



**APPROVED**  
 NANTUCKET BUILDING DEPT.  
 Date 10-9 at 8307-91 + 8093-92  
 By *Richard K. Cook*

SEE VARIANCE # 055-91 RE: NON-CONFORMING SETBACKS.

CURRENT ZONING: R-1  
 MINIMUM LOT SIZE: 5000 S.F.  
 MINIMUM FRONTAGE: 50 FT.  
 FRONTYARD SETBACK: 10 FT.  
 SIDE AND REAR SETBACK: 5 FT.  
 ALLOWABLE G.C.R.: 30%  
 EXISTING G.C.R.: 16.6 ± %

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 RETRACEMENT SURVEY.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE PREMISES SHOWN ON THIS PLAN ARE LOCATED WITHIN THE C ZONE AS DELINEATED ON THE "FIRM" MAP OF COMMUNITY NO. 250230; MASS. EFFECTIVE: 6-3-86 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

N.B. 137/133

AS-BUILT PLOT PLAN  
 IN  
 NANTUCKET, MASSACHUSETTS  
 SCALE: 1"=20' DATE: 7/29/92  
 DEED REFERENCE: LC CERT 14713  
 PLAN REFERENCE: L.C. PLAN 8751-H  
 ASSESSOR'S REFERENCE:  
 MAP: 30 PARCEL: 118  
 PREPARED FOR:  
 PETER M. BERNON

*Richard K. Cook*

NANTUCKET SURVEYORS INC.  
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N-3009