

Date: _____
Time: _____
Plan No.: _____
Attest: _____ Register

RESERVED FOR REGISTRY USE

OWNER INFORMATION

MICHELE KOLB
Deed Bk./Pg.: 1856/291
Plan No.: 2022-23, LOT 1
ASSESSOR'S MAP 30, PARCEL 254 (PORTION)
#2 CABOT LANE

LEGEND

- dhCB (FD) ■ DENOTES CONCRETE BOUND WITH DRILLHOLE FOUND
- IP (FD) ○ DENOTES IRON PIPE FOUND
- SSM (FD) ● DENOTES STEEL SURVEY MARKER FOUND

CURRENT ZONING CLASSIFICATION:
Residential 1 (R-1) **EXISTING:**
MINIMUM LOT SIZE: 5000 S.F. 7,338± S.F.
MINIMUM FRONTAGE: 50 FT. SEE PLAN
FRONT YARD SETBACK: 10 FT. SEE PLAN
SIDE/REAR SETBACK: 5 FT.* SEE PLAN
GROUND COVER % : 30 % SEE PLAN

*139-16 C.(3): 10' SETBACK REQUIRED FOR ANY STREET OR WAY.

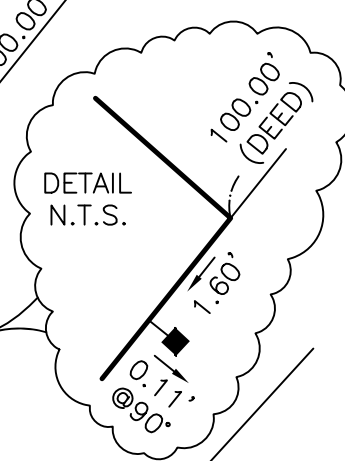
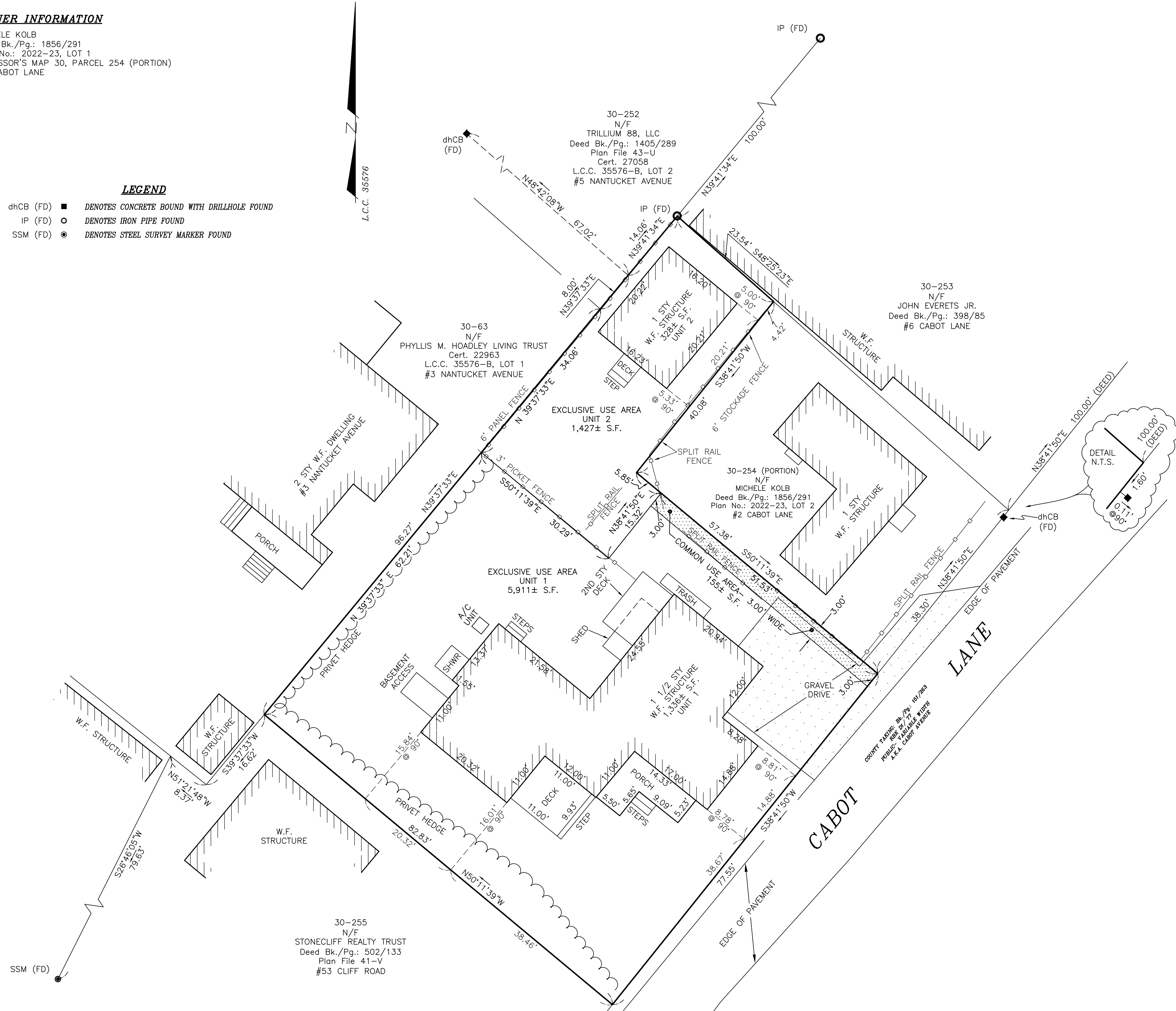
NOTE:

ALL BUILDING MEASUREMENTS AND OFFSETS TO THE PROPERTY LINE ARE TO THE CORNER BOARDS ABOUT 4 FEET ABOVE GRADE, UNLESS NOTED ON THIS PLAN. THIS PLAN IS NOT A CERTIFICATION AS TO THE TITLE OF OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS.

NOTE:

THE BUILDING DIMENSIONS AND AREAS SHOWN ARE MEASURED TO THE CORNER BOARDS OF THE STRUCTURES FOR THE PURPOSES OF THE CONDOMINIUM SITE PLAN.

LOCUS MAP SCALE: 1" = 480' ±



Master Deed Site Plan
#2 Cabot Lane
Condominium

#2 Cabot Lane
Scale: 1" = 10' September 19, 2022

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026

"I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN".

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

I HEREBY CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LOCATION AND DIMENSIONS OF THE BUILDING(S) AS-BUILT AND FULLY LISTS THE UNITS CONTAINED THEREIN.

