

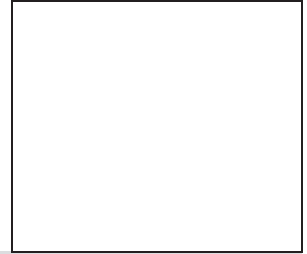


MEETING POSTING

TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25

All meeting **notices and agenda** must be filed and time stamped with the Town Clerk's Office and posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays and Holidays)



Committee/Board/s	REAL ESTATE ASSESSMENT COMMITTEE
--------------------------	----------------------------------

Day, Date, and Time	APRIL 7, 2025, 2:00 PM
----------------------------	------------------------

Location / Address	☐ 131 Pleasant Street, Trailer Room A ☐ REMOTE PARTICIPATION VIA ZOOM (See Below)
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Signature of Chair or Authorized Person	Tracy MacDonald, Real Estate Specialist
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WARNING: IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML STATUTE, NO MEETING MAY BE HELD!

AGENDA APRIL 7, 2025

JOIN ZOOM MEETING:

<https://us06web.zoom.us/j/84726778415?pwd=hqkAKhKxyHYOPQJHOL42IJSxn7MxgK.1>

- I. CALL TO ORDER
- II. APPROVAL OF THE AGENDA
- III. APPROVAL OF MINUTES FROM OCTOBER 21, 2024, DECEMBER 9, 2024 AND FEBRUARY 10, 2025 MEETINGS
- IV. PUBLIC COMMENT
- V. REAL ESTATE MATTERS

- (a) Review and recommendation of the following plan to be executed by the Planning Board and proposed for signature by the Select Board:

1. Un-named "Way" between Vestal Street and Hawthorne Lane: Parcels A-G being an unconstructed 30' foot wide roadway and 10' travelled way shown on draft plan prepared by Bracken Engineering, Inc. pursuant to Article 108 of the 2021 Annual Town Meeting.

(b) Review/discussion/comments of proposal for 40 Low Beach Road Parcels 10-16 on Plan 2012-51 at the Nantucket Registry of Deeds and subject to a Zoning Board of Appeals Application; excluding Parcels A and B on said Plan "Railroad Bed" being a portion of Lot 23 on Land Court Plan 9595-L and owned by the Town of Nantucket pursuant to a Deed registered as Document No. 94401 and subject to an Order of Taking registered as Document No. 36806 on Certificate of Title No. 20083.

VI. Other Business (For topics not reasonably anticipated 48-hrs in advance of the meeting)

VII. Adjournment

CURRENT ZONING CLASSIFICATION:
Limited Use General 3 (L.U.G.-3)

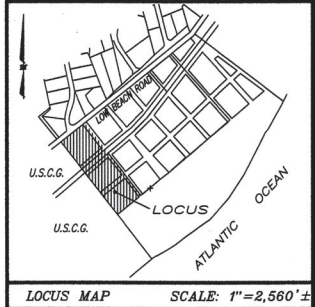
MINIMUM LOT SIZE: 120,000 S.F.
MINIMUM FRONTAGE: 200 FT.
FRONT YARD SETBACK: 35 FT.
REAR/SIDE SETBACK: 20 FT.
GROUND COVER % : 3%

Date: 07/13/2012
Time: 1:54 PM
Plan No. 2012-51

Attest: *Cynthia H. Fennell*
Register

SHEET 1 OF 1

RESERVED FOR REGISTRY USE



□ DENOTES C.Bnd.
TO BE SET

LOT(S) 10 THRU 16 CONTAIN INADEQUATE LOT AREA, AS DEFINED IN THE NANTUCKET ZONING BY-LAW, TO COMPLY WITH MINIMUM AREA REQUIREMENTS APPLICABLE UNDER SUCH BY-LAW.

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION OF CONFORMANCE UNDER ZONING.

THIS PLAN IS NOT A CERTIFICATION AS TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN HEREON.

Nantucket Board of Selectmen

Being a majority—

Pat Roggeveen
Patricia Roggeveen, *Chairperson*

Whitney Willauer
Whitney Willauer, *Vice Chairman*

Rick Atherton
Rick Atherton

Robert DeCosta
Robert DeCosta

Bruce Miller
Bruce Miller

DATE SIGNED:

Nantucket Planning Board

APPROVAL UNDER THE
SUBDIVISION CONTROL LAW
NOT REQUIRED

Barty Reaktor
Barty Reaktor, *Chairman*

John McLaughlin
John McLaughlin, *Vice Chairman*

Nathaniel Lowell
Nathaniel Lowell

Sylvia Howard
Sylvia Howard

Linda Williams
Linda Williams

05-17-2012

DATE SIGNED

7448

FILE #

SUBDIVISION and ROADWAY DIVISION PLAN OF LAND

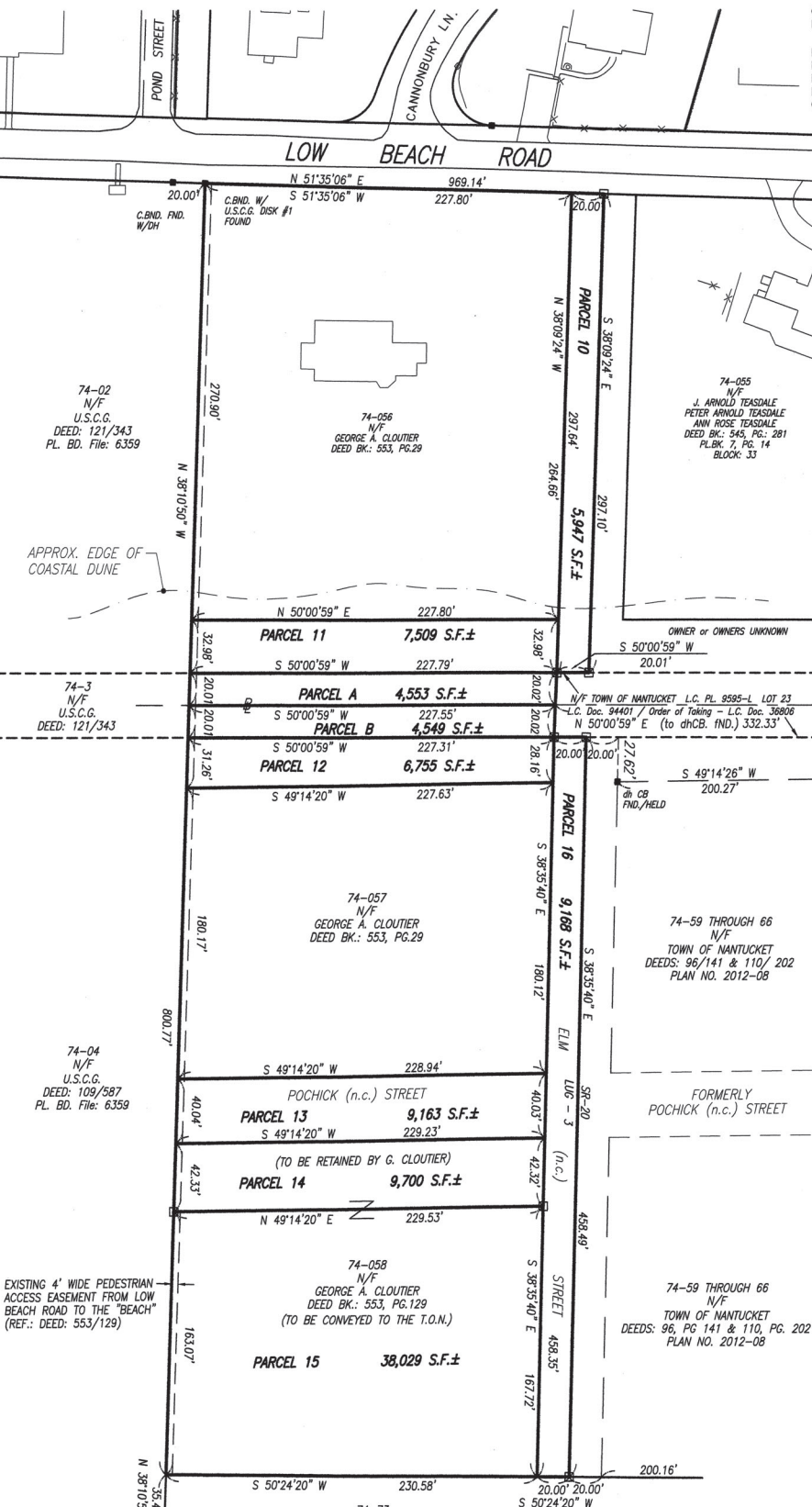
IN
NANTUCKET, MASS.
Prepared for
TOWN OF NANTUCKET
SCALE: 1"=50' MAY 7, 2012

