#7979 ANR
18 Mount Vernon Street Nominee Trust
18 Mount Vernon Street
Map 55.4.4 Parcel 32.1

RECEIVED
JUN 06 2016
By CHK # 2087

Town Clerk
Town & County Building
16 Broad St
Nantucket, MA 02554

JUN 06 2016

PLANNING BOARD

Nantucket Planning Board

FILE # 7979

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

Date: 6/6/2016 *Name of Owner(s)/Applicant(s): 18 MOUNT VERON STREET NOMINEE TRUST

*Owner's/Applicant's address: c/o 6935 CARLISLE COURT, #250C, NAPLES
State: FL. Zip Code: 34109
*(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): 18 MOUNT VERNON STREET, POETS CORNER

Name of Registered Land Surveyor: MICHAEL E. CONNOLLY
Surveyor's address: 149 SURFSIDE ROAD, NANTUCKET MA. 02554

The owner's title to the land derived under deed from MURRAY, date 12/19/2001
And recorded in Nantucket Registry of Deed, Book 731 Page 137 or Land Court Certificate of Title #_____, registered in Nantucket District Book_____, Page_____ and shown on Assessor's Map# 55.4.4, Parcel # 32.1.
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 50 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 HUMMOCK POND ROAD; OR MOUNT VERNON STREET

  B. a way shown on a plan theretofore approved and endorsed in accordance with the Subdivision Control Law, namely_____on _____(date) and Subject to the following conditions_____; OR

  C. a way in existence on _____(date); the date when the Subdivision Control Law became effective in the Town of Nantucket, having in the opinion of the Planning Board, sufficient width, suitable grades, and adequate construction to provide for the need to vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon, namely _____.

- 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.

Michael E. Connolly, agent

Owner's Signature

Planning Board File # 7979

Endorsement Date:_____

This application must be stamped at the Town Clerk's Office prior to bringing to the Planning Office (must provide two copies of the application).

MASSACHUSETTS QUITCLAIM DEED

I, **Lucy Gardner Murray, fka Lucy G. Doster or Ethel Doster,** of 6935 Carlisle Court, #250C, Naples, FL 34109, for consideration such as not to require deed stamps, being a transfer into a trust for the benefit of the grantor

GRANT to

Lucy Gardner Murray and Anna Helen Doster Jones, Trustees of the 18 Mount Vernon Street Nominee Trust, udt dated December 26, 2001, filed herewith at Book 731, Page 138, c/o 6935 Carlisle Court, #250C, Naples, FL 34109

with QUITCLAIM COVENANTS, the parcel of land together with all improvements thereon in the Town and County of Nantucket, Commonwealth of Massachusetts, known and numbered as **18 Mount Vernon Street**, bounded and described as follows:

Parcel I

NORTHERLY	by land now or formerly of Lowell W. and Martha W. Davis, 40.69' and 23.72';
WESTERLY	by Mt. Vernon Street;
SOUTHERLY	by a way, 48.00'; and
EASTERLY	by land now or formerly of Marjorie B. Colley et al, 68.67'.

Being Lot 1, Plan of Land of F. B. Gardner, Plan Book No. 21, Page 1, Nantucket Registry of Deeds.

