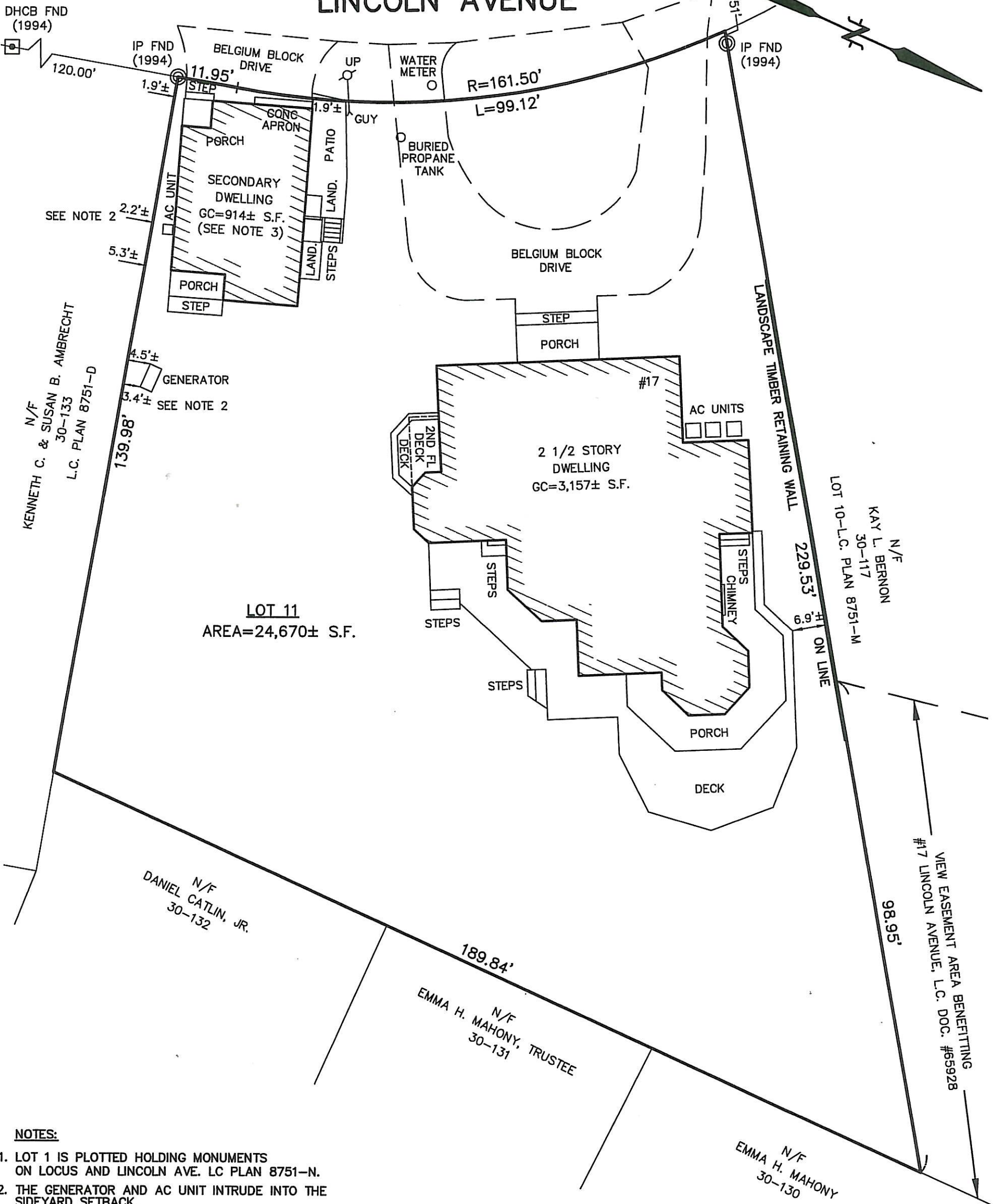


# LINCOLN AVENUE



**LOT 11**  
AREA=24,670± S.F.

**2 1/2 STORY DWELLING**  
GC=3,157± S.F.

**SECONDARY DWELLING**  
GC=914± S.F.  
(SEE NOTE 3)

DHCB FND (1994)

IP FND (1994)

IP FND (1994)

KENNETH C. & SUSAN B. AMBRECHT  
30-133  
L.C. PLAN 8751-D

GENERATOR  
SEE NOTE 2

AC UNIT  
SEE NOTE 2

3.4'±

4.5'±

5.3'±

11.95'

1.9'±

1.9'±

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1.9'±

**NOTES:**

1. LOT 1 IS PLOTTED HOLDING MONUMENTS ON LOCUS AND LINCOLN AVE. LC PLAN 8751-N.
2. THE GENERATOR AND AC UNIT INTRUDE INTO THE SIDYARD SETBACK.
3. SEE VARIANCE #055-91 RE: SETBACKS ON SECONDARY DWELLING (LC DOC. 54793).

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.: 16.5±% (CORNERBOARD)

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 IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS DELINEATED ON "FIRM" MAP NO. 25019C0086G; EFFECTIVE DATE: JUNE 9, 2014 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

N.B.: 120/81, 137/133 & 388/101



MORTGAGE INSPECTION PLOT PLAN  
 #17 LINCOLN AVENUE  
 IN  
 NANTUCKET, MASSACHUSETTS  
 SCALE: 1"=20' DATE: 10/20/14  
 DEED REFERENCE: Bk. LC CERT#16,464  
 PLAN REFERENCE: LC PL 8751-N  
 ASSESSOR'S REFERENCE:  
 MAP: 30 PARCEL: 118  
 PREPARED FOR:  
 VAUGHAN, DALE, HUNTER & BEAUDETTE, P.C.  
 NANTUCKET SURVEYORS LLC  
 5 WINDY WAY  
 NANTUCKET, MA. 02554

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