



CURRENT ZONING: R-1
 MINIMUM LOT SIZE: 5000 SF
 MINIMUM FRONTAGE: 50 FT
 FRONTYARD SETBACK: 10 FT
 SIDE AND REAR SETBACK: 5 FT ***
 *** 10 FT FROM ALL STREETS
 ALLOWABLE G.C.R.: 30%
 EXISTING G.C.R.: 37%±

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 AE ZONE, EL. 7 (areas of 1% annual chance of flood) AS DELINEATED ON THE "FIRM" OF COMMUNITY NO. 250230, MASSACHUSETTS. EFFECTIVE: JUNE 9, 2014, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

- NOTES:
- 1.) LOT DOES NOT CONFORM TO CURRENT ZONING REQUIREMENTS WITH RESPECT TO MIN. LOT SIZE.
 - 2.) DWELLING DOES NOT CONFORM TO CURRENT ZONING REQUIREMENTS WITH RESPECT TO FRONT YARD SETBACK, SIDE YARD SETBACK, AND ALLOWABLE GROUND COVER RATIO.
 - 3.) DWELLING IS OVER THE LINE OF WALSH STREET.
 - 4.) NO ON-SITE PARKING IS PROVIDED.

AS-BUILT PLOT PLAN
 IN
 NANTUCKET, MASSACHUSETTS
 SCALE: 1"=10' DATE: APRIL 7, 2016
 DEED REFERENCE: DBK 1100, PG 326
 PLAN REFERENCE: PLBK 16, PG 105
 ASSESSOR'S REFERENCE:
 MAP: 42.4.1 PARCEL: 12
 RECORD OWNER:
 ONE EAST LINCOLN, LLC
 EMACK SURVEYING, LLC
 2 WASHAMAN AVENUE
 NANTUCKET, MA. 02554
 (508) 325-0940