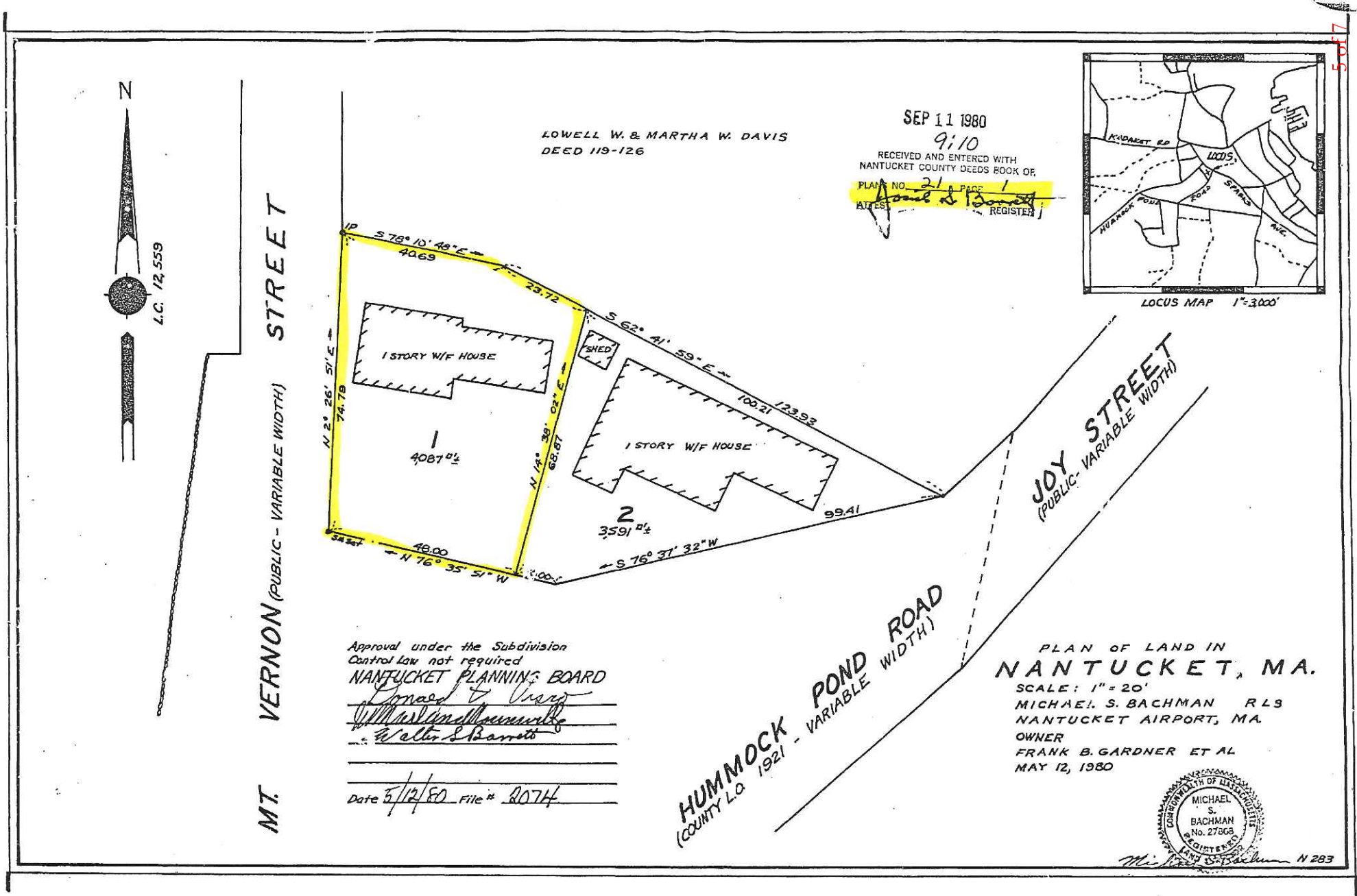
For title, see Deed recorded in Book 183, at Page 87, Nantucket Registry of Deeds. See Death Certificate of Robert O. Doster recorded at Book 450, Page 001.

