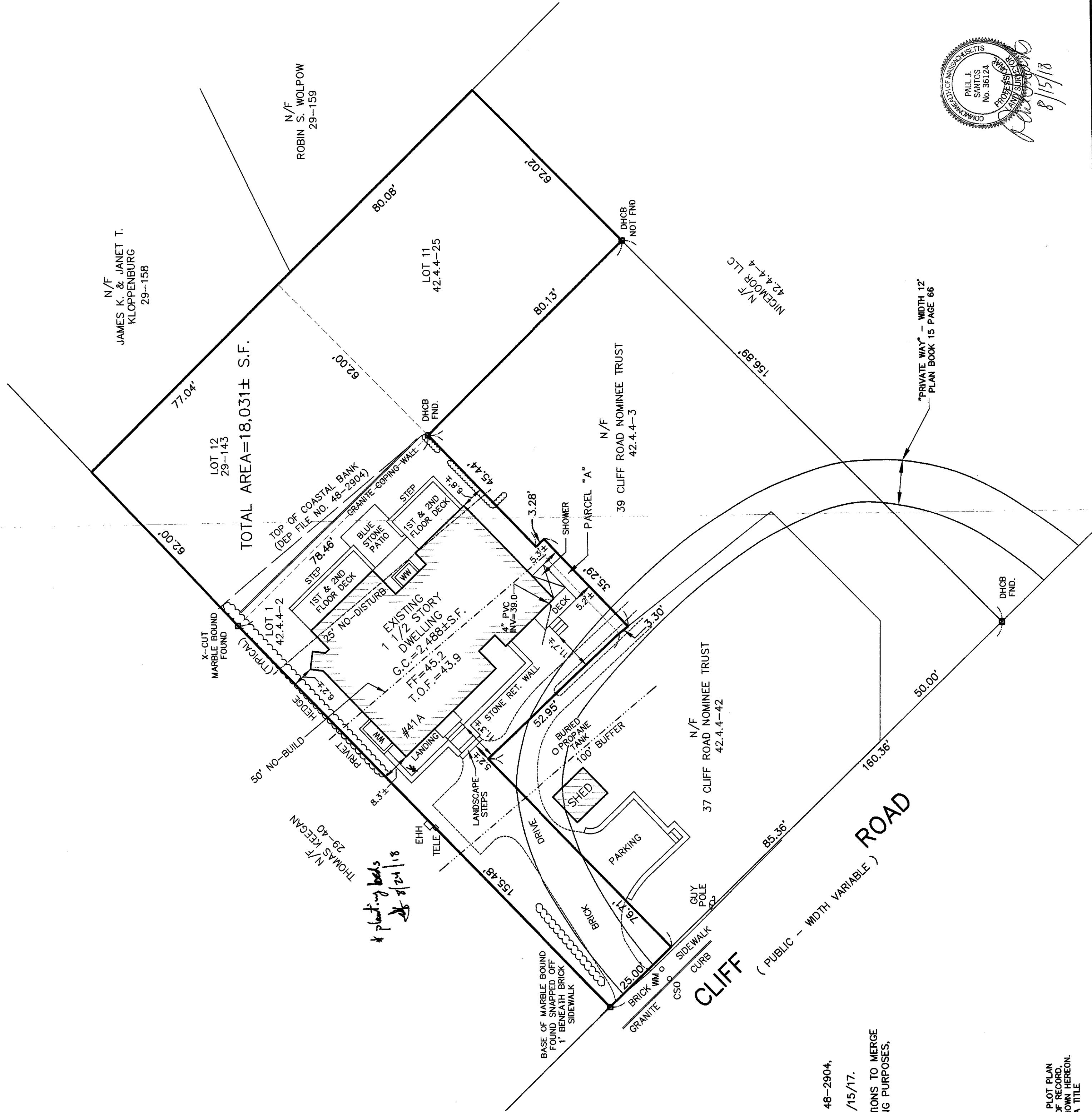
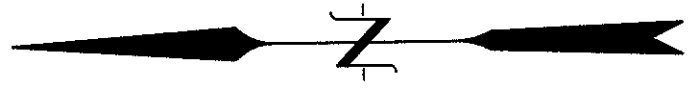




NOTES:

1. SEE ORDER OF CONDITIONS SE 48-2904, Dd. Bk. 1550, Pg. 252.
MINOR MODIFICATION DATED, 11/15/17.

2. SEE DECLARATION OF RESTRICTIONS TO MERGE LOTS FOR BUILDING AND ZONING PURPOSES, Dd. Bk. 1595, Pg. 235.

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%
EXISTING G.C.R.: 13.8%

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.

N.B.: 397/129 & 421/28

AS-BUILT PLOT PLAN
#41A CLIFF ROAD
IN
NANTUCKET, MASSACHUSETTS

SCALE: 1"=20' DATE: 8/15/18
DEED REFERENCE: Dd. Bk. 1515, Pg. 163
Dd. Bk. 1595, Pg. 95
PLAN REFERENCE: PLAN FILE 7-C (LOT 11, 12)
Pl. Bk. 15 Pg. 66 (LOT 1)
PLAN FILE NO. 2017-82 (PARCEL "A")

ASSESSOR'S REFERENCE: SEE PLAN

PREPARED FOR:
STEVEN L. COHEN, TRUSTEE OF
THIRD TIME TRUST
NANTUCKET SURVEYORS LLC
5 WINDY WAY
NANTUCKET, MA. 02554

N-10663

