I HEREBY CERTIFY THIS PLOT PLAN WAS PREPARED FOR:

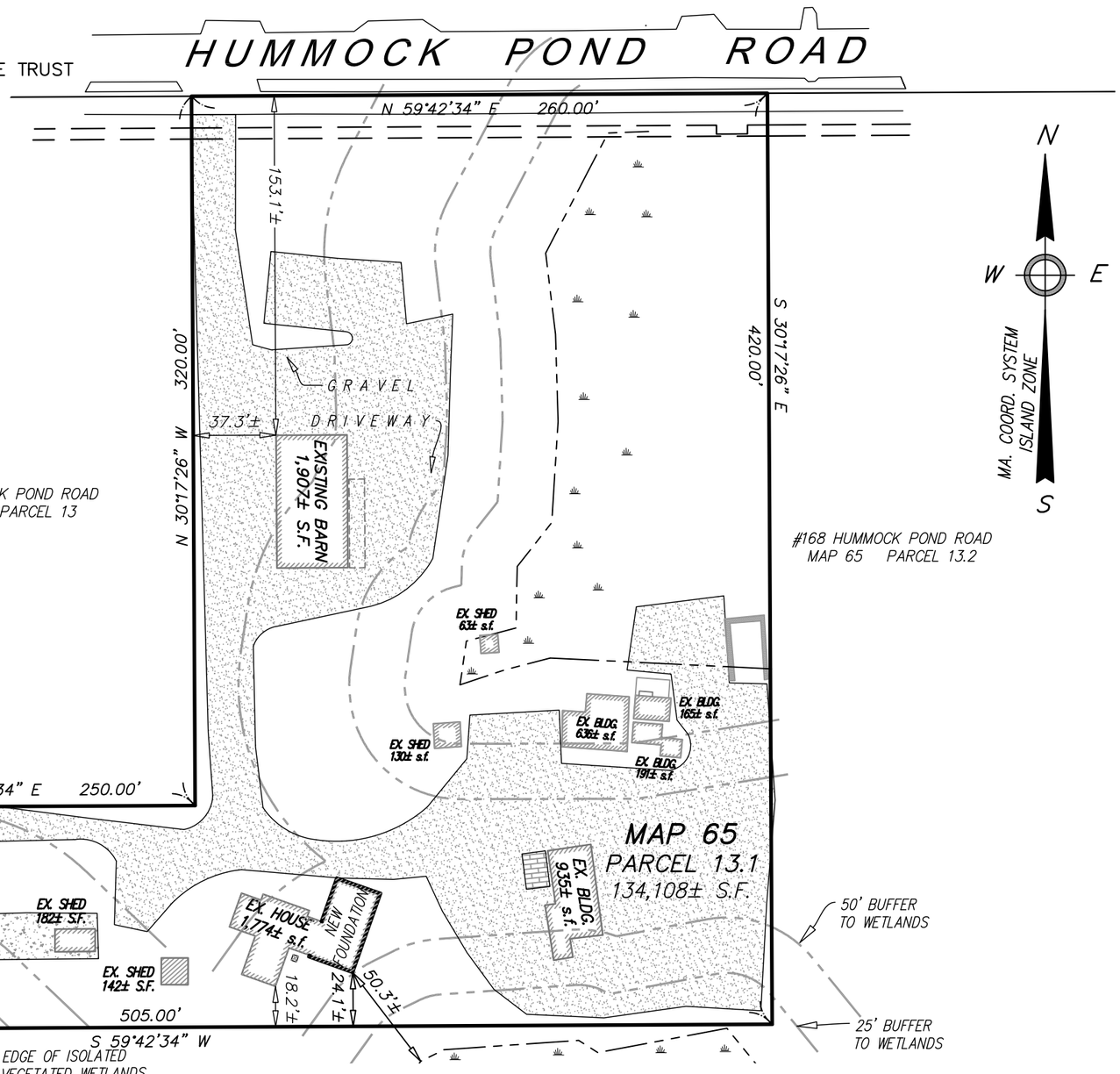
NANTUCKET BANK

IN CONNECTION WITH A NEW MORTGAGE AND IS NOT INTENDED TO REPRESENT A PROPERTY LINE SURVEY. I CERTIFY THAT THE PROPERTY AS SHOWN ON THIS PLAN IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP No. 25019C–0069–G, dated 06/09/2014.

COMMONWEALTH OF MASSACHUSETTS
ALAN M. GRADY
No. 37732
REGISTERED
PROFESSIONAL LAND SURVEYOR

PROFESSIONAL LAND SURVEYOR

1. LOCUS: #164 HUMMOCK POND ROAD
MAP 65 PARCEL 13.1
2. OWNER: FRANK H. POWERS, JR. REVOCABLE TRUST
c/o RACHEL POWERS
160 HUMMOCK POND ROAD
NANTUCKET, MA. 02554
3. DEED REF: Bk:1169 Pg: 228
4. PLAN REF: Plan File 50–Y (LOT 1)



ZONE: VTEC

	REQUIRED	EXISTING
LOT AREA:	40,000 s.f.	134,108± s.f.
FRONTAGE:	100'	260'
FRONT YARD:	30'	153.1'±
SIDE YARD:	20'	37.3'±
REAR YARD:	20'	18.2'± *(a)*
GROUND COVER:	25% *(MAX)*	4.5%
	(33,527± s.f.)	*(5,994± s.f.)*

(a) SETBACK TO PRE–EXISTING HOUSE

PLAN SCALE

0 12 24 36 48 60 90 120 180

1 inch = 60 feet

Date:	Drawn:	Checked:
SEPTEMBER 21, 2018	ERC/BEI	DFB/AMG

BRACKEN ENGINEERING, INC.

49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
(tel) 508.833.0070
(fax) 508.833.2282

19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508.325.0044
www.brackeneng.com

FOUNDATION AS–BUILT PLAN
IN NANTUCKET, MASSACHUSETTS

Prepared for:

NANTUCKET BANK
#164 HUMMOCK POND ROAD
MAP 65 PARCEL 13.1

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