BLACKWELL & ASSOCIATES, Inc.
PROFESSIONAL LAND SURVEYORS & CIVIL ENGINEERS
20 TEASDALE CIRCLE
NANTUCKET, MASSACHUSETTS 02554
(508) 228-9028
www.blackwellsurvey.com

GRAPHIC SCALE

0' 20' 40' 80' 120'

B-7305



NOTES

1. REF. ARTICLE 79, TOWN OF NANTUCKET 2000 ANNUAL TOWN MEETING, AND ARTICLE 95, ATM 2009 WHICH ALLOWED THE SELECTMAN TO SELL, CONVEY OR OTHERWISE DISPOSE OF THE FEE OR LESSER INTERESTS IN THE PARCELS SHOWN ON THIS PLAN.
2. PARCELS 10 THRU 13 ARE UNBUILDABLE AND ARE TO BE CONVEYED TO, AND COMBINED WITH LAND OF THE ABUTTER.
3. PARCEL 14 TO BE RETAINED BY G. CLOUTIER (ABUTTER).
4. PARCELS A AND B ARE PART OF LOT 23 SHOWN ON LAND COURT PLAN 9595-L AND WILL BE REQUIRED TO BE WITHDRAWN FROM REGISTRATION PRIOR TO CONVEYANCE.
5. PARCELS 15 & 16 TO BE RETAINED BY THE TOWN OF NANTUCKET.

REFERENCE IS MADE TO THE FOLLOWING DEEDS
AND PLANS OF RECORD:

DEED BK.: 553, PG.: 129
DEED BK.: 96, PG.: 141
DEED BK.: 110, PG.: 202
CERT. OF TITLE: 7430
L.C. Cert. # 20,083 / L.C. PLAN 9595-L (LOT 23)
PLAN BK.: 3, PG.: 3 & PLAN BK.: 7, PG. 14 (BLOCKS: 7, 23 & 34)
1975 COUNTY TAKING / LOW BEACH ROAD: DEED BK.: 151, PG. 281
1895 NANTUCKET CENTRAL RAILROAD LAYOUT PLAN (Sheets 6 & 7)
ON FILE AT THE NANTUCKET COUNTY COMMISSIONERS

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.

Leo C. Roadman 5/7/12
PROFESSIONAL LAND SURVEYOR DATE





2014 00002063

Bk: 1444 Pg: 35 Page: 1 of 7
Doc: OOT 07/29/2014 02:47 PM

COMMONWEALTH OF MASSACHUSETTS
TOWN OF NANTUCKET
BOARD OF SELECTMEN

ORDER OF TAKING BY EMINENT DOMAIN
OF PORTIONS OF ELM STREET, POCHICK STREET AND
UNNAMED WAY OFF ELM STREET

The undersigned being the majority of the duly elected and serving members of the Board of Selectmen of the Town of Nantucket, a body politic and corporate and a political subdivision of the Commonwealth of Massachusetts, having a principal place of business at Town and County Building, 16 Broad Street, Nantucket, Massachusetts ("Town"), acting by authority of Massachusetts General Laws Chapter 40, § 14 and Chapter 79, as amended, Article III, Section 3.3 of the Town Charter, St. 1996, c. 289, § 1, and the vote adopted by the Town on Article 94 at its 2009 Annual Town Meeting, a certified copy of which is attached hereto, and by virtue of every other power and authority hereto enabling us, having complied with all the preliminary requirements prescribed by law, having determined that the taking of the fee in those certain parcels of land comprising portions of Elm Street, Pochick Street and Unnamed Way off Elm Street described below ("Parcels") is required for general municipal purposes and/or public access or open space purposes, do hereby adopt and decree this Order of Taking on behalf of the Town and do hereby take from the supposed owners of the Parcels, those who hold easements and other rights to the Parcels, and all their successors, heirs and assigns, as their interests may appear, by the right of eminent domain, the fee in the Parcels, including but not limited to all rights of passage, if any, as follows:

The land shown on a plan of land entitled "Subdivision and Roadway Division Plan of Land in Nantucket, Mass., Prepared for Town of Nantucket," dated May 7, 2012; prepared by Blackwell and Associates, Inc. and recorded with the Nantucket Registry of Deeds as Plan No. 2012-51 (the "Plan") and consisting of the following Parcels described on the Plan:

<u>Parcel</u>	<u>Address/Location</u>	<u>Area ±</u>
Parcel 10	Elm Street	5,947 s.f.

<u>Assessor ID</u>	<u>Supposed Owner(s)</u>	<u>Title Reference</u>
Map 74 Parcel 56	George A. Cloutier	Book 553, Page 129

<u>Parcel</u>	<u>Address/Location</u>	<u>Area ±</u>
Parcel 11	Unnamed Way	7,509 s.f.

<u>Assessor ID</u>	<u>Supposed Owner(s)</u>	<u>Title Reference</u>
Map 74 Parcel 56	George A. Cloutier	Book 553, Page 129

<u>Parcel</u>	<u>Address/Location</u>	<u>Area ±</u>
Parcel 12	Unnamed Way	6,755 s.f.

<u>Assessor ID</u>	<u>Supposed Owner(s)</u>	<u>Title Reference</u>
Map 74, Parcel 57	George A. Cloutier	Book 553, Page 129

<u>Parcel</u>	<u>Address/Location</u>	<u>Area ±</u>
Parcel 13	Pochick Street	9,163 s.f.

<u>Assessor ID</u>	<u>Supposed Owner(s)</u>	<u>Title Reference</u>
Map 74, Parcels 57 and 58	George A. Cloutier	Book 553, Page 129

<u>Parcel</u>	<u>Address/Location</u>	<u>Area ±</u>
Parcel 16	Elm Street	9,168 s.f.

<u>Assessor ID</u>	<u>Supposed Owner(s)</u>	<u>Title Reference</u>
Map 74, Parcels 57 and 58	George A. Cloutier	Book 553, Page 129

Any and all trees, vegetation, structures and improvements at the Parcels are included in this Order of Taking, excluding rights to existing 4' wide pedestrian access easement from Low Beach Road to beach as set forth in Deed to George A. Cloutier recorded with said Deeds in Book 553, Page 129.

The damages sustained by the supposed owner(s) listed above by reason of this taking of the Parcels are valued and awarded in a resolution of even date adopted by the Board of Selectmen in accordance with Massachusetts General Laws Chapter 79, as amended.

If any party named hereinabove as an owner of any Parcels taken hereby is not a true owner of said Parcels, then the award is made only to the true owner(s) of said Parcels.

