

Notes:

1. The property that is the subject of this subdivision of land is located at 35 Division Road, Edgartown Assessor's Parcel 37-46, 17.28 acres ±.
2. The property is located in the R20 Zoning District. Minimum lot size = 21,780 s.f. (0.50 acres), minimum setbacks = 30 ft. front, 10 ft. side & rear.
3. Perimeter lot area = 17.28 acres
Open Space Lots A & B = 10.13 acres
Open Space = 59% (not including open space within lots but outside of development envelopes)
4. CB F = concrete bound found

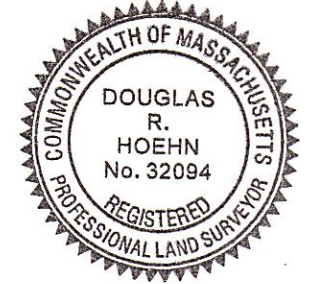
This survey and plan were prepared in accordance with the Procedural and Technical Standards for the Practice of Land Surveying in the Commonwealth of Massachusetts.

I certify that the preparation of this plan conforms with the rules and regulations of the Registers of Deeds effective January 1, 1976 and as amended.

Douglas R. Hoehn

Douglas R. Hoehn, Professional Land Surveyor

Date: June 1, 2023

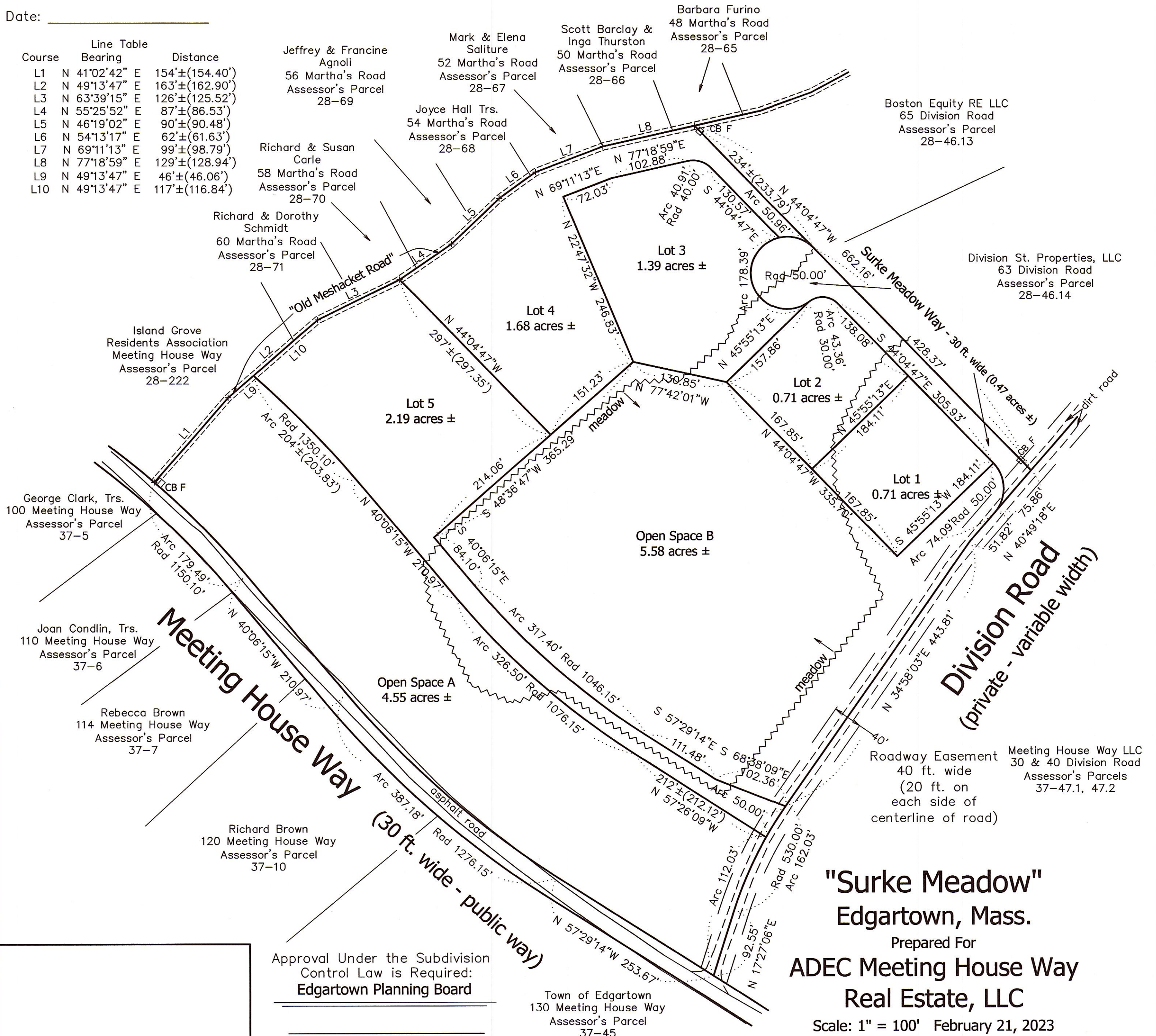


I hereby certify that no notice of appeal was received during the twenty days next after receipt and recording of notice from the Planning Board of the approval of this plan.

Town Clerk _____

Date: _____

Course	Bearing	Distance
L1	N 41°02'42" E	154'±(154.40')
L2	N 49°13'47" E	163'±(162.90')
L3	N 63°39'15" E	126'±(125.52')
L4	N 55°25'52" E	87'±(86.53')
L5	N 46°19'02" E	90'±(90.48')
L6	N 54°13'17" E	62'±(61.63')
L7	N 69°11'13" E	99'±(98.79')
L8	N 77°18'59" E	129'±(128.94')
L9	N 49°13'47" E	46'±(46.06')
L10	N 49°13'47" E	117'±(116.84')



Approval Under the Subdivision Control Law is Required:
Edgartown Planning Board

Date: _____

Town of Edgartown
130 Meeting House Way
Assessor's Parcel
37-45

"Surke Meadow" Edgartown, Mass.

Prepared For
**ADEC Meeting House Way
Real Estate, LLC**

Scale: 1" = 100' February 21, 2023
revised: May 15, 2023, June 1, 2023

Schofield, Barbini & Hoehn Inc.

Land Surveying & Civil Engineering

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