



ANR
Samuel Limperis
12 Lovers Lane





Nantucket Planning Board

Form A

Application for Endorsement of a Plan Believed Not to Require Approval (ANR)

Date: 1/25/2021

*Name of Owner(s)/Applicant(s): Samuel Limperis

*Owner's/Applicant's address: PO Box 538 State: MA Zip Code: 02554

*(include all names and addresses of the principals of the owner entity such as principal officer of corporation, trustees of the trust and partners of the partnership)

Location of Property (Street or Area): 12 Lovers Lane

Name of Registered Land Surveyor: Island Surveyors

Surveyor's address: 90 Old South Road, Nantucket, MA 02554

The owner's title to the land derived under deed from _____ date 9/16/1971
and recorded in Nantucket Registry Land Court Certificate of Title # 6297 registered in Nantucket
Document Number 16914-R, Lot 85 (portion) and shown on Assessor's Maps # 68
Parcel 196.

Total Number of Proposed Lots: 2

Total Number of Buildable Lots: 2

To the Planning Board of the Town of Nantucket:

The undersigned wishes to record the accompanying plan and requests a determination and endorsement by said Board that approval by it under the Subdivision Control Law is not required. The undersigned believes that such approval is not required for the following reasons: (check all that apply)

- The accompanying plan is not a subdivision because it does not show a division of land (perimeter plan).
- The division of the tract of land shown on the accompanying plan is not a subdivision because every lot on the plan has frontage of at least such distance as is presently required by the *Nantucket Zoning By-Law* under Section 5 which requires _____ feet for erection of a building on such lot; and every lot shown on the plan has such frontage on:

A. a public way or a way which the City or Town Clerk certifies is maintained and used as a Public way, namely Lovers Lane;

- The division of the tract of land shown on the accompanying plan is not a subdivision because it shows a proposed conveyance or other instrument, namely _____, which adds to, takes away from or changes the size and shape of lots in such a manner so that no lot affected is left without frontage as required by the *Nantucket Zoning By-Law* under Section 5, which requires _____ feet.

- The division of the tract of land shown on the accompanying plan is not a subdivision because two or more buildings, specifically _____ buildings were standing on the land prior to 1955, the date when the Subdivision Control Law went into effect in the Town of Nantucket, and one of such building remains standing on each of the lots; said buildings as shown and located on the accompanying plan. Evidence of the existence of such buildings prior to the effective date of the Subdivision Control Law is submitted as follows: _____

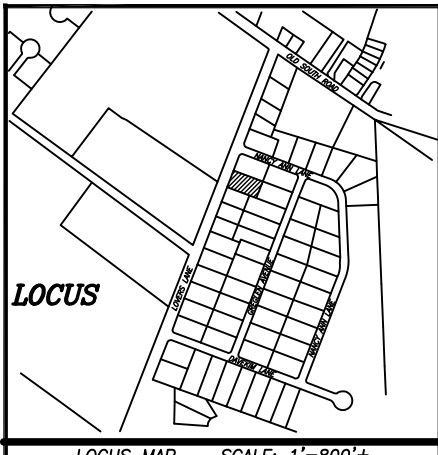
- Other reasons or comments: (see M.G.L., Chapter 41, Section 81-L)

I hereby certify that the applicant(s) listed above have been authorized by me to file a plan with the Planning Board of Nantucket on property that I own.