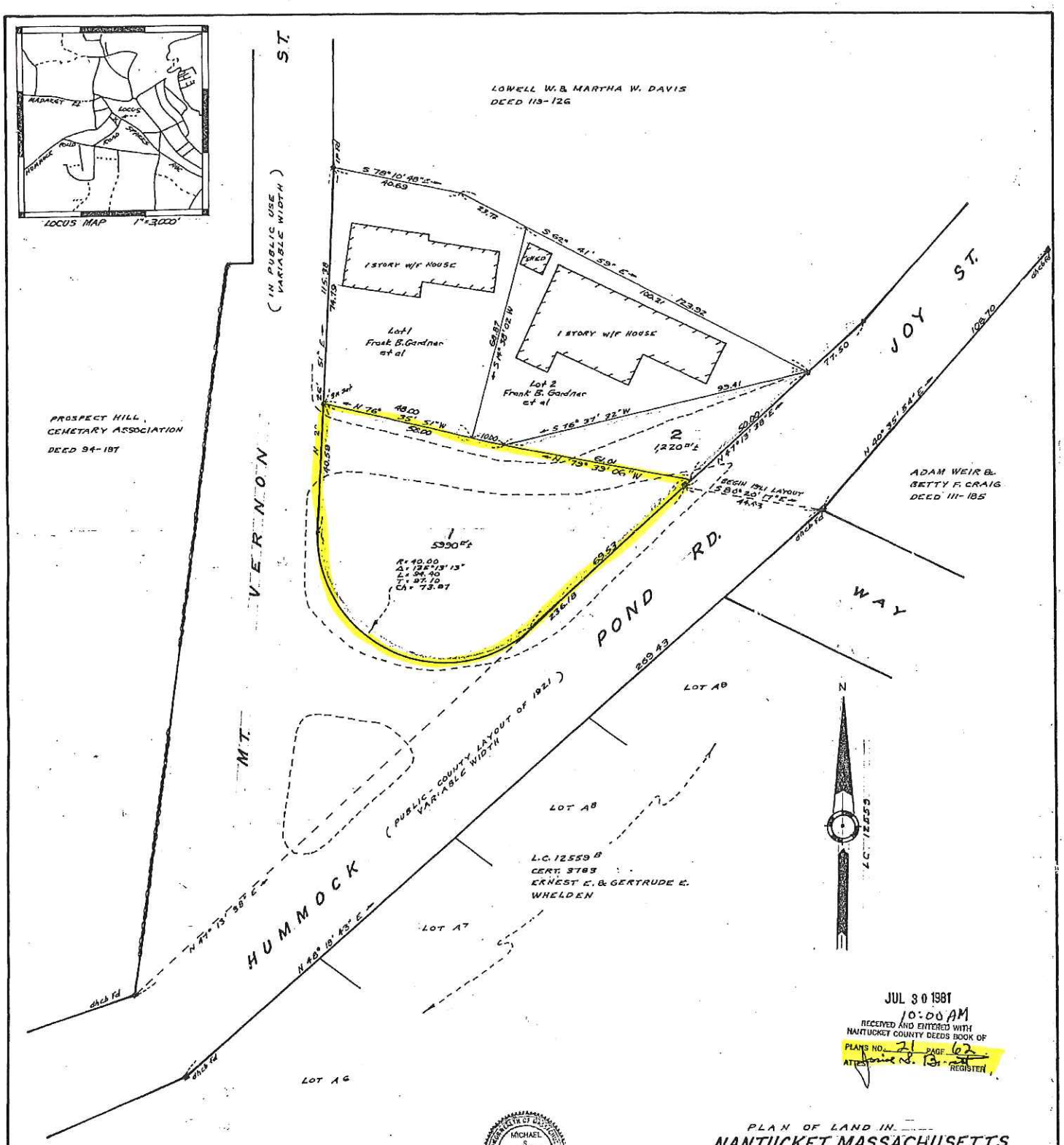
Parcel II

EASTERLY	by Hummock Pond Road, 69.53';
SOUTHERLY	by a way on a curved line with a length of 94.40';
WESTERLY	by Mt. Vernon Street, 40.58'; and
NORTHERLY	by Lot 1 and Lot 2 as shown on a plan recorded at Plan Book No. 21, Page 1, and by Lot 2 on plan hereinafter mentioned on three courses, a total of 119.01'.

Being Lot 1 as shown on Plan of Land in Nantucket, Massachusetts, by M. S. Bachman, R.L.S. , dated May 27, 1980, prepared for Frank B. Gardner et al, recorded at Plan Book No. 21, Page 62.

For title, see Deed recorded in Book 192, Page 243.


N
L.C. 12,559
MT. VERNON STREET (PUBLIC - VARIABLE WIDTH)
LOWELL W. & MARTHA W. DAVIS
DEED 119-126
SEP 11 1980
9:10
RECEIVED AND ENTERED WITH
NANTUCKET COUNTY DEEDS BOOK OF
PLAN NO. 21 PAGE 1
ATTEST
REGISTER
LOCUS MAP 1"=3000'
NAUPAKET RD
WOODS
HUMMOCK POND ROAD
SPARKS AVE.
IP
S 78° 10' 48" E
40.69
23.72
S 62° 41' 59" E
100.21
123.93
99.41
S 76° 37' 32" W
N 2° 26' 51" E
74.79
N 14° 38' 02" E
68.67
48.00
N 76° 35' 51" W
1 STORY W/F HOUSE
SHED
1
4087 □'
1 STORY W/F HOUSE
2
3591 □'
JOY STREET (PUBLIC - VARIABLE WIDTH)
HUMMOCK POND ROAD (COUNTY L.O. 1921 - VARIABLE WIDTH)
Approval under the Subdivision Control Law not required
NANTUCKET PLANNING BOARD
Date 5/12/80 File # 2074
PLAN OF LAND IN
NANTUCKET, MA.
SCALE: 1" = 20'
MICHAEL S. BACHMAN RLS
NANTUCKET AIRPORT, MA.
OWNER
FRANK B. GARDNER ET AL
MAY 12, 1980
COMMONWEALTH OF MASSACHUSETTS
MICHAEL S. BACHMAN
No. 27868
REGISTERED
N 283