Adopted under seal this 25 day *june*, 2014

TOWN OF NANTUCKET
BY ITS BOARD OF SELECTMEN

Rick Atherton

Rick Atherton

Robert DeCosta

Robert DeCosta

Bruce D. Miller

Bruce D. Miller

Matthew G. Fee

Matthew G. Fee

Tobias B. Glidden

Tobias B. Glidden

COMMONWEALTH OF MASSACHUSETTS

Nantucket County, ss

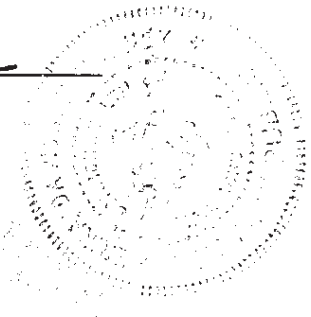
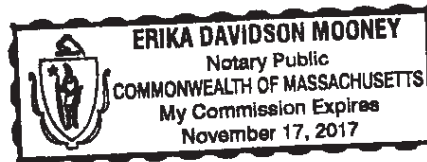
On this 25 day of *june*, 2014, before me, the undersigned notary public, personally appeared Rick Atherton, Robert DeCosta, Bruce D. Miller, Matthew G. Fee and Tobias B. Glidden as members of the Board of Selectmen of the Town of Nantucket, proved to me through satisfactory evidence of identification, which was personal knowledge of the undersigned, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose as the free act and deed of the Board of Selectmen of the Town of Nantucket.

Erika Davidson Mooney

Notary Public

My commission expires:

500480v2/NANTYDSALE/0001





Town of Nantucket

♦♦♦♦♦

OFFICE OF THE TOWN & COUNTY CLERK

16 Broad Street
NANTUCKET, MASSACHUSETTS 02554-3590

Catherine Flanagan Stover, MMC, CMMC
Town & County Clerk

(508) 228-7216

FAX (508) 325-5313

Home: (508) 228-7841

Email: cstover@nantucket-ma.gov

townclerk@nantucket-ma.gov

WEBSITE: <http://www.nantucket-ma.gov>

♦♦♦♦♦

April 27, 2009

TO WHOM IT MAY CONCERN:

I, Catherine Flanagan Stover, duly elected Clerk of the Town and County of Nantucket, hereby certify that the April 6, 2009 ANNUAL TOWN MEETING adopted **Article 94: "Real Estate Acquisitions: Off Low Beach Road "** at the April 7, 2009 adjourned session when ...the adoption of all articles not heretofore acted upon as recommended by the Finance Committee, or as recommended by the Planning Board was duly motioned and seconded.

VOTE: The vote on the motion pursuant to Article 94 as moved by the Finance Committee, was by Unanimous Voice Vote. The motion was adopted.

Catherine Flanagan Stover, MMC, CMMC
Town and County Clerk

ARTICLE 94**(Real Estate Acquisitions: Off Low Beach Road)**

To see if the Town will vote to authorize the Board of Selectmen to acquire by purchase, gift or eminent domain the fee title or lesser title interest in all or any portions of those certain rights of way located southeasterly off Low Beach Road and further described below, together with any public and private rights of passage, for public ways and/or general municipal purposes; to see if the Town will vote to appropriate, borrow pursuant to any applicable statute or transfer from available funds, a sum of money for such purposes; or to take any other action related thereto.

Myrick Street, located between the southeasterly sideline of Low Beach Road and the northwesterly sideline of Town-owned property known as Town Assessor Map 74, Parcel 73;

Beach Street, located between the southeasterly sideline of Low Beach Road and the northwesterly sideline of Town-owned property known as Town Assessor Map 74, Parcel 73;

Holly Street, located between the southeasterly sideline of Low Beach Road and the northwesterly sideline of Town-owned property known as Town Assessor Map 74, Parcel 73;

Myrtle Street, located between the southeasterly sideline of Low Beach Road and the northwesterly sideline of Town-owned property known as Town Assessor Map 74, Parcel 73;

Central Street, located between the southeasterly sideline of Low Beach Road and the northwesterly sideline of Town-owned property known as Town Assessor Map 74, Parcel 73;

Elm Street, located between the southeasterly sideline of Low Beach Road and the northwesterly sideline of Town-owned property known as Town Assessor Map 74, Parcel 73;

The unnamed parcel or way, bounded southwesterly by the northeasterly sideline of that parcel known as Town Assessor Map 74, Lot 4, bounded northwesterly by Town Assessor Map 74, Parcels 51, 52, 53, 54, 55 and 56 (inclusive and including any portions of any adjacent rights of way), bounded northeasterly by the sideline of Beach Street, and bounded southeasterly by that parcel known as Town Assessor Map 74, Parcel 71.2;

The unnamed parcel or way, bounded southwesterly by the northeasterly sideline of that parcel known as Town Assessor Map 74, Lot 4, bounded northwesterly by that parcel known as Town Assessor Map 74, Parcel 71.2, bounded northeasterly by the sideline of Beach Street, and bounded southeasterly by Town Assessor Map 74, Parcels 57, 60, 61, 64, 65 and 68 (inclusive and including any portions of any adjacent rights of way); and

Pochick Avenue, bounded southwesterly by the northeasterly sideline of that parcel known as Town Assessor Map 74, Lot 4, bounded northwesterly by Town Assessor Map 74, Parcels 57, 60, 61, 64, 65 and 68 (inclusive and including any portions of any adjacent rights of way), bounded northeasterly by the sideline of Myrick Street, and bounded southeasterly by Town Assessor Map 74, Parcels 58, 59, 62, 63, 66, 67 and 70 (inclusive and including any portions of any adjacent rights of way).

(Board of Selectmen)

FINANCE COMMITTEE MOTION: Moved that the Board of Selectmen is hereby authorized to acquire by purchase, gift or eminent domain the fee title or lesser title interest in all or any portions of those certain rights of way located southeasterly off Low Beach Road and further described below, together with any public and private rights of passage, for public ways and/or general municipal purposes:

Myrick Street, located between the southeasterly sideline of Low Beach Road and the northwesterly sideline of Town-owned property known as Town Assessor Map 74, Parcel 73;

Beach Street, located between the southeasterly sideline of Low Beach Road and the northwesterly sideline of Town-owned property known as Town Assessor Map 74, Parcel 73;

Pine Street, located between the southeasterly sideline of Low Beach Road and the northwesterly sideline of Town-owned property known as Town Assessor Map 74, Parcel 73;

Holly Street, located between the southeasterly sideline of Low Beach Road and the northwesterly sideline of Town-owned property known as Town Assessor Map 74, Parcel 73;

Myrtle Street, located between the southeasterly sideline of Low Beach Road and the northwesterly sideline of Town-owned property known as Town Assessor Map 74, Parcel 73;

Central Street, located between the southeasterly sideline of Low Beach Road and the northwesterly sideline of Town-owned property known as Town Assessor Map 74, Parcel 73;

Elm Street, located between the southeasterly sideline of Low Beach Road and the northwesterly sideline of Town-owned property known as Town Assessor Map 74, Parcel 73;

The unnamed parcel or way, bounded southwesterly by the northeasterly sideline of that parcel known as Town Assessor Map 74, Lot 4, bounded northwesterly by Town Assessor Map 74, Parcels 51, 52, 53, 54, 55 and 56 (inclusive and including any portions of any adjacent rights of way), bounded northeasterly by the sideline of Beach Street, and bounded southeasterly by that parcel known as Town Assessor Map 74, Parcel 71.2;

The unnamed parcel or way, bounded southwesterly by the northeasterly sideline of that parcel known as Town Assessor Map 74, Lot 4, bounded northwesterly by that parcel known as Town Assessor Map 74, Parcel 71.2, bounded northeasterly by the sideline of Beach Street, and bounded southeasterly by Town Assessor Map 74, Parcels 57, 60, 61, 64, 65 and 68 (inclusive and including any portions of any adjacent rights of way); and

Pochick Avenue, bounded southwesterly by the northeasterly sideline of that parcel known as Town Assessor Map 74, Lot 4, bounded northwesterly by Town Assessor Map 74, Parcels 57, 60, 61, 64, 65 and 68 (inclusive and including any portions of any adjacent rights of way), bounded northeasterly by the sideline of Myrick Street, and bounded southeasterly by Town Assessor Map 74, Parcels 58, 59, 62, 63, 66, 67 and 70 (inclusive and including any portions of any adjacent rights of way).

