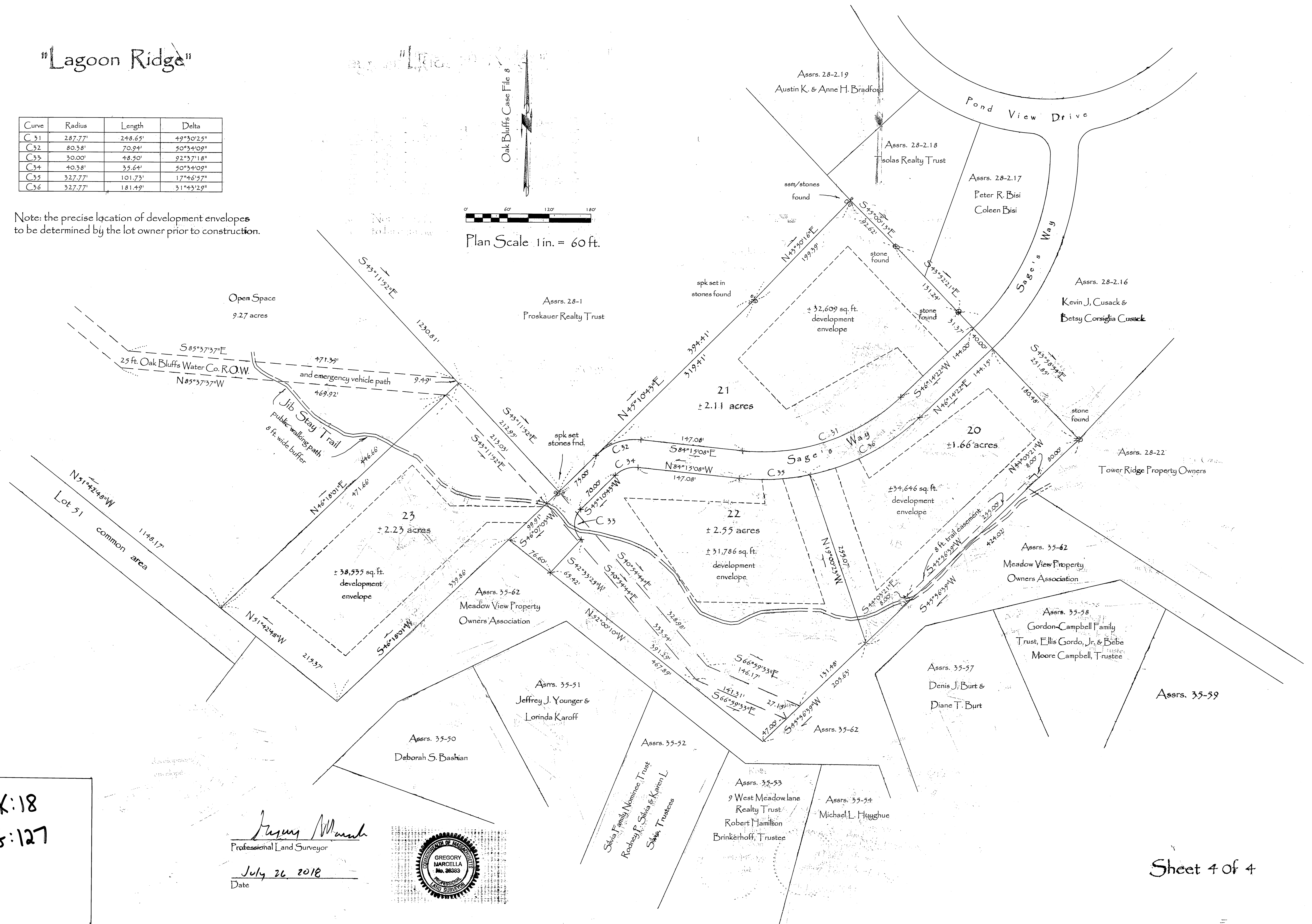
Curve	Radius	Length	Delta
C 31	287.77'	248.65'	49°30'25"
C 32	80.38'	70.94'	50°34'09"
C 33	30.00'	48.50'	92°37'18"
C 34	40.38'	35.64'	50°34'09"
C 35	327.77'	101.73'	17°46'57"
C 36	327.77'	181.49'	31°43'29"

Note: the precise location of development envelopes to be determined by the lot owner prior to construction.

Oak Bluffs Case File 8



Plan Scale 1 in. = 60 ft.



BK:18
PG:127

Gregory Marcella
 Professional Land Surveyor
 July 26, 2018
 Date



Sheet 4 of 4