

"Lagoon Ridge"

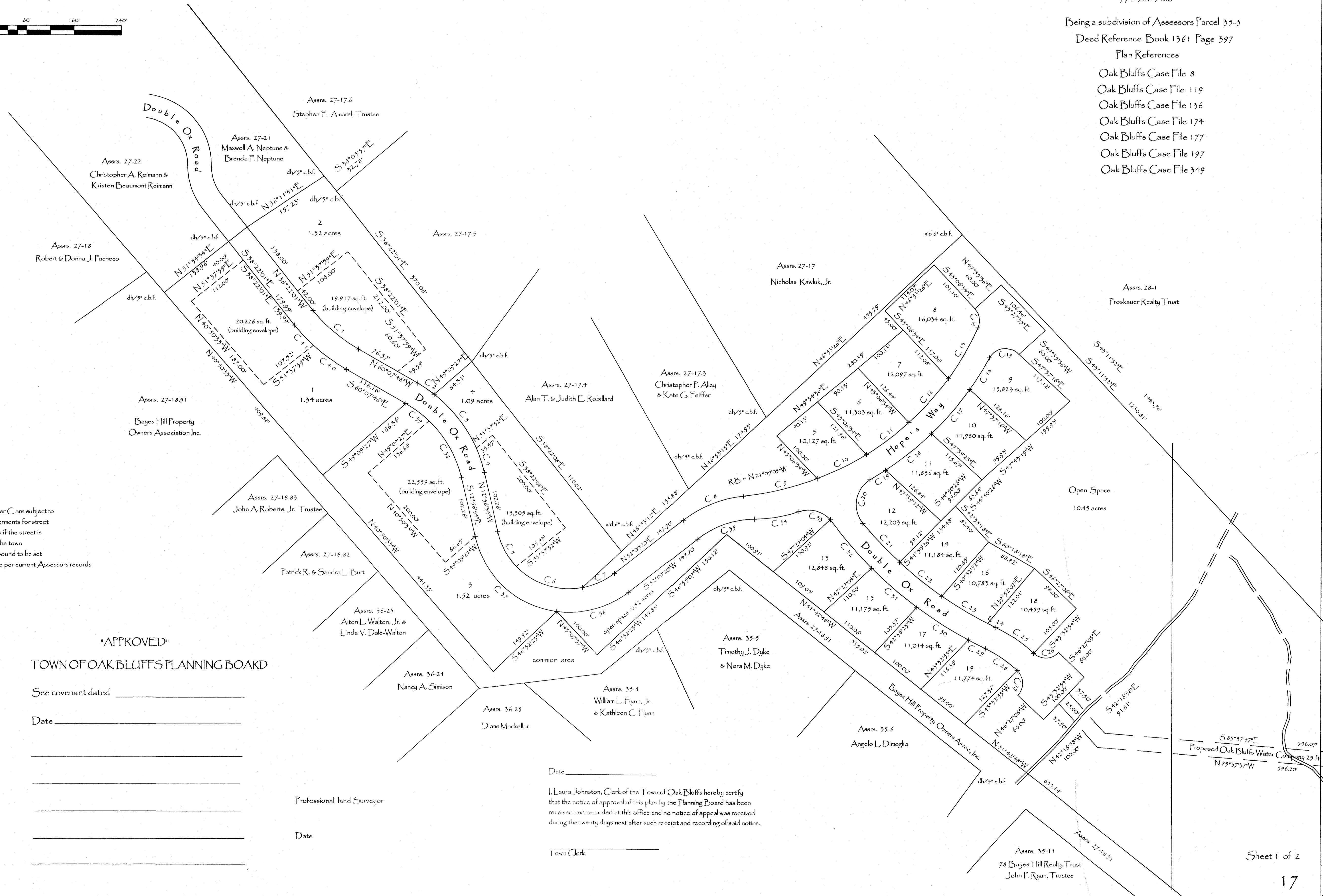
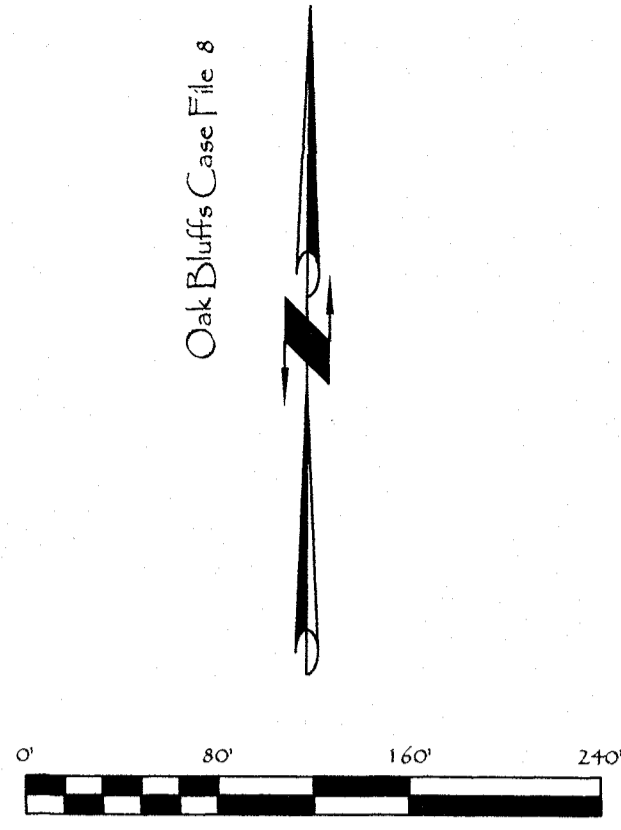
Plan of Land in
Oak Bluffs, Massachusetts
Surveyed for
Lagoon Ridge, LLC
August 26, 2015 Scale 1in. = 80 ft.