BOARD OF SELECTMEN COMMENT: The Board of Selectmen supports the Finance Committee Motion.

ATM 09 Article 94, Page 4 of 4

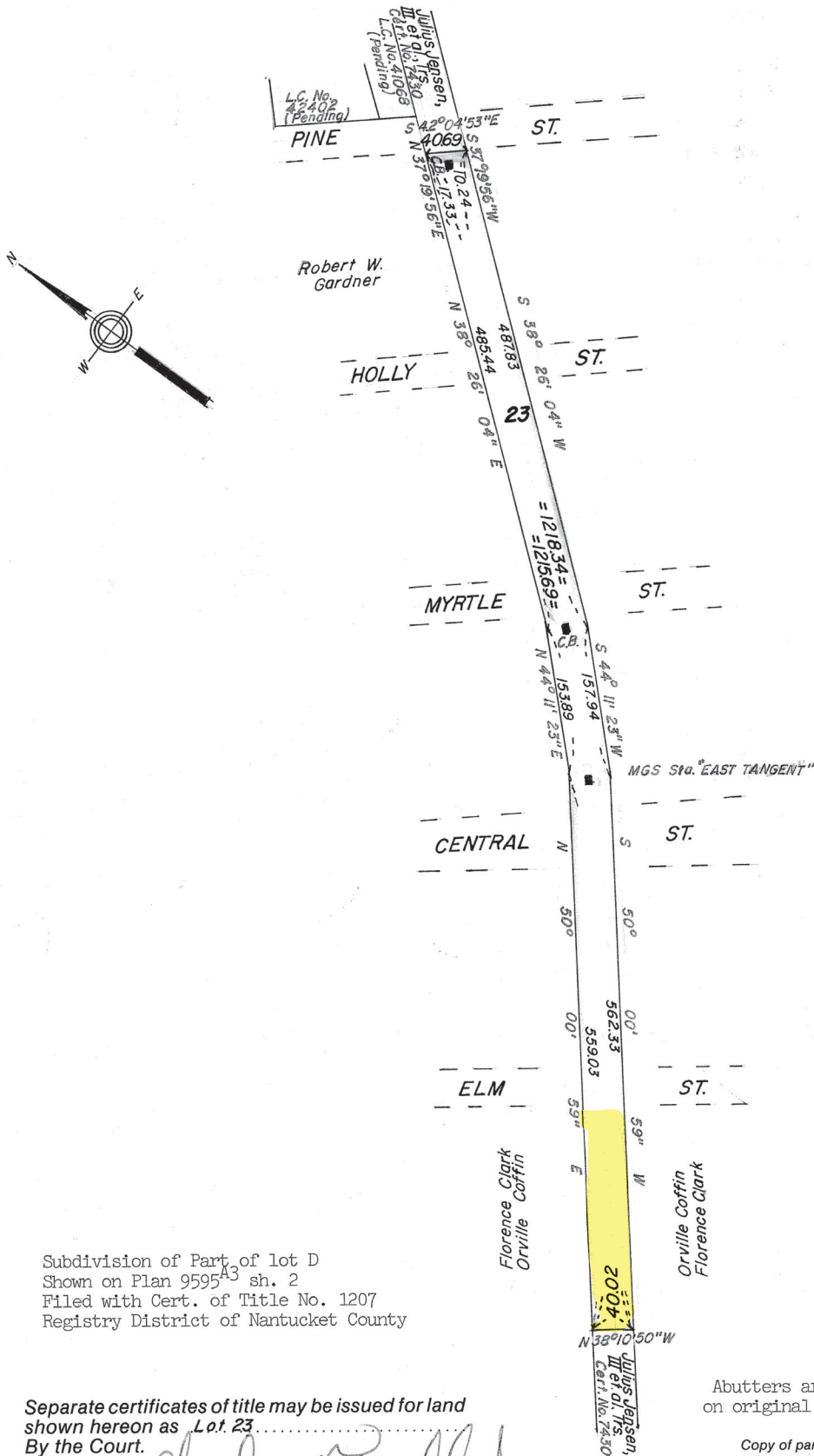
NANTUCKET COUNTY Received & Entered
Attest: Jennifer H. Ferreira Registrar of Deeds

SUBDIVISION PLAN OF LAND IN NANTUCKET

John J. Shugrue, Inc., Surveyors

December 23, 1985

9595^L



Subdivision of Part of lot D
Shown on Plan 9595^{A3} sh. 2
Filed with Cert. of Title No. 1207
Registry District of Nantucket County

Separate certificates of title may be issued for land
shown hereon as Lot 23
By the Court.

AUG. 29, 1986.
KJG

Recorder.

Abutters are shown as
on original decree plan.

Copy of part of plan
filed in
LAND REGISTRATION OFFICE
AUG. 29, 1986
Scale of this plan 120 feet to an inch
Louis A. Moore, Engineer for Court