JUL 30 1981
10:00 AM
RECEIVED AND ENTERED WITH
NANTUCKET COUNTY DEEDS BOOK OF
PLANS NO. 21 PAGE 62
ATTEST Janice S. B. REGISTER

MICHAEL S. BACHMAN No. 27868 REGISTERED

Approval under the Subdivision Control Law not required
NANTUCKET PLANNING BOARD
Donald T. Pracy
Walter L. Barrett
Marland Nunnville

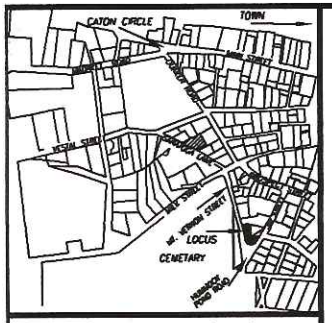
Date 6/23/81 File # 2084

PLAN OF LAND IN
NANTUCKET, MASSACHUSETTS
SCALE: 1" = 20' MAY 27, 1980
MICHAEL S. BACHMAN RLS
NANTUCKET AIRPORT
PREPARED FOR
FRANK B. GARDNER ET AL (Petitioner)

Note Lot 2 (L.C. Petition) to be combined with Lot 2 of Frank B. Gardner et al

I hereby certify that this actual Survey was made on the ground in accordance with the Land Court Instructions of 1971 between March 19 1980 and May 27, 1980.
Michael S. Bachman 5/27/81
Michael S. Bachman RLS Date

Zoning R-1 Min 50' frontage, Min area 5000 □'