Gregory Marcella P.L.S.
P.O. Box 6
Oak Bluffs, Massachusetts 02557
774-521-5400

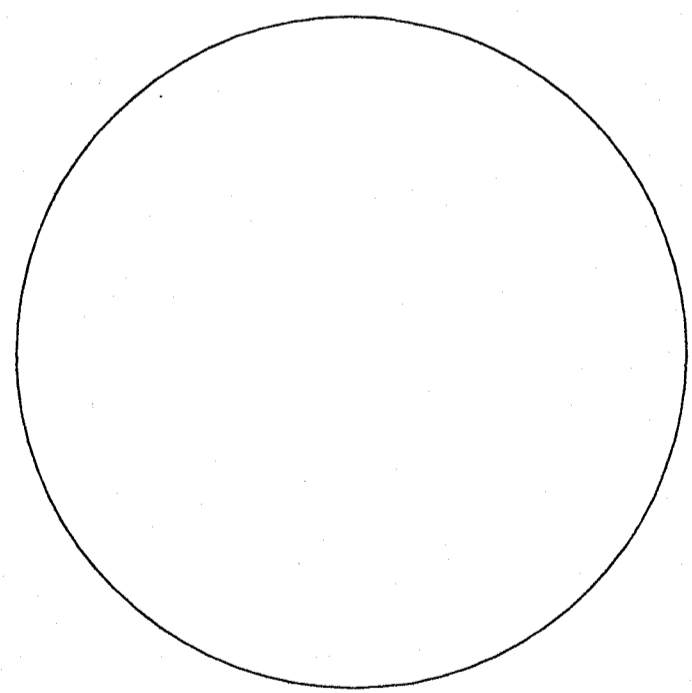
Being a subdivision of Assessors Parcel 35-3
Deed Reference Book 1361 Page 397

- 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

Curve	Radius	Length	Delta
C1	266.72'	101.31'	21°45'45"
C2	237.33'	33.86'	8°10'30"
C3	237.33'	117.58'	28°25'13"
C4	237.33'	44.01'	10°37'29"
C5	124.92'	68.20'	31°16'54"
C6	124.92'	122.71'	56°16'50"
C7	124.92'	59.93'	27°29'21"
C8	199.92'	110.92'	31°47'19"
C9	493.79'	129.33'	14°56'44"
C10	493.79'	94.02'	10°51'55"
C11	493.79'	90.60'	10°28'12"
C12	493.79'	100.58'	11°37'26"
C13	493.79'	100.00'	11°33'23"
C14	50.00'	34.77'	66°24'23"
C15	50.00'	57.34'	109°30'55"
C16	555.79'	65.58'	6°47'57"
C17	555.79'	99.76'	10°40'05"
C18	555.79'	100.25'	10°43'15"
C19	555.79'	51.14'	3°19'46"
C20	50.00'	85.15'	97°34'53"
C21	662.77'	90.00'	7°46'50"
C22	662.77'	92.01'	7°57'14"
C23	662.77'	90.10'	7°47'20"
C24	662.77'	15.60'	1°20'56"
C25	241.01'	76.57'	18°12'14"
C26	50.00'	47.12'	90°00'00"
C27	50.00'	47.12'	90°00'00"
C28	201.01'	65.86'	18°12'14"
C29	702.77'	55.25'	2°42'34"
C30	702.77'	105.34'	8°25'30"
C31	702.77'	100.62'	8°12'15"
C32	702.77'	107.82'	8°47'24"
C33	50.00'	58.00'	66°27'42"
C34	239.07'	76.38'	18°18'18"
C35	159.92'	104.08'	37°17'19"
C36	164.92'	130.02'	45°10'15"
C37	164.93'	201.15'	69°52'50"
C38	197.53'	113.40'	32°55'53"
C39	197.53'	49.11'	14°15'57"
C40	506.72'	69.48'	12°58'44"
C41	506.72'	47.02'	8°47'01"