THIS PLAN FILED WITH CERTIFICATE NO. 7430

Nantucket Registry District

SEP 11 1986

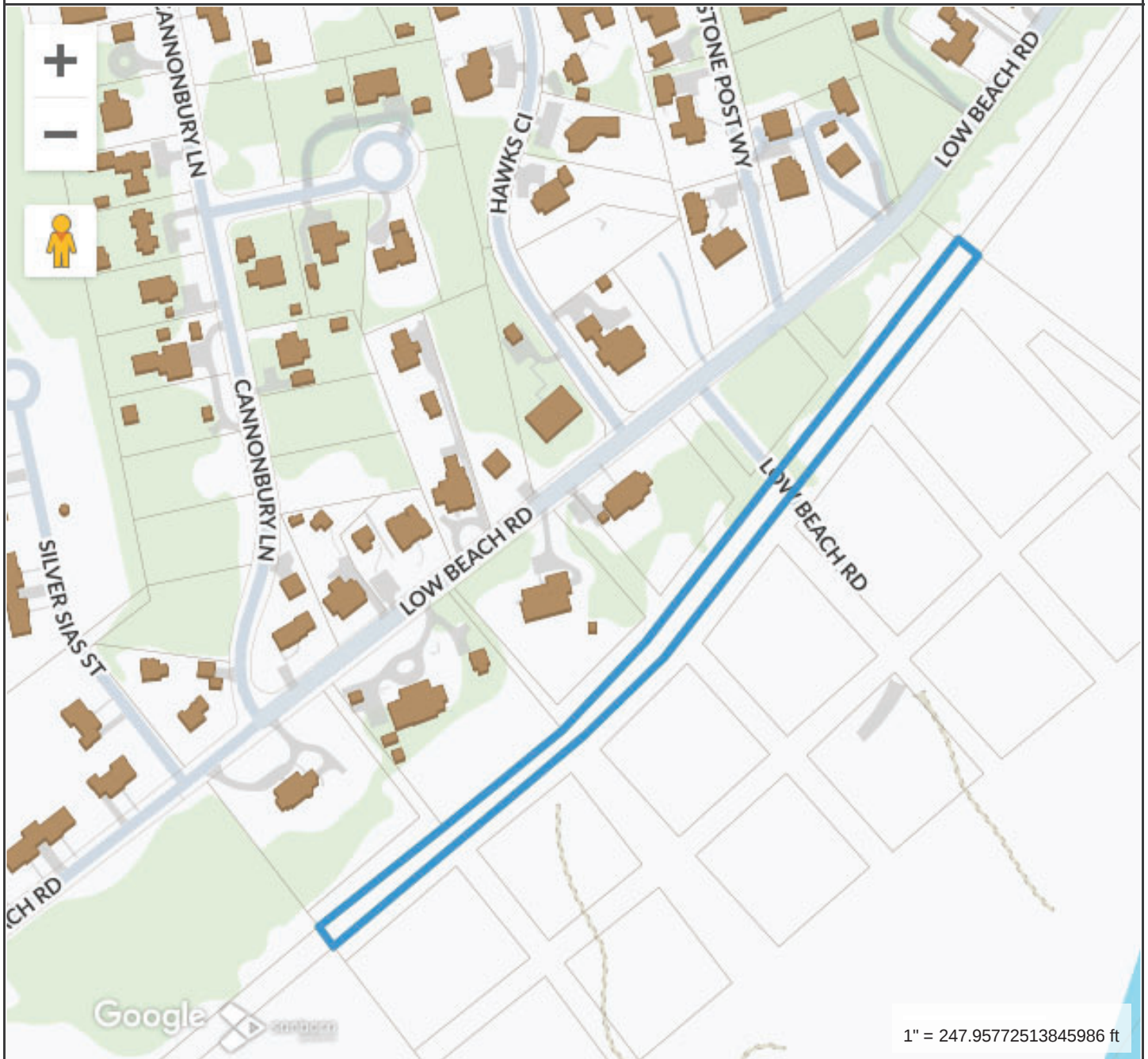
RECEIVED FOR REGISTRATION

3 O'CLOCK 45 m P

THIS PLAN FILED WITH CERTIFICATE NO. 7430

Attest

Sandra McDevitt
Assistant Recorder

**Property Information**

Property ID 6998
Location LOW BEACH RD
Owner NANTUCKET TOWN OF

**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate.
Critical layout or measurement
activities should not be done using
this resource.

Document No. 094401

Document No. 094401

000112

NANTUCKET TOWN CLERK

ATTEST: A TRUE COPY

Deed

Nantucket Registry District

OCT 22 2001

RECEIVED FOR REGISTRATION

2 O'CLOCK 30 m p M

NOTED ON CERTIFICATE NO. 7430

IN REGISTRATION BOOK
TRANSFER CERTIFICATE OF TITLE ISSUED
AND TRANSCRIBED INTO

REGISTRATION BOOK
BEING CERTIFICATE NO. 20083

Attest James D. Kelley Assistant Recorder

000112

DEED

I, JULIUS JENSEN III, as the present Trustee of NORWOOD FARM TRUST under Declaration of Trust dated December 9, 1971, registered as Document No. 13157A at Nantucket Registry District, for consideration paid in the amount of \$ 10,000.00, grant to the TOWN OF NANTUCKET, a political subdivision of the Commonwealth of Massachusetts, having its principal place of business at 16 Broad Street, Nantucket, Massachusetts 02554, with QUITCLAIM COVENANTS,

The registered land situated in Nantucket, Nantucket County, Massachusetts, off Low Beach Road, consisting of Lot D on Land Court Plan 9595-A3, sheets 2 and 3, filed with Certificate of Title No. 1207 at Nantucket Registry District.

Excepting and excluding therefrom the following parcels of land which have been previously conveyed as noted upon Certificate of Title No. 7430 at Nantucket Registry District:

1. Lot D1 upon Land Court Plan 9595-C, conveyed by deed noted as Document No. 4779.

2. Lot 1 on Land Court Plan 9595-D, conveyed by deed noted as Document No. 6257.

3. Lots 3, 4, 5 and 6 on Land Court Plan 9595-F, conveyed by deed noted as Document No. 13175.

4. Lot 2 upon Land Court Plan 9595-E, conveyed by deed noted as Document No. 13212.

5. Lot 16 upon Land Court Plan 9595-I, conveyed by deed noted as Document No. 22777

Said land is conveyed subject to the following matters:

(a) A certain Judgment on Declaration of Taking dated April 29, 1943, recorded with Nantucket Deeds in Book 109, Page 587, and noted upon Certificate of Title No. 7430 at Nantucket Registry District.

(b) A certain Judgment on Declaration of Taking dated June 8, 1961, recorded with Nantucket Deeds in Book 121, Page 343, and registered as Document No. 8296 at Nantucket Registry District.

(c) A certain Order of Taking by the Town of Nantucket of Lot 23 on Land Court Plan 9595-L, dated September 4, 1986, registered as Document No. 36806 at Nantucket Registry District.

(d) Real estate taxes assessed by the Town of Nantucket for the fiscal year 2001, commencing on July 1, 2000.

For title, see Certificate of Title No. 7430 at Nantucket Registry District. For the status of Julius Jensen III as sole Trustee of Norwood Farm Trust, see Documents Nos. 13238, 13239, 18054 and 51780 at Nantucket Registry District. The land hereby conveyed is all of the remaining land held by the Trustee of Norwood Farm Trust under said Certificate of Title No. 7430.

Executed and sealed on July 11, 2000.

Julius Jensen III, as Trustee
Julius Jensen III, as Trustee
of Norwood Farm Trust

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss.

July 11, 2000

Then personally appeared the above-named Julius Jensen III, and acknowledged the foregoing instrument to be his free act and deed, before me,

Arthur I. Reed, Jr.
Notary Public

Printed name: *Arthur I. Reed, Jr.*
My commission expires:

Nov. 10, 2006

F:\WP\NFT\Railroad\TownLCDeed.doc

X A
19828 7-12-00
MHSS

APPROVED FOR RECORD
BY THE COURT.

Isaacant D. Conin
CHIEF TITLE EXAMINER

No Future Certificate
to issue until a plan
is filed delineating area
conveyed.

TRUSTEE'S CERTIFICATE

I, JULIUS JENSEN III, as Trustee of NORWOOD FARM TRUST, do hereby certify that:

1. I am the sole Trustee of Norwood Farm Trust under Declaration of Trust dated December 9, 1971, registered with Nantucket Registry District as Document No. 13157A, by virtue of Documents Nos. 13238, 13239, 18054 and 51780 at Nantucket Registry District.
2. Said Trust is in full force and effect and has not been altered, amended, or revoked.
3. All of the beneficiaries of the Trust are of full age, and not under any disability.
4. I have been duly authorized by all of the beneficiaries of said Trust to execute, acknowledge, and deliver a Quitclaim Deed to the Town of Nantucket, for consideration paid in the amount of \$ 10,000.00, conveying the land situated in Nantucket, Nantucket County, Massachusetts, off Low Beach Road, being all of the remaining land held by the Trustee of Norwood Farm Trust under Certificate of Title No. 7430 at Nantucket Registry District, and to execute and deliver all documents and take any action necessary to consummate said transfer.

Executed and sealed on July 11, 2000.

Julius Jensen III, as Trustee
Julius Jensen III, as Trustee
of Norwood Farm Trust

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss.

July 11, 2000

Then personally appeared the above-named Julius Jensen III, and acknowledged the foregoing instrument to be his free act and deed, before me,

Arthur I. Reed, Jr.
Notary Public

Printed name: Arthur I. Reed, Jr.
My commission expires: Nov. 10, 2006

TRUSTEE'S CERTIFICATE

I, JULIUS JENSEN III, as Trustee of NORWOOD FARM TRUST, do hereby certify that:

1. I am, and was on July 12, 2000, the sole Trustee of Norwood Farm Trust under Declaration of Trust dated December 9, 1971, registered with Nantucket Registry District as Document No. 13157A, by virtue of Documents Nos. 13238, 13239, 18054 and 51780 at Nantucket Registry District.
2. Said Trust is, and was on July 12, 2000, in full force and effect and has not been altered, amended, or revoked.
3. All of the beneficiaries of the Trust are, and were on July 12, 2000, of full age, and not under any disability.
4. I was duly authorized by all of the beneficiaries of said Trust to execute, acknowledge, and deliver a Quitclaim Deed to the Town of Nantucket dated July 11, 2000, for consideration paid in the amount of \$10,000.00, conveying the land situated in Nantucket, Nantucket County, Massachusetts, off Low Beach Road, being all of the remaining land held by the Trustee of Norwood Farm Trust under Certificate of Title No. 7430 at Nantucket Registry District, and to execute and deliver all documents and take any action necessary to consummate said transfer.
5. Said deed was delivered by me to the Town of Nantucket on July 12, 2000.

