

CURRENT ZONING: R-1
MINIMUM LOT SIZE: 5,000 S.F.
MINIMUM FRONTAGE: 50'
FRONTYARD SETBACK: 10'
SIDE AND REAR SETBACK: 5'
ALLOWABLE G.C.R.: 30%
AS-BUILT G.C.R.: 29.0%±

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE
THAT THE PREMISES SHOWN ON THIS PLAN IS NOT LOCATED
WITHIN A FLOOD HAZARD ZONE AS DELINEATED ON "FIRM"
MAP NO. 25019C0088G;EFFECTIVE DATE: JUNE 9, 2014
BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

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.

N.B. 448/116 469/44 480/4

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AS-BUILT PLOT PLAN
#8 WINN STREET

NANTUCKET, MASSACHUSETTS

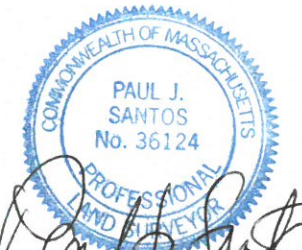
SCALE: 1"=20' DATE: 2/4/25

DEED REFERENCE: Dd. Bk. 1839, Pg. 54
PLAN REFERENCE: Pl. Bk. 20, Pg. 39

ASSESSOR'S REFERENCE:
MAP: 41 PARCEL: 51.2

PREPARED FOR:
DEXTER GROUP, LLC, TRUSTEE

NANTUCKET SURVEYORS LLC
5 WINDY WAY
NANTUCKET, MA. 02554



2/4/25

N-11407