

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.

CURRENT ZONING CLASSIFICATION:  
Residential Old Historic (R-OH)

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

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

#### LEGEND

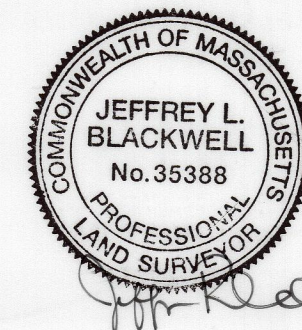
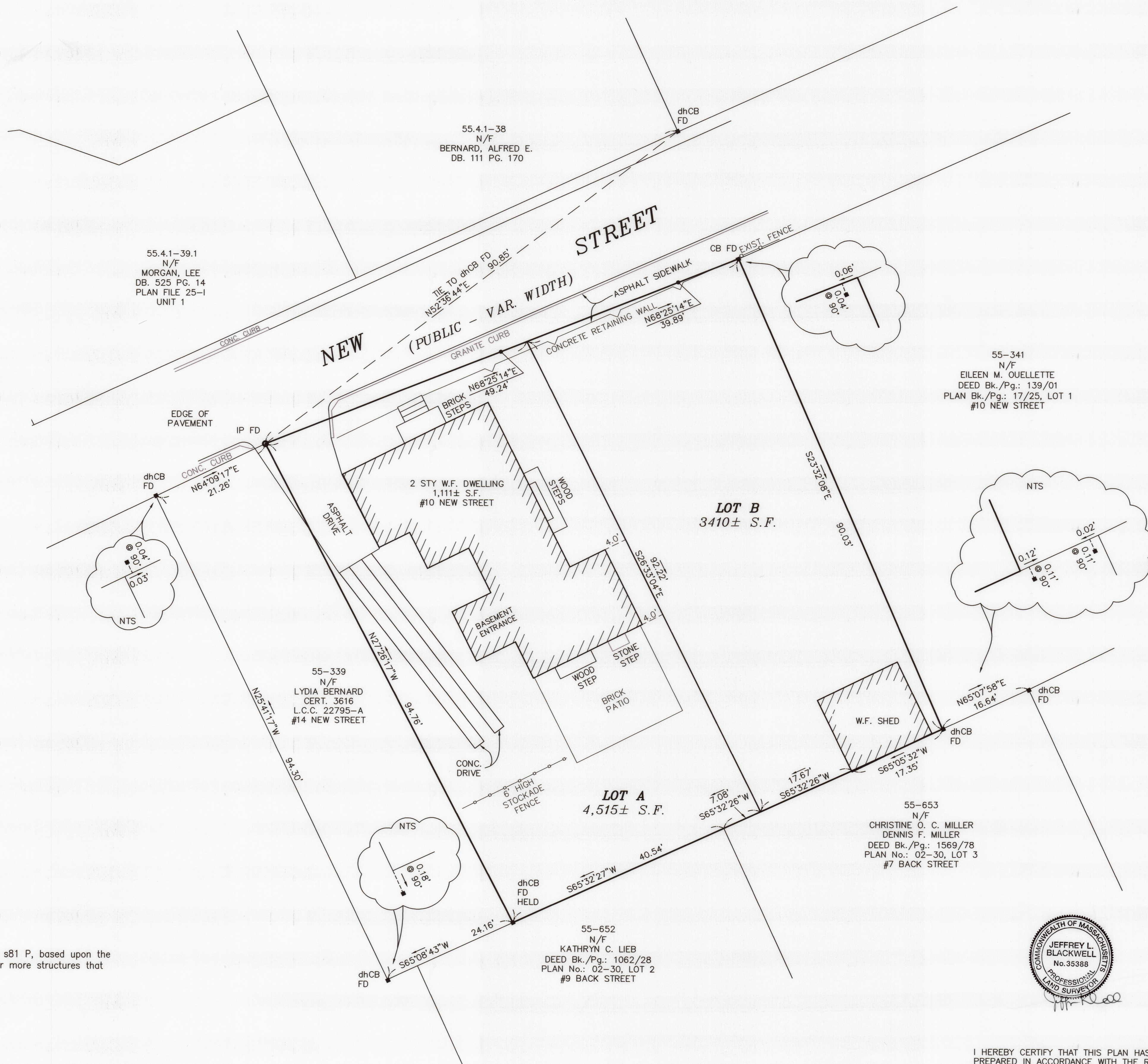
dhCB FD ■ DENOTES DRILL HOLE IN CONCRETE BOUND FOUND  
CB FD ■ DENOTES CONCRETE BOUND FOUND  
IP FD ○ DENOTES IRON PIPE FOUND

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.

#### OWNER INFORMATION

LAURA IORIO  
DEED Bk. 1571, Pg. 118  
PLAN: NONE FOUND  
ASSESSOR MAP 55 PARCEL 340  
#12 NEW STREET

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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.

Jeffrey L. Blackwell  
PROFESSIONAL LAND SURVEYOR  
DATE: 5-17-2017

NANTUCKET REGISTRY OF DEEDS

Date: \_\_\_\_\_

Time: \_\_\_\_\_

Plan No.: \_\_\_\_\_

Attest: \_\_\_\_\_ Register

SHEET 1 OF 1

RESERVED FOR REGISTRY USE

#### DEED REFERENCE

DEED Bk. 1055, Pg. 117  
DEED Bk. 1037, Pg. 249  
DEED Bk. 969, Pg. 347  
DEED Bk. 956, Pg. 159  
DEED Bk. 117, Pg. 161

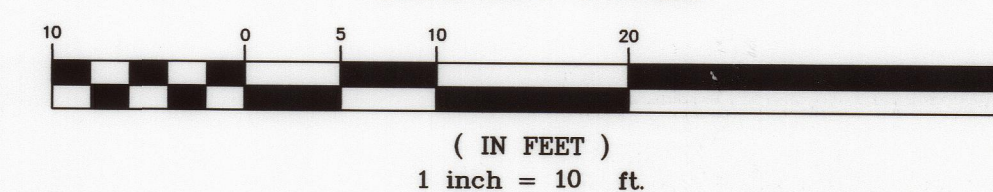
BEING A DIVISION OF LAND KNOWN AND  
NUMBERED AS 12 NEW STREET  
ASSESSOR MAP 55 PARCEL 340

## Division Plan of Land in Nantucket, MA Prepared for LAURA IORIO

Scale: 1"= 10' MAY 16, 2017

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

GRAPHIC SCALE



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

#### Nantucket Planning Board

APPROVAL UNDER THE  
SUBDIVISION CONTROL LAW  
NOT REQUIRED

DATE SIGNED: 5-17-2017

FILE No.: B137

B8365