

Plan of Land in
 Oak Bluffs, Massachusetts
 Surveyed for
 Lagoon Ridge
 April 13, 2017 Scale 1 in. = 100 ft.

Designed by
 Kristen Reimann
 Landscape Architect
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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

Being a subdivision of Assessors Parcel 35-3

x = concrete bound to be set

NOTE

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

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

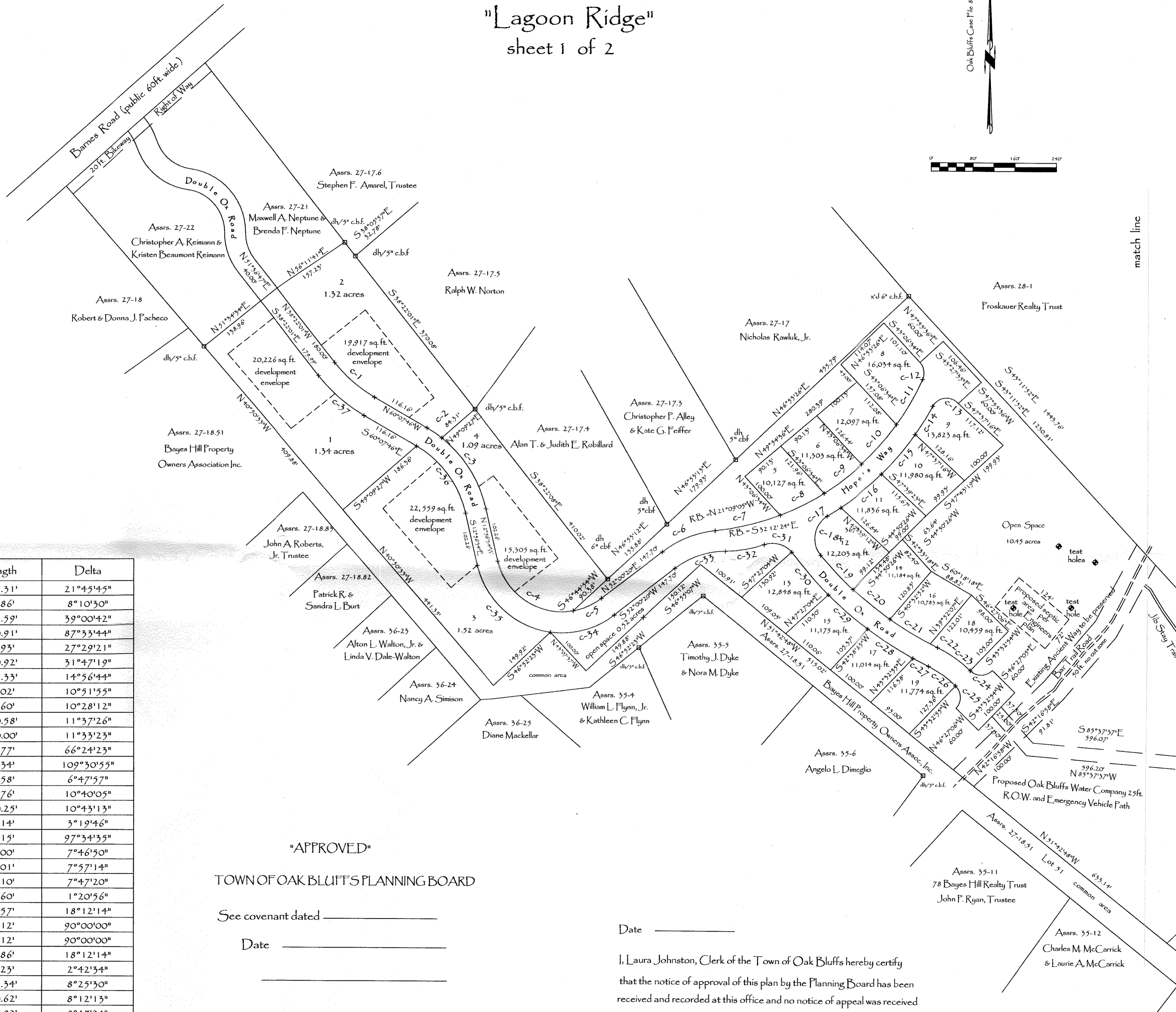
Professional Land Surveyor

Date

Lot Areas

Lot 5 = 10,127 sq. ft.
Lot 6 = 11,303 sq. ft.
Lot 7 = 12,097 sq. ft.
Lot 8 = 16,034 sq. ft.
Lot 9 = 13,823 sq. ft.
Lot 10 = 11,980 sq. ft.
Lot 11 = 11,836 sq. ft.
Lot 12 = 12,203 sq. ft.
Lot 13 = 12,848 sq. ft.
Lot 14 = 11,184 sq. ft.
Lot 15 = 11,175 sq. ft.
Lot 16 = 10,783 sq. ft.
Lot 17 = 11,014 sq. ft.
Lot 18 = 10,459 sq. ft.
Lot 19 = 11,774 sq. ft.

