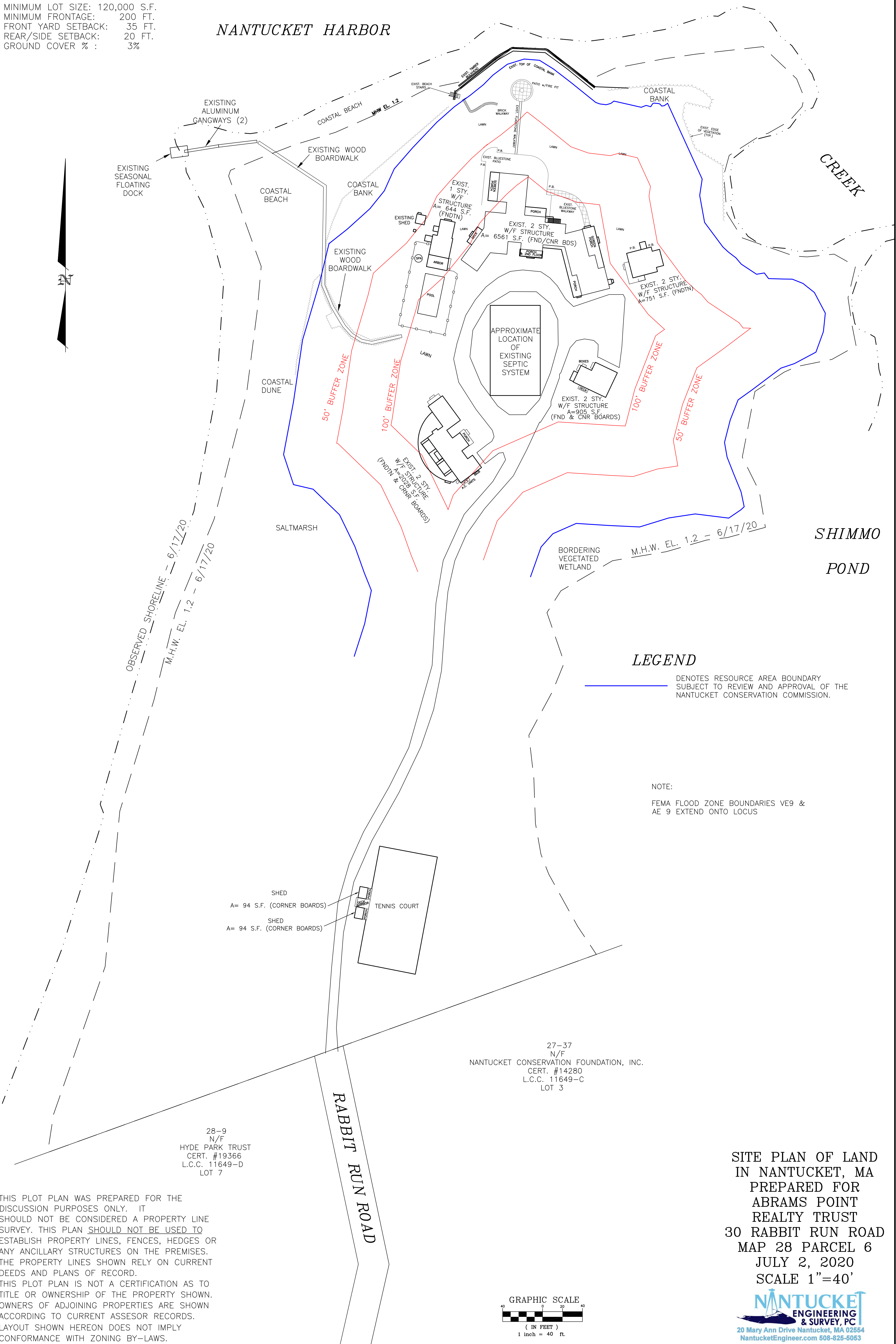


CURRENT ZONING CLASSIFICATION:
Limited Use General 3 (LUG-3)

LOT AREA TO MHW EL. 1.2 = 463,397± S.F. - JUNE 2020

MINIMUM LOT SIZE: 120,000 S.F.
MINIMUM FRONTAGE: 200 FT.
FRONT YARD SETBACK: 35 FT.
REAR/SIDE SETBACK: 20 FT.
GROUND COVER % : 3%

NANTUCKET HARBOR



LEGEND

— DENOTES RESOURCE AREA BOUNDARY
SUBJECT TO REVIEW AND APPROVAL OF THE
NANTUCKET CONSERVATION COMMISSION.

NOTE:
FEMA FLOOD ZONE BOUNDARIES VE9 &
AE 9 EXTEND ONTO LOCUS

28-9
N/F
HYDE PARK TRUST
CERT. #19366
L.C.C. 11649-D
LOT 7

27-37
N/F
NANTUCKET CONSERVATION FOUNDATION, INC.
CERT. #14280
L.C.C. 11649-C
LOT 3

SITE PLAN OF LAND
IN NANTUCKET, MA
PREPARED FOR
ABRAMS POINT
REALTY TRUST
30 RABBIT RUN ROAD
MAP 28 PARCEL 6
JULY 2, 2020
SCALE 1"=40'

NANTUCKET
ENGINEERING
& SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-825-5053

THIS PLOT PLAN WAS PREPARED FOR THE
DISCUSSION PURPOSES ONLY. IT
SHOULD NOT BE CONSIDERED A PROPERTY LINE
SURVEY. THIS PLAN SHOULD NOT BE USED TO
ESTABLISH PROPERTY LINES, FENCES, HEDGES OR
ANY ANCILLARY STRUCTURES ON THE PREMISES.
THE PROPERTY LINES SHOWN RELY ON CURRENT
DEEDS AND PLANS OF RECORD.
THIS PLOT PLAN IS NOT A CERTIFICATION AS TO
TITLE OR OWNERSHIP OF THE PROPERTY SHOWN.
OWNERS OF ADJOINING PROPERTIES ARE SHOWN
ACCORDING TO CURRENT ASSESSOR RECORDS.
LAYOUT SHOWN HEREON DOES NOT IMPLY
CONFORMANCE WITH ZONING BY-LAWS.