NOTE
Lots in Cluster C are subject to possible betterments for street improvements if the streets accepted by the town
x = concrete bound to be set
Assessors are per current Assessors records



Location Map
Scale 1:25,000

"APPROVED"
TOWN OF OAK BLUFFS PLANNING BOARD

See covenant dated _____

Date _____

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

Professional Land Surveyor

Date

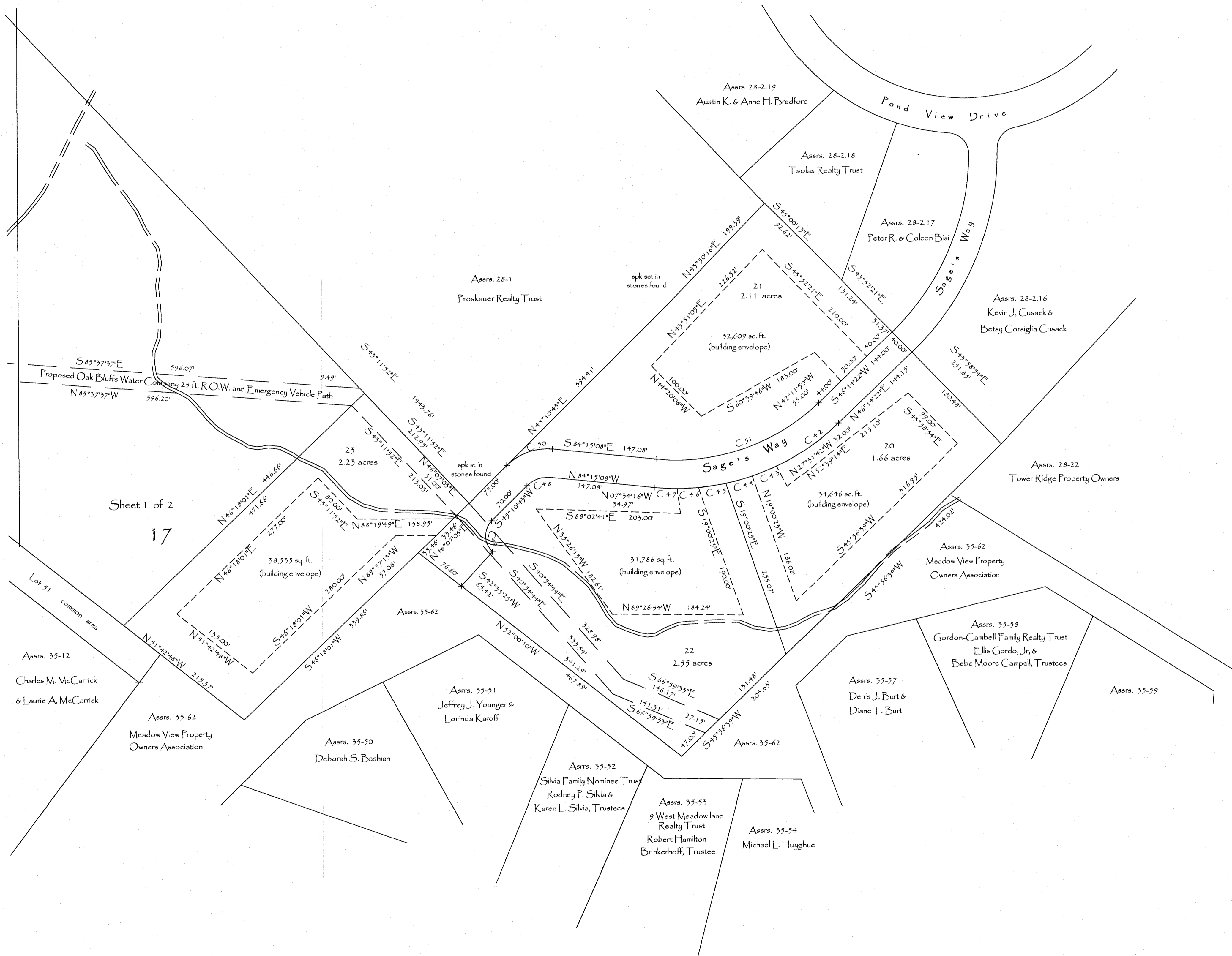
Professional Land Surveyor

Date

Date _____

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 each receipt and recording of said notice.

Town Clerk



Sheet 1 of 2
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Curve	Radius	Length	Delta
C42	327.77'	106.37'	18°55'58"
C43	327.77'	36.42'	6°22'44"
C44	327.77'	38.63'	6°45'07"
C45	327.77'	39.19'	6°51'00"
C46	327.77'	30.00'	5°14'59"
C47	327.77'	32.54'	5°41'18"
C48	40.38'	35.64'	50°34'02"
C49	30.00'	48.50'	92°37'18"
C50	80.38'	70.94'	50°34'02"
C51	287.77'	248.65'	49°30'25"