Owner's Signature

Planning Board File # _____

Endorsement Date: _____



LOCUS MAP SCALE: 1"=800'±

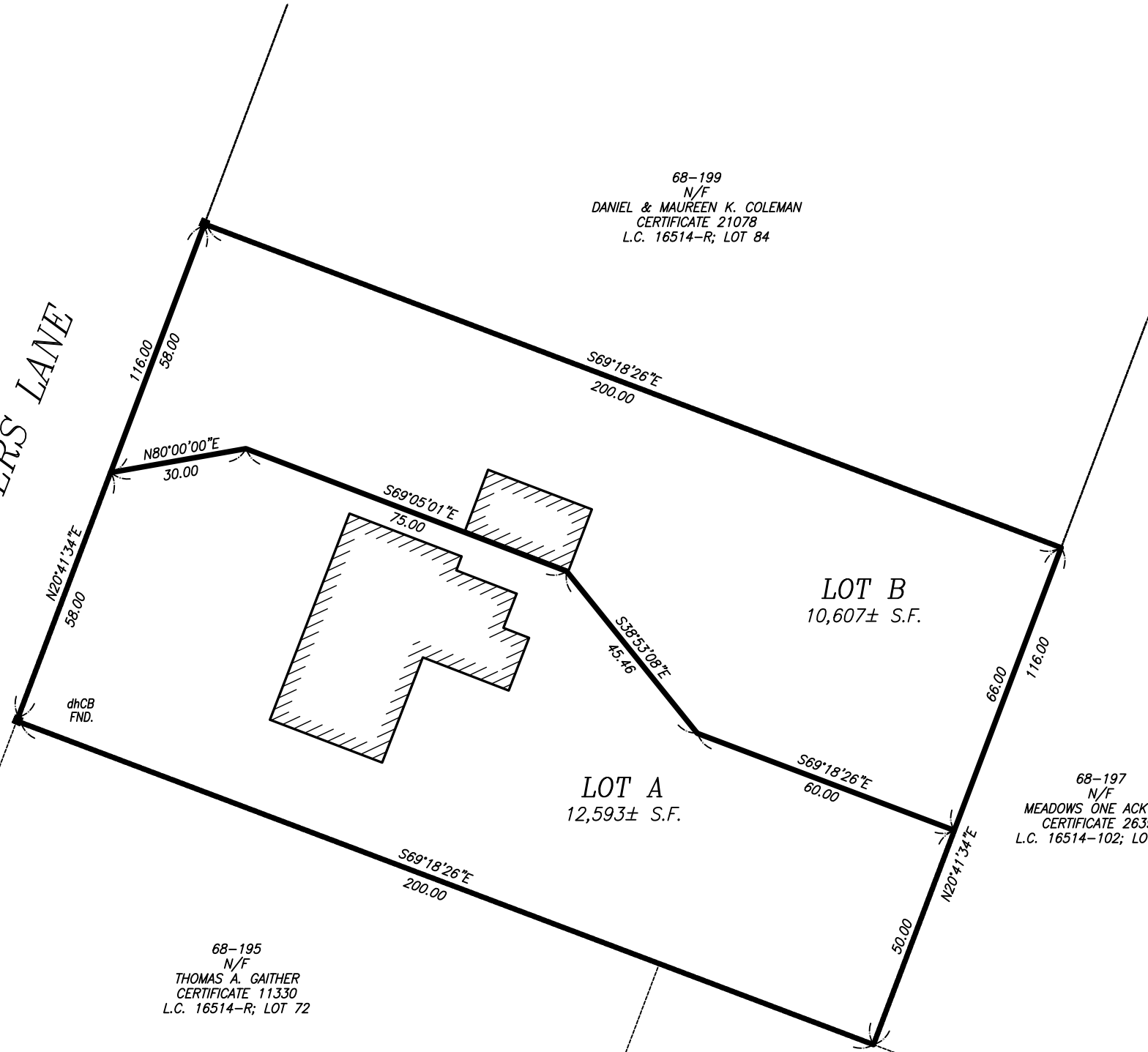
CURRENT ZONING CLASSIFICATION:
Commercial Neighborhood (CN)

MINIMUM LOT SIZE: 7,500 S.F.
MINIMUM FRONTAGE: 50 FT.
FRONT YARD SETBACK: 10 FT.
REAR/SIDE SETBACK: 10/5 FT.
GROUND COVER % : 40%

LEGEND

- dhCB FND. ■ DENOTES DRILL HOLE IN CONCRETE BOUND FOUND
- SSM FND. ● DENOTES STEEL SURVEY MARKER FOUND

LOVERS LANE



BEING A SUBDIVISION OF LOT 85
SHOWN ON LAND COURT PLAN 16514-R

**PLAN OF LAND
IN
NANTUCKET, MASS.**

PREPARED FOR
SAMUEL N. LIMPERIS, etal
12 LOVERS LANE

CERTIFICATE OF TITLE # 6297

SCALE: 1"=20' DATE: DECEMBER 17, 2020

ISLAND SURVEYORS, LLC
Professional Land Surveyors
90 OLD SOUTH ROAD
NANTUCKET, MASS. 02554
(508) 228-2720

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

Nantucket Planning Board
APPROVAL UNDER THE
SUBDIVISION CONTROL LAW
NOT REQUIRED

DATE SIGNED FILE #

" I CERTIFY THAT THIS PLAN WAS DRAWN FROM AN
ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE
WITH THE LAND COURT INSTRUCTIONS OF 2006 ON
OR BETWEEN 9-2-2020 AND 12-17-2020"

DATE: _____

PROFESSIONAL LAND SURVEYOR

SURVEY PRECISION : 1:19871
LINEAR ERROR OF CLOSURE : 0.0236
DIRECTIONAL ERROR OF CLOSURE : N00°00'05.4"E
INSTRUMENT/ACCURACY : WILD TC800 ±(3mm+2ppm)