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'	190.91'	87°53'44"
C5	124.92'	59.93'	27°29'21"
C6	199.92'	110.92'	31°47'19"
C7	495.79'	129.33'	14°56'44"
C8	495.79'	94.02'	10°51'55"
C9	495.79'	90.60'	10°28'12"
C10	495.79'	100.58'	11°37'26"
C11	495.79'	100.00'	11°33'23"
C12	30.00'	34.77'	66°24'23"
C13	30.00'	37.34'	109°30'55"
C14	535.79'	63.58'	6°47'57"
C15	535.79'	99.76'	10°40'05"
C16	535.79'	100.25'	10°43'13"
C17	535.79'	31.14'	3°19'46"
C18	50.00'	85.15'	97°34'35"
C19	662.77'	90.00'	7°46'50"
C20	662.77'	92.01'	7°57'14"
C21	662.77'	90.10'	7°47'20"
C22	662.77'	15.60'	1°20'56"
C23	241.01'	76.57'	18°12'14"
C24	30.00'	47.12'	90°00'00"
C25	30.00'	47.12'	90°00'00"
C26	201.01'	63.86'	18°12'14"
C27	702.77'	33.23'	2°42'34"
C28	702.77'	103.34'	8°25'30"
C29	702.77'	100.62'	8°12'13"
C30	702.77'	107.82'	8°47'24"
C31	50.00'	58.00'	66°27'42"
C32	239.07'	76.38'	18°18'18"
C33	159.92'	104.08'	37°17'19"
C34	164.92'	130.02'	45°10'15"
C35	164.92'	201.15'	69°52'50"
C36	197.33'	162.51'	47°11'12"
C37	306.72'	116.50'	21°45'45"



"APPROVED"
 TOWN OF OAK BLUFFS PLANNING BOARD

See covenant dated _____

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 such receipt and recording of said notice.

Town Clerk

Lagoon Ridge

sheet 2 of 2

Oak Bluffs Case File #



Area Summary

Total Acreage = 32.07 Acres 100%

Open Space

preserved open space = 11.09 acres

open space with deed restriction = 8.76 acres

Open Space Total = 19.85 acres 62%

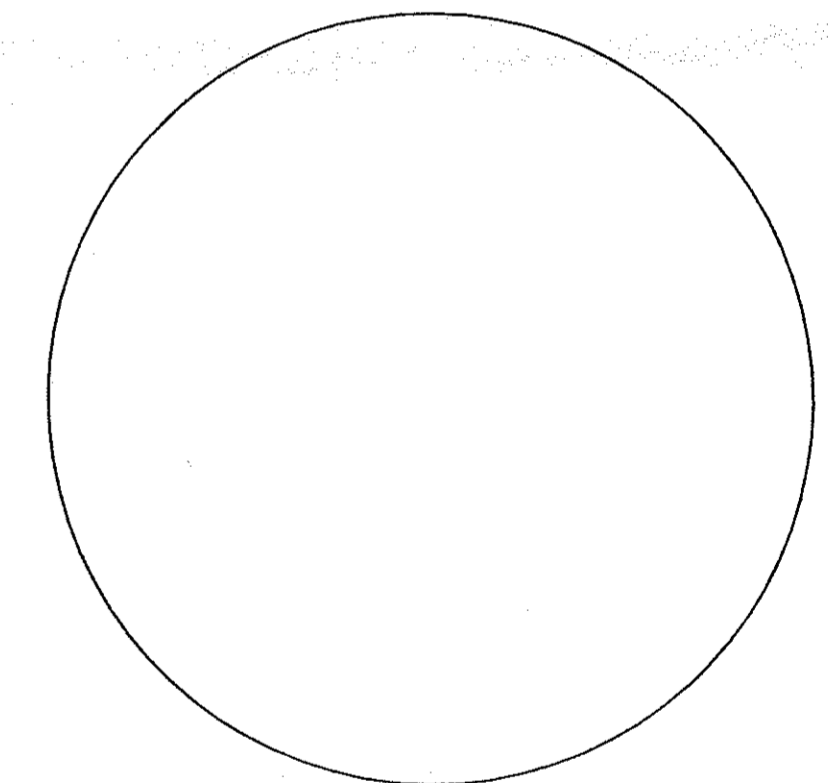
Developed Acreage

Road = 3.17 acres

Lots = 9.05 acres

Total Developed Acreage = 12.22 acre 38%

Curve	Radius	Length	Delta
C-38	80.38'	70.94'	50°34'09"
C-39	287.77'	248.65'	49°50'25"
C-40	327.77'	181.49'	31°43'29"
C-41	327.77'	101.73'	17°46'57"
C-42	40.38'	35.64'	50°34'09"
C-43	30.00'	48.50'	22°37'18"



Location Map
Scale 1: 25,000

NOTE: On lots 1-4 and 20-23 precise location of development envelopes must be determined prior to any construction

