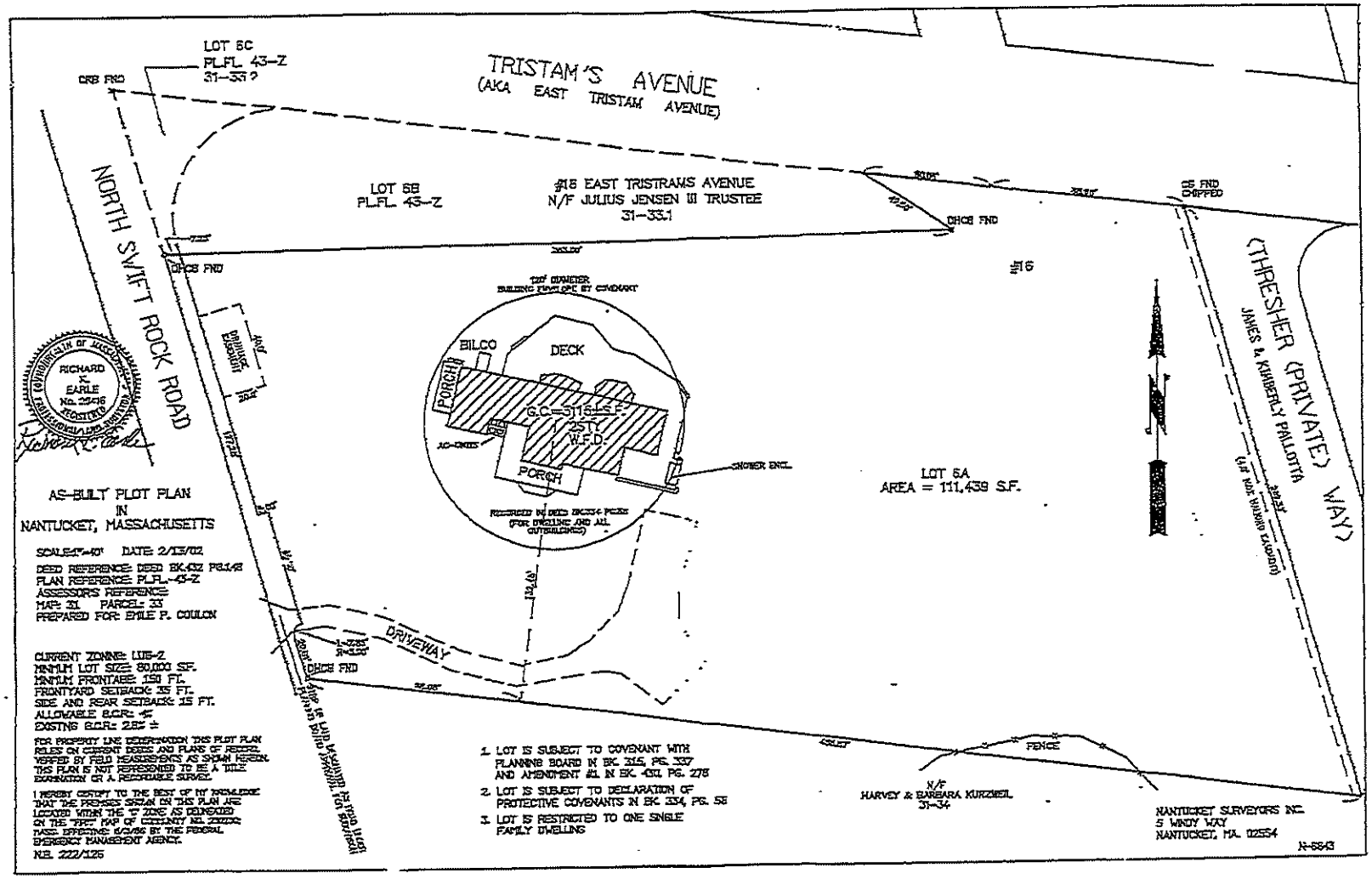
TRISTAM'S AVENUE
(AKA EAST TRISTAM AVENUE)
LOT 5C
PLFL 43-Z
31-33.2
CRB FND
LOT 5B
PLFL 43-Z
#16 EAST TRISTRAMS AVENUE
N/F JULIUS JENSEN III TRUSTEE
31-33.1
DHCB FND
CB FND CHIPPED
#16
NORTH SWIFT ROCK ROAD
(THRESHER (PRIVATE) WAY)
JAMES & KIMBERLY PALLOTTA
BILCO
DECK
PORCH
G.C.=3116 S.F.
2STY.
W.F.D.
PORCH
SHOWER ENCL.
LOT 5A
AREA = 111,439 S.F.
DRIVEWAY
FENCE
N/F
HARVEY & BARBARA KURZWEIL
31-34
RICHARD K. EARLE
No. 25416
REGISTERED
AS-BUILT PLOT PLAN
IN
NANTUCKET, MASSACHUSETTS
SCALE:1"=40' DATE: 2/13/02
DEED REFERENCE: DEED BK.432 PG.148
PLAN REFERENCE: PLFL.-43-Z
ASSESSORS REFERENCE:
MAP: 31 PARCEL: 33
PREPARED FOR: EMILE P. COULON
CURRENT ZONING: LUG-2
MINIMUM LOT SIZE: 80,000 SF.
MINIMUM FRONTAGE: 150 FT.
FRONTYARD SETBACK: 35 FT.
SIDE AND REAR SETBACK: 15 FT.
ALLOWABLE B.C.R.: 4%
EXISTING B.C.R.: 2.8% ±
FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN RELIES ON CURRENT DEEDS AND PLANS OF RECORD, VERIFIED BY FIELD MEASUREMENTS AS SHOWN HEREON. THIS PLAN IS NOT REPRESENTED TO BE A TITLE EXAMINATION OR A RECORDABLE SURVEY.
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE PREMISES SHOWN ON THIS PLAN ARE LOCATED WITHIN THE "C" ZONE AS DEPICTED ON THE "FIRM" MAP OF COMMUNITY NO. 250206 DATED EFFECTIVE 6/2/86 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
N.B. 222/125
1. LOT IS SUBJECT TO COVENANT WITH PLANNING BOARD IN BK. 315, PG. 337 AND AMENDMENT #1 IN BK. 431, PG. 278
2. LOT IS SUBJECT TO DECLARATION OF PROTECTIVE COVENANTS IN BK. 334, PG. 58
3. LOT IS RESTRICTED TO ONE SINGLE FAMILY DWELLING
NANTUCKET SURVEYORS INC.
5 WINDY WAY
NANTUCKET, MA. 02554
N-6843