Executed and sealed on October 19, 2001.

Julius Jensen III, as Trustee
Julius Jensen III, as Trustee
of Norwood Farm Trust

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss.

October 19, 2001

Then personally appeared the above-named Julius Jensen III, and acknowledged the foregoing instrument to be his free act and deed, before me,

Margaret R. Coppola
Notary Public

Printed name: MARGARET R. COPPOLA
My commission expires: 4/18/08

OFFICE OF THE
TOWN CLERK16 Broad Street
NANTUCKET, MASSACHUSETTS 02554Catherine Flanagan Stover
Town Clerk
(508) 228-7217

May 1, 1999

TO WHOM IT MAY CONCERN:

I, Catherine Flanagan Stover, duly elected Clerk of the Town of Nantucket, hereby certify that the April 15, 1999 ANNUAL TOWN MEETING adopted Article 87 "Real Estate Acquisition: Open Space and Recreational Use" at the April 15, 1999 adjourned session, as recommended by the Finance Committee.

TECHNICAL CORRECTION VIA THE MODERATOR: DELETE reference to 8 Ames Avenue (keep 9 Ames Avenue) in the fifth line of the chart in the recommendation.

DELETE Map 87/ Parcel 44 - 41R Nonantum Avenue.

ADD Map 87/ Parcel 43 - 0 Miles Standish Street (12,400 sq. ft.)

ADD Map 87/ Parcel 48 - 0 Uncatena Street (36,000 sq. ft.)

AMENDMENT FROM THE FLOOR: Moved, that the Main Motion be amended to delete the following parcel from the list of parcels being authorized for acquisition:

Map 87/ Parcel 42, 1 Uncatena Street, 5,000 sq. ft.

VOTE: The vote pursuant to the motion to amend Article 87 as moved by Richard Loftin, was by majority voice vote. The motion was adopted.

VOTE: The vote pursuant to the motion on Article 87 as moved by the Finance Committee, as recommended by the Finance Committee, as amended once on the Meeting floor was by Declared 2/3 majority voice vote. The motion was adopted.

Catherine Flanagan Stover
Town Clerk

ARTICLE 87

(Real Estate Acquisitions/Open Space and Recreational Use)

To see if the Town will vote to authorize the Board of Selectmen to acquire, by purchase, gift, eminent domain or otherwise, parcels of land for open space and recreational use purposes, described as follows:

<i>Map/Parcel</i>	<i>Address</i>	<i>Size of Lot</i>
Map 58/Parcel 9.3	2 nd Division Peat Swamp	8,712 sq. ft.
Map 59.3/Parcel 248	0 South Carolina Avenue	6,000 sq. ft.
Map 60.2.4/Parcel 23	2 Rhode Island Avenue	4,920 sq. ft.
Map 60.2.4/Parcels 33, 34	10, 11 Ames Avenue	2,316 sq. ft.
Map 60.2.4/Parcels 39, 48	8 and 9 Ames Avenue	3,444 sq. ft.
Map 60.3.1/Parcel 21	43 Rhode Island Avenue	4,000 sq. ft.
Map 60/Parcel 41	0 North Carolina Avenue	8,000 sq. ft.
Map 60/Parcels 46 - 48	351 Madaket Road	9,704 sq. ft.
Map 60/Parcels 49 - 53, 126	361 Madaket Road	18,990 sq. ft.
Map 60/Parcel 55	000 Alabama Avenue	1,400 sq. ft.
Map 60/Parcels 58, 59	0 Alabama Avenue	4,774 sq. ft.
Map 60/Parcels 60 - 62	0 Alabama Avenue	9,691 sq. ft.
Map 71.3.1/Parcel 51	0 Marion Street	4,490 sq. ft.
Map 75/Parcel 20	Low Beach	104,544 sq. ft.
Map 75/Parcel 119	Old Tom Nevers Road	7,632 sq. ft.
Map 75/Parcel 145	Southeast Quarter	48,787 sq. ft.
Map 79/Parcel 13	7 Adams Street	52,272 sq. ft.
Map 80/Parcel 107	0 May Street, Surfside	100,188 sq. ft.
Map 80/Parcel 146	0 Pochick Avenue, Surfside	66,647 sq. ft.
Map 80/Parcel 148	0 Pochick Avenue, Surfside	101,059 sq. ft.
Map 80/Parcel 219	0 Atlantic Avenue	381,586 sq. ft.
Map 81/Parcel 00	Parcel "C" Miacomet Road	5,893 sq. ft.
Map 87/Parcel 42	1 Uncatena Street	5,000 sq. ft.

Map 87/Parcel 44	41R Nonantum Avenue	16,400 sq. ft.
Map 88/Parcel 00	0 Adams Street	1,000 sq. ft.
Map 88/Parcel 32	1 Barker Street	9,026 sq. ft.
Map 88/Parcel 33	0 Barker Street	43,424 sq. ft.
Map 88/Parcel 34	0 Jefferson Street	66,800 sq. ft.
Map 88/Parcel 35	0 Stanford Street	43,642 sq. ft.
Map 88/Parcel 36	0 Boulevard	43,853 sq. ft.
Map 88/Parcel 37	0 Everett Street	60,000 sq. ft.
Map 88/Parcel 38	0 Waverly Street	1,000 sq. ft.
Map 88/Parcel 39	0 Vernon Street	2,800 sq. ft.
Map 88/Parcel 40	0 Vernon Street	2,000 sq. ft.
Map 88/Parcel 42	0 Irving Street	3,000 sq. ft.
Map 92.4/Parcel 288	3 Wonoma Way	25,250 sq. ft.

and, to see if the Town will vote to raise and appropriate, borrow pursuant to any applicable statute or transfer from available funds, a sum of money for such purpose; and, to take such other actions as may be appropriate with respect thereto.

(Board of Selectmen with Nantucket Planning & Economic Development Commission)
FINANCE COMMITTEE RECOMMENDATION: Moved that the Board of Selectmen is hereby authorized to acquire, by purchase, gift, eminent domain or otherwise, the following parcels of land for open space and recreational use purposes:

<i>Map/Parcel</i>	<i>Address</i>	<i>Size of Lot</i>
Map 58/Parcel 9.3	2 nd Division Peat Swamp	8,712 sq. ft.
Map 60/Parcels 127 - 129	0 Midland Avenue	4,000 sq. ft.
Map 60.2.4/Parcel 23	2 Rhode Island Avenue	4,920 sq. ft.
Map 60.2.4/Parcels 33, 34	10 and 11 Ames Avenue	2,316 sq. ft.
Map 60.2.4/Parcels 39, 48	8 and 9 Ames Avenue	3,444 sq. ft.
Map 60.3.1/Parcel 21	43 Rhode Island Avenue	4,000 sq. ft.
Map 60/Parcel 41	0 North Carolina Avenue	8,000 sq. ft.
Map 60/Parcels 46 - 48	351 Madaket Road	9,704 sq. ft.

Map 60/Parcels 49 - 53, 126	361 Madaket Road	18,990 sq. ft.
Map 60/Parcel 55	000 Alabama Avenue	1,400 sq. ft.
Map 60/Parcels 58, 59	0 Alabama Avenue	4,774 sq. ft.
Map 60/Parcels 60 - 62	0 Alabama Avenue	9,691 sq. ft.
Map 71.3.1/Parcel 51	0 Marion Street	4,490 sq. ft.
Map 75/Parcel 20	Low Beach	104,544 sq. ft.
Map 75/Parcel 119	Old Tom Nevers Road	7,632 sq. ft.
Map 75/Parcel 145	Southeast Quarter	48,787 sq. ft.
Map 79/Parcel 13	7 Adams Street	52,272 sq. ft.
Map 80/Parcel 107	0 May Street, Surfside	100,188 sq. ft.
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Map 88/Parcel 37	0 Everett Street	60,000 sq. ft.
Map 88/Parcel 38	0 Waverly Street	1,000 sq. ft.
Map 88/Parcel 39	0 Vernon Street	2,800 sq. ft.
Map 88/Parcel 40	0 Vernon Street	2,000 sq. ft.
Map 88/Parcel 41	0 Irving Street	5,000 sq. ft.
Map 88/Parcel 42	0 Irving Street	3,000 sq. ft.

