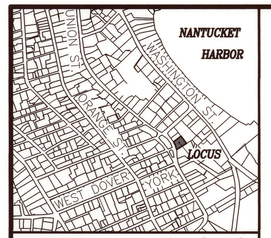


LOCUS MAP SCALE: 1"= 640'±

CURRENT ZONING CLASSIFICATION:
Residential Commercial (RC)

MINIMUM LOT SIZE:	5000 S.F.
MINIMUM FRONTAGE:	50 FT.
FRONT YARD SETBACK:	none
REAR/SIDE SETBACK:	5 FT.
GROUND COVER % :	50%

OWNER INFORMATION

MIRIAM T. VARIAN, TRUSTEE
NANTUCKET VARIAN REVOCABLE TRUST
DEED BK. 1631, PG. 328
PLAN FILE 46–C, LOT 1
ASSESSOR'S MAP 55.1.4, PARCEL 32
#54 UNION STREET

NOTE:
BUILDING TO PROPERTY LINE SETBACKS ARE MEASURED FROM CORNERBOARDS.

DEED REFERENCE

DEED Bk. 109, Pg. 303
DEED Bk. 109, Pg. 318
DEED Bk. 110, Pg. 262

PLAN REFERENCE

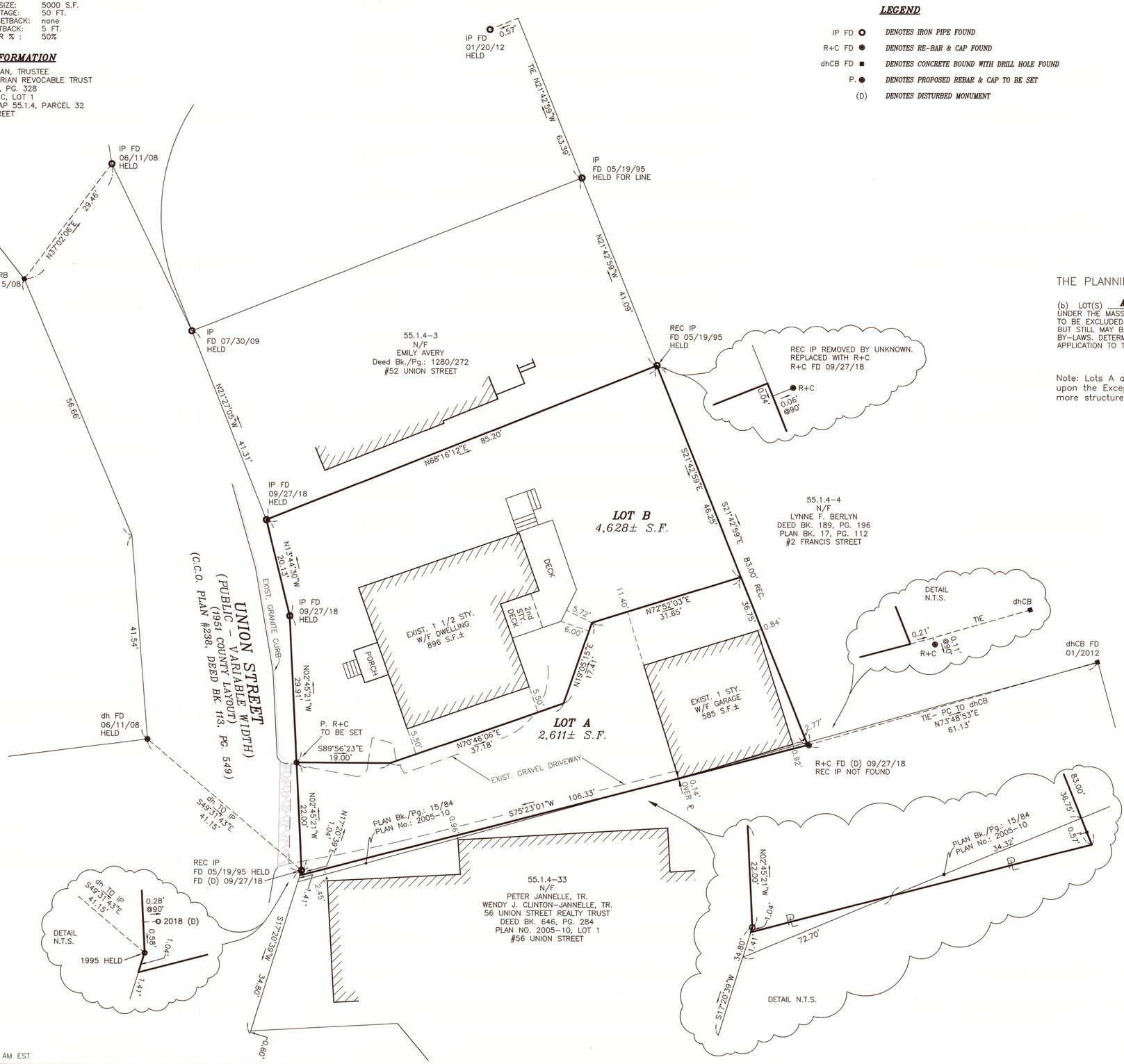
DEED Bk. 11, Pg. 55
DEED Bk. 15, Pg. 84

LEGEND

IP FD	DENOTES IRON PIPE FOUND
R+C FD	DENOTES RE-BAR & CAP FOUND
dhCB FD	DENOTES CONCRETE BOUND WITH DRILL HOLE FOUND
P.	DENOTES PROPOSED REBAR & CAP TO BE SET
(D)	DENOTES DISTURBED MONUMENT

PLAN FILE 46–C

NANTUCKET REGISTRY OF DEEDS
Date:
Time:
Plan No.:
Attest: Register
SHEET 1 OF 1
RESERVED FOR REGISTRY USE



THE PLANNING BOARD DETERMINES THAT:

(b) LOT(S) A & B 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.

Note: Lots A and B are being created pursuant to MGL c. 41, s81 P, based upon the Exception Clause of MGL c.41, s81 L for lots containing two or more structures that predate the adoption of Subdivision Control in Nantucket.

BEING A DIVISION OF LAND
SHOWN ON PLAN FILE 46–C, LOT 1

Division Plan of Land in Nantucket, MA

Prepared for

MIRIAM T. VARIAN

Scale: 1"= 10' November 05, 2018

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

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

NOTE: PLANNING BOARD ENDORSEMENT IS NOT A CERTIFICATION OF ZONING COMPLIANCE.

Nantucket Planning Board

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

DATE SIGNED: 11/15/18
FILE No.: 8249

COMMONWEALTH OF MASSACHUSETTS
CHRISTOPHER J. ANDREWS
No. 54283
REGISTERED PROFESSIONAL LAND SURVEYOR

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.

11/05/18
PROFESSIONAL LAND SURVEYOR DATE

T:\CHRIS 1 JOB 168
V:\DRAWFILES\B6754\81–L ANR.dwg 11/5/2018 8:14:31 AM EST

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