CURRENT ZONING CLASSIFICATION:
Sconset Residential 20 (SR–20)

MINIMUM LOT SIZE:	20,000 S.F.
MINIMUM FRONTAGE:	75 FT.
FRONT YARD SETBACK:	30 FT.
REAR/SIDE SETBACK:	10 FT.
GROUND COVER % :	12.5%

73-123
N/F
TIMOTHY J. CARRUTHERS
ELIZABETH J. WOSS
DEED BK. 1348, PG. 347
PLAN No. 2012–56, LOT 4
#38 BURNELL STREET

73-104
N/F
JESSIE M. GLIDDEN, TRUSTEE
CHINA LAKE REALTY TRUST
DEED BK. 1346, PG. 174
PLAN NO. 2012–56, LOT 5
#1 BLACK FISH LANE

73-120
N/F
SARAH F. ALGER, TRUSTEE
BURPROP NOMINEE TRUST
DEED BK. 1479, PG. 201
PLAN NO. 2015–17, LOT E–2
#36B BURNELL STREET

73-103.1
N/F
WILLIAM D. KORCHICK, TRUSTEE
36 BURNELL STREET NOMINEE TRUST
DEED BK. 1547, PG. 58
PLAN NO. 2015–103, LOT 6
#36 BURNELL STREET

73-2.6
N/F
34A BURNELL STREET NOMINEE TRUST
CERT. #20123
L.C.C. 12272–K, LOT 32
#34A BURNELL STREET

73-2.4
N/F
34 BURNELL STREET NOMINEE TRUST
CERT. #20122
L.C.C. 12272–K, LOT 33
#34 BURNELL STREET

73-2.5
N/F
32 BURNELL STREET NOMINEE TRUST
CERT. #20121
L.C.C. 12272–K, LOT 30
#32 BURNELL STREET

73.4.1–3
N/F
KONSTANTIN GILIS
HALEY N. GILIS
DEED BK. 1567, PG. 336
PLAN NO. 2015–39, LOT B
#25B CLIFTON STREET

73.4.1–3.1
N/F
ADRIANA DAVIDSON, TRUSTEE
ADRIANA DAVISON LIVING TRUST
DEED BK. 1516, PG. 344
PLAN NO. 2015–39, LOT A
#25A CLIFTON STREET

49.3.2–1
N/F
ERIKA D. MOONEY, TRUSTEE
ERIKA D. MOONEY LIVING TRUST AGREEMENT
DEED BK. 1516, PG. 344
PLAN NO. 2001–15, LOT 1
#23 CLIFTON STREET

49.3.2–34
N/F
JASON S. DAVIDSON
DEED BK. 693, PG. 349
PLAN NO. 2001–15, LOT 2
#21 CLIFTON STREET

73.4.1–45
N/F
SALLY M. CARTER, TRUSTEE
JOHN H. CARTER, TRUSTEE
HOOKED REALTY TRUST
DEED BK. 549, PG. 130
PLAN FILE 9–E, LOT 9
#19 CLIFTON STREET

CLIFTON (VARIABLE WIDTH) STREET

EDGE OF PAVEMENT

S76°38'50"E 557.84'

BLACK FISH LANE
(PRIVATE – 40' WIDE)

BURNELL (PUBLIC – VARIABLE WIDTH) STREET
(TAKING DOC. #20748, ROAD PLANS DRAWER #1 PLAN No. 360)

LOT 20
21,309± S.F.
R.F.= 0.96

LOT 21
21,311± S.F.
R.F.= 0.93

LOT 22
21,302± S.F.
R.F.= 0.93

LOT 24
14,704± S.F.
R.F.= 0.42

LOT (25)
32,647± S.F.
R.F.= 0.72

LOT (26)
47,349± S.F.
R.F.= 0.84

LOT 23
21,405± S.F.
R.F.= 0.77

CERT. #24819
CERT. #24563

dhCB SET 9-27-21

CRB (R) FD 04/30/21
dhCB (R) FD 04/30/21
dhCB FD 04/30/21
CB (R) FD 04/30/21
dhCB (R) FD 04/30/21 HELD FOR LINE
NOT CRB (R) TAN. FD 04/30/21
CB (R)(D) FD 04/30/21
dhCB (R) NF 05/25/21
R+C FD 04/30/21

73.4.1–55
N/F
MARCO HANIG
COURTNEY MINISTER HANIG
Cert. 27150
L.C.C. 21902–E, LOT 14
L.C.C. 21902–F, LOT 17
#35 BURNELL STREET

73.4.1–26.1
N/F
33 COFFIN STREET LLC
Cert. 27154
L.C.C. 21902–E, LOT 15
L.C.C. 21902–F, LOT 18
#33 COFFIN STREET

73.4.1–26.2
N/F
WILLARD J. OVERLOCK, JR.
QUALIFIED PERSONAL RESIDENCE TRUST
KATHERINE S. OVERLOCK
QUALIFIED PERSONAL RESIDENCE TRUST
Cert. 23572
L.C.C. 21902–C, LOT 5
#29 COFFIN STREET