000121

094401

Map 88/Parcel 47	0 Surfside Road	12,000 sq. ft.
Map 92/Parcel 7	0 Low Beach Road	5,000 sq. ft.
Map 92.4/Parcel 288	3 Wonoma Way	25,250 sq. ft.

JOURNAL OF THE

JOURNAL OF THE

NOTARIZED COPY OF VIDEOS
RECEIVED FOR REGISTRATION
JAN 15 2009
NOTARIZED COPY

5 of 5

TRANSFER CERTIFICATE OF TITLE

Cert. No. 20083
Docu. No. 94401

NO FURTHER INSTRUMENTS ARE TO BE RECORDED ON THIS
CERTIFICATE UNTIL SUCH TIME AS A PLAN IS FILED AT THE LAND COURT.

From TRANSFER Certificate No. 7430 Originally Registered

July 10, 1975 in Registration Book 38 Page 30

for the Registry District of Nantucket County.

THIS IS TO CERTIFY that the TOWN OF NANTUCKET, a political subdivision of the Commonwealth of Massachusetts, of 16 Broad Street, Nantucket in the County of Nantucket and Commonwealth of Massachusetts 02554

is the owner in fee simple

of that land situated in NANTUCKET

in the County of Nantucket and Commonwealth of Massachusetts, bounded and described as follows:

Lot D on plan numbered 9595-A3, sheets 2 and 3, dated June 1923 and filed with Certificate of Title No. 1207 at the Registry District of Nantucket County, and all boundary lines may be located on the ground as shown on said plan.

Excepting and excluding from Lot D are the following parcels:

- Lot D-1 on plan numbered 9595-C filed with Certificate of Title No. 2991.
- Lot 1 on plan numbered 9595-D filed with Certificate of Title No. 3690.
- Lot 2 on plan numbered 9595-E filed with Certificate of Title No. 6408.
- Lots 3, 4, 5 & 6 on plan numbered 9595-F filed with Certificate of Title No. 6393.
- Lot 16 on plan numbered 9595-I filed with Certificate of Title No. 9277.
- Lot 23 on plan numbered 9595-L filed with Certificate of Title No. 7430.

The above described land is subject to the following Takings:

- Declaration of Taking, dated April 29, 1943 and recorded in Book 109 Page 587.
- Declaration of Taking, dated June 8, 1961 and registered as Doc. No. 8296.
- Order of Taking, dated September 4, 1986 and registered as Doc. No. 36806.

A portion of the above described parcel of land is subject to a right of way by necessity in favor of the land registered in case number 8495; also in favor of the land owned at date of original decree by Adaline N. Carter, as set forth in her answer filed in Court, November 5, 1923.

The land hereby registered is subject to and has the benefit of sundry stipulations for decree between the petitioner and Robert W. Gardner, Caroline Frances Newcomb, Esther T. Robinson, Queen Rumsey Hilts, Ellen F. Earl Flagg et al, Henry C. Everett, Trustee et al, and Susan T. Clark, filed with the papers in this case, copies of which are deposited with the copy of this decree, and registered as Document No. 1502 at the Nantucket Registry of Deeds.

The land hereby registered is also subject to three certain agreements filed with papers in this case between the petitioner and Joseph Hector Fezandie, Evelyn T. Underhill and Burt G. Wilder, copies of which will be deposited as aforesaid, with a copy of this decree.

And it is further certified that said land is under the operation and provisions of Chapter 185 of the General Laws, and that the title of said TOWN OF NANTUCKET

to said land is registered under said chapter, subject, however, to any of the encumbrances mentioned in section forty-six of said chapter, which may be subsisting and subject as aforesaid; and to the memoranda of encumbrances for this certificate.

WITNESS, PETER W. KILBORN, Esquire, Chief Justice of the Land Court, at Nantucket, in said County of Nantucket.

The twenty-second day of October in the year two thousand and one at 2 o'clock and 30 minutes in the afternoon.

Attest, with the seal of said court,

Joanne L. Kelley
Joanne L. Kelley, Assistant Recorder

Case # 9595

Purported Address of Property:
OFF LOW BEACH ROAD
CERTIFICATE OF TITLE NO. 20,083

DOCUMENT No. 36806

Nantucket Registry District

SEP 11 1986

RECEIVED FOR REGISTRATION

3 O'CLOCK 45 m P

Order of Taking

DOCUMENT No. 36806

Nantucket Registry District

SEP 11 1986

RECEIVED FOR REGISTRATION

3 O'CLOCK 45 m P

NOTED ON CERTIFICATE NO 7430

IN REGISTRATION BOOK PAGE

ATTEST *Shirley M. Howard* ASST. RECORDER

036806

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss

Office of the Board of
Selectmen of the Town
NantucketLAND COURT, BOSTON, The land
herein described will be shown on
our approved plan to follow as

AUG 29 1986

ORDER OF TAKING BY EMINENT DOMAIN
OF LAND IN NANTUCKET FOR MUNICIPAL
SEWAGE TREATMENT PURPOSESPlan 95952 Lot 23
(EXAMINED AS TO DESCRIPTION ONLY)

Louis A. Moore, Engineer

WE, CHARLES J. GARDNER, BERNARD D. GROSSMAN, NANCY J.

SEVRENS, HARRY E. CLUTE and ROGERS W. CABOT, JR., being the duly elected and qualified members of the Board of Selectmen of the Town of Nantucket, a municipal corporation located in Nantucket County, Massachusetts, acting by authority of the votes taken under Article 91 of the warrant for the annual town meeting of the Town of Nantucket held on April 7, 1980 and Article 5 of the warrant for the special town meeting of September 10, 1984, and acting by virtue of the authority granted to us under Chapter 79 of the General Laws and acts and amendments thereof and in addition thereto, having complied with all of the preliminary requirements prescribed by law, do hereby ADOPT and DECREE this order of taking and do hereby TAKE by eminent domain as above set forth on behalf of the Town of Nantucket, the fee simple interest in the land in the Town and County of Nantucket, for municipal sewage treatment purposes, bounded and described as follows:

NORTHWESTERLY	as shown on hereinafter plan twelve hundred fifteen and 69/100 (1,215.69) feet;
NORTHEASTERLY	as shown on said plan forty and 69/100 (40.69) feet;
SOUTHEASTERLY	as shown on said plan twelve hundred eighteen and 34/100 (1,218.34) feet;
SOUTHWESTERLY	as shown on said plan forty and 02/100 (40.02) feet;

Containing 48,681± square feet and being shown as Lot 23 on plan entitled "Plan of Land in Nantucket, MA. December 23, 1985 Scale 1" = 100' John J. Shugrue, Inc. Old South Road, Nantucket, MA. Prepared for: Town of Nantucket".

Any trees on the land above described or other structures thereon are included in this order of taking.

The names of the supposed owners as shown on the plan above referred to, and area of taking are as follows:

SUPPOSED OWNERS

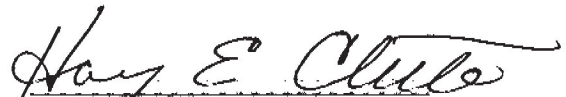
AREA IN SQUARE FEET

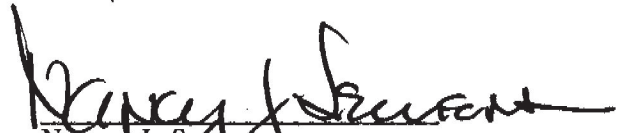
Julius Jensen III, John A. Jensen and
Arne M. Jensen, Trustees of Norwood
Farm Trust; Certificate of Title No. 7430 48,681 ±

ADOPTED and dated at Nantucket this 3rd day of September
1986.