LOCUS MAP SCALE: 1" = 300'±

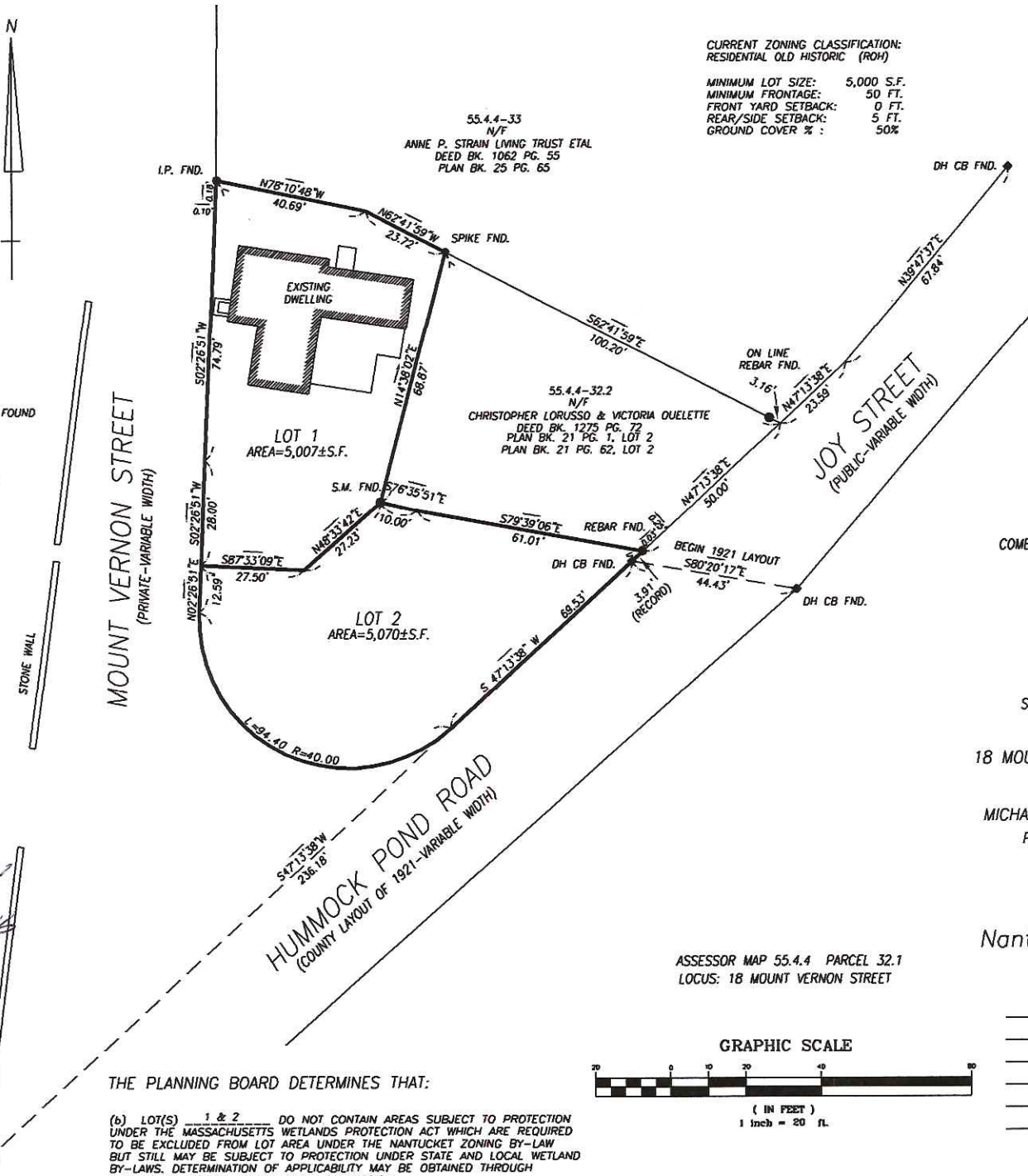
N

CURRENT ZONING CLASSIFICATION:
RESIDENTIAL OLD HISTORIC (ROH)

MINIMUM LOT SIZE:	5,000 S.F.
MINIMUM FRONTAGE:	50 FT.
FRONT YARD SETBACK:	0 FT.
REAR/SIDE SETBACK:	5 FT.
GROUND COVER % :	50%

LEGEND

I.P. FND.	DENOTES IRON PIPE FOUND
S.M. FND.	DENOTES REBAR W/CAP SURVEY MARKER FOUND
DH CB FND.	DENOTES DRILL HOLE IN CONCRETE BOUND FOUND
REBAR FND.	DENOTES REBAR SURVEY MARKER FOUND
SPIKE FND.	DENOTES SPIKE SURVEY MARKER FOUND



PLAN REFERENCE:
PLAN BOOK 21 PG. 1, LOT 1
PLAN BOOK 21 PG. 62, LOT 1

TOTAL
LOT AREA
AREA=10,077±S.F.

COMBINING PARCEL 1 AND PARCEL 2 IN DEED BOOK 731 PG. 136 CREATING 2 CONFORMING LOTS

PLAN OF LAND
IN
NANTUCKET MA.

SCALE: 1"=20' DATE: JUNE 6, 2016

OWNER'S REFERENCE:
18 MOUNT VERNON STREET NOMINEE TRUST
DEED BOOK 731 PG. 136

MICHAEL CONNOLLY & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
149 SURFSIDE ROAD
NANTUCKET, MA. 02554
(508) 228-8910

"I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS."

PROFESSIONAL LAND SUREYOR DATE 6/6/2016

COMMONWEALTH OF MASSACHUSETTS
MICHAEL E. CONNOLLY
No. 49652
PROFESSIONAL LAND SURVEYOR

ASSESSOR MAP 55.4.4 PARCEL 32.1
LOCUS: 18 MOUNT VERNON STREET

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

Nantucket Planning Board
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

DATE SIGNED

THE PLANNING BOARD DETERMINES THAT:

(b) LOT(S) 1 & 2 DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT WHICH ARE REQUIRED TO BE EXCLUDED FROM LOT AREA UNDER THE NANTUCKET ZONING BY-LAW BUT STILL MAY BE SUBJECT TO PROTECTION UNDER STATE AND LOCAL WETLAND BY-LAWS. DETERMINATION OF APPLICABILITY MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.

C-7701