73.4.1–26.5
N/F
CYNTHIA B. ROBERTS, TRUSTEE
ROBERTS NOMINEE TRUST
Cert. 24608
L.C.C. 21902–C, LOT 8
#18 CLIFTONSTREET

73.4.1–26.7
N/F
CYNTHIA B. ROBERTS, TRUSTEE
ROBETRS NOMINEE TRUST
Cert. 24610
L.C.C. 21902–C, LOT 4
#25 COFFIN STREET

73.4.1–26.6
N/F
LINDA CAROL KINSLEY
Cert. 17766
L.C.C. 21902–C, LOT 9
#16 CLIFTONSTREET

73.4.1–26
N/F
AURORA HEIGHTS LLC
Cert. 23990
L.C.C. 21902–C, LOT 3
#21 COFFIN STREET

73.4.1–25
N/F
JAMES OGILVY
JULIA OGILVY
DEED BK. 1248, PG. 83
PLAN FILE 37–A, LOT 1
#21 BURNELL STREET

73.4.1–24
N/F
PETER L. WATROUS
DEED BK. 1285, PG. 172
PLAN No. 2011–36, LOT 1
#30 COFFIN STREET

SUNSET RIDGE LN.

COFFIN (VARIABLE WIDTH) STREET

W. SANKATY ROAD

L.C.C. 21902–B

LOCUS MAP SCALE: 1" = 631' ±

PLANFIELD ROAD, CLIFTON STREET, TOWARDY LANE, COMEAU LANE, SCONSET AVENUE, BLACK FISH LANE, BURNELL STREET, N. ROAD, S. ROAD, LOCUS, COFFIN STREET

LEGEND

dhCB FD ■	DENOTES CONCRETE BOUND WITH DRILLHOLE FOUND
CB FD ■	DENOTES CONCRETE BOUND FOUND
CRB FD ■	DENOTES COUNTY ROAD BOUND FOUND
R+C FD ◉	DENOTES REBAR AND CAP FOUND
(R)	DENOTES RECORD MONUMENT
(NF)	DENOTES MONUMENT NOT FOUND
(D)	DENOTES DISTURBED MONUMENT
CBS	DENOTES EXISTING CATCHBASIN
■	DENOTES CONCRETE BOUND WITH DRILLHOLE TO BE SET

21902 H
LAND COURT
OCT 05 2021
FILED
LOTS 25+26 "ONLY"

"I CERTIFY THAT AS OF THE DATE OF THIS SURVEY, THE MONUMENTS CONTROLLING PRIOR PLANS ARE IN THE GROUND AS SHOWN AND DESCRIBED HERON. I FURTHER CERTIFY THAT ANY ADDITIONAL MONUMENTS SHOWN HEREON HAVE BEEN SET IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 AS OF THE DATE OF THIS SURVEY.
"I CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 ON OR BETWEEN 04–30–2021 AND 05–25–2021."

DATE: 6-7-2021

JEFFREY L. BLACKWELL No. 35388 REGISTERED PROFESSIONAL LAND SURVEYOR

UNADJUSTED TRAVERSE DATA

SURVEY PRECISION	: 1:60818
LINEAR ERROR OF CLOSURE	: 0.0374
DIRECTIONAL ERROR OF SURVEY	: S30°36'37.1"E
EDM ACCURACY LEICA TCRP 1203	: ±(5mm+2ppm)

THE PLANNING BOARD DETERMINES THAT:

NOTE:

PARCEL(S) 20-26 DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT WHICH ARE REQUIRED TO BE EXCLUDED FROM LOT AREA UNDER THE NANTUCKET ZONING BY–LAW BUT STILL MAY BE SUBJECT TO PROTECTION UNDER STATE AND LOCAL WETLAND BY–LAWS. DETERMINATION OF APPLICABILITY MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION OF CONFORMANCE UNDER ZONING.

Nantucket Planning Board
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

06-14-2021 DATE SIGNED
PLSUBS 2021-06-60171 FILE #

OWNER INFORMATION

LEONORE S. CUNNINGHAM, TRUSTEE
CLIFTON STREET NOMINEE TRUST
CERT. OF TITLE #24819
L.C.C. 21902–E, LOT 13
CERT. OF TITLE #27149
L.C.C. 21902–F, LOTS 16 & 19
ASSESSOR'S MAP 73.4.1, PARCEL 54
#31 COFFIN STREET

EMILY OVERLOCK CURRY
WILLARD J. OVERLOCK, III
JAMES GARRET OVERLOCK
CERT. OF TITLE #24563
L.C.C. 21902–C, LOTS 6 & 7
ASSESSOR'S MAP 73.4.1, PARCEL 26.3
#22 CLIFTON STREET
ASSESSOR'S MAP 73.4.1, PARCEL 26.4
#20 CLIFTON STREET

T:\JACK 26 JOB 45
V:\DRAWFILES\B5871\ANR.dwg 6/9/2021 3:23:29 PM EDT

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

BLACKWELL & ASSOCIATES, Inc.
PROFESSIONAL LAND SURVEYORS & CIVIL ENGINEERS
20 TEASDALE CIRCLE
NANTUCKET, MASSACHUSETTS 02554
(508) 228–9026
www.blackwellsurvey.com

BEING A DIVISION OF LCC 21902-C, LOTS 6 & 7;
~~LCC 21902 E, LOT 13 & LCC 21902-F, LOTS 16 & 19~~

DIVISION PLAN OF LAND
in Nantucket, MA
Prepared for
GARRET OVERLOCK

REV. 9-29-2021

Drawn by: LSJ	Date: May 27, 2021
Approved by: JLB	Scale: 1"=40'

B5871

21902 H