BOARD OF SELECTMEN
TOWN OF NANTUCKET


Charles J. Gardner


Bernard D. Grossman


Nancy J. Stevens


Harry E. Clute

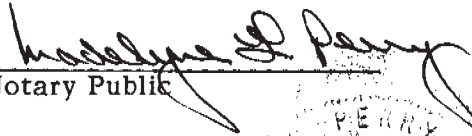

Rogers W. Cabot, Jr.

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss

September 4, 1986

Then personally appeared the above-named CHARLES J. GARDNER,
BERNARD D. GROSSMAN, NANCY J. SEVERNS, HARRY E. CLUTE and ROGERS
W. CABOT, JR. as they constitute the Board of Selectmen of the Town of Nantucket
and acknowledged the foregoing instrument to be their free act and deed, before
me,


Notary Public

My Commission expires:

April 27, 1990





COMMONWEALTH OF MASSACHUSETTS

036806

OFFICE OF THE
TOWN CLERK

Madelyne G. Perry
TOWN CLERK

Nantucket, FEBRUARY 26 19 86

TO WHOM IT MAY CONCERN:

I, MADELYNE G. PERRY, TOWN CLERK FOR THE TOWN OF NANTUCKET, CERTIFY THAT ARTICLE 91 OF THE ANNUAL TOWN MEETING HELD IN NANTUCKET ON APRIL 8, 1980, WAS ADOPTED UNANIMOUSLY.

VERY TRULY YOURS,

Madelyne G. Perry
MADELYNE G. PERRY
TOWN CLERK

Article 91

Land Acquisition for Sewage Treatment

To see if the Town will vote to raise, appropriate, borrow or transfer a sum of money to acquire by negotiated sale or eminent domain the following described parcels of land near the existing sewage treatment facilities at Surfside and Siasconset, for the purposes of municipal sewage treatment:

Surfside: Bounded on the south by the Atlantic Ocean; on the west by Miacomet Road (east) and land of the Proprietors; on the north by the rear lot lines of lots fronting on the north side of Lincoln Street the entire length of Lincoln Street to land of Folger, et al; hence along a straight line connecting the easterly terminus of Lincoln Street and the westerly terminus of Brook Avenue; further bounded on the north by Brook Avenue; bounded on the east and north by Morgan Square to High Street; bounded on the east by High Street; bounded on the north by Western Avenue to the northwest corner of land owned by Farrel; bounded on the east by land of Farrel to the Atlantic Ocean.

Siasconset: The following parcels on the Town's tax maps located southeast of Low Beach Road in the vicinity of the existing sewer beds: 74-53, 74-56, 74-55, 74-57, 74-58, and that

76

portion of 74-71 between Pine Street and land owned by the U.S. Coast Guard.

Sponsored by the Board of Selectmen

WE RECOMMEND that the town vote to accept this article and use the monies in Article 90 of this year's Town Warrant for the acquisition of this land.

*Attest: True Copy
Article 91
April 8, 1980 Annual
Town Meeting
Madelyne G. Perry
Town Clerk*

COMMONWEALTH OF MASSACHUSETTS



OFFICE OF THE

TOWN CLERK

Madelyne G. Perry
TOWN CLERK

Nantucket,.....JANUARY...16..... 19 86

TO WHOM IT MAY CONCERN:

I, MADELYNE G. PERRY, TOWN CLERK FOR THE TOWN OF NANTUCKET CERTIFY THAT ARTICLE 5 OF THE SEPTEMBER 10, 1984 SPECIAL TOWN MEETING HELD IN NANTUCKET WAS VOTED UNANIMOUSLY IN FAVOR OF.

VERY TRULY YOURS,


 MADELYNE G. PERRY
 TOWN CLERK

Attest: True Copy

 Town Clerk

1/16/1986

Article 5

**FURTHER DESCRIBING PARCELS OF LAND
 IN SIASCONSET SEWER TAKING AREA**

To see if the Town will vote to ratify and confirm the action taken to acquire certain land in Siasconset for the purposes of municipal sewage treatment under Article 91 of the 1980 Annual Town Meeting, and to further describe the parcels of land involved as the land shown on a plan prepared by John J. Shugrue dated January 4, 1983, copy of said plan is available at the Selectmen's office and will be available at the Special Town Meeting.

Article 5

**FURTHER DESCRIBING PARCELS OF LAND
 IN SIASCONSET SEWER TAKING AREA**

WE RECOMMEND the Town so vote.

From: [Rob Ranney](#)
To: [Tracy MacDonald](#)
Subject: RE: 40 Low Beach
Date: Monday, March 17, 2025 8:19:02 AM

Hi Tracy,

I apologize for the late response on this.

These are \$7.75 per sf.

As always, let me know if you need anything else.

Thanks, Rob

Robert F. Ranney, MAA
Assessor
Town of Nantucket
37 Washington Street
Nantucket, MA 02554
508-228-7200 ext 7037
www.nantucket-ma.gov

This electronic message and any attached files contain information from the Town of Nantucket that may be privileged and/or confidential. The information is intended for the recipient named above, and use by any other person is not authorized. If you are not the intended recipient, any disclosure, distribution, copying, or use of this information is strictly prohibited. If you have received this message in error, please notify the sender by e-mail immediately. Also, please be advised that the Secretary of State's office has determined that most e-mails sent to and from municipal officials are considered to be public records and consequently may be subject to public disclosure.

From: Tracy MacDonald <tmacdonald@nantucket-ma.gov>
Sent: Friday, March 14, 2025 3:34 PM
To: Rob Ranney <rranney@nantucket-ma.gov>
Subject: 40 Low Beach

Can you please provide a price factor for this property – We are going to probably have to RFP, but bigger story. I just need it for reference for now.

TRACY R MACDONALD
Real Estate Specialist
Town of Nantucket
16 Broad Street, Nantucket, MA 02554
Tel: 508-228-7200 Ext. 7347; Cell: 339-235-0365
Email: tmacdonald@nantucket-ma.gov

QUITCLAIM DEED

TOPLAND PROPERTIES, a Massachusetts partnership, of 1323 S.E. 17th Street, Ft. Lauderdale, FL 33316 in consideration of FOUR HUNDRED EIGHTY-NINE THOUSAND AND 00/100 (\$489,000.00) Dollars paid grant to GEORGE A. CLOUTIER, of 221 Mt. Auburn Street, Cambridge, MA 02138 with QUITCLAIM COVENANTS, the vacant land situate at 40 Low Beach Road, Siasconset, Nantucket Town and County, Massachusetts bounded and described as follows:

Lots 7, 23 and 34 as shown on plan entitled "Low Beach, Siasconset, Nantucket, Mass. Scale 200 ft to 1 inch Surveyed by Wm. F. Codd" dated May 23, 1895, which plan was duly recorded with the Nantucket Registry of Deeds in Plan Book 3, Page 3. Also, see a plan entitled "Plan of House Lots of Chas. F. Coffin at Low-Beach, Siasconset, Nantucket, Mass. Scale 200 ft to 1 inch Surveyed by Wm. F. Codd" dated July 23, 1895. Recorded with Nantucket Registry of Deeds in Plan Book 7, Page 14.

Subject to an easement four (4') feet in width for pedestrian access from Low Beach Road to the beach, running parallel with and adjacent to the westerly boundary of Lots 7, 23 and 34. Said Easement being reserved for the benefit of Lot owners (Lots 5-57 inclusive) within the residential subdivision subdivided by Edward V. Heath, dated September 17, 1973 and recorded in Plan File 5-B at the Nantucket Registry of Deeds.

WITNESS our hands and seals this 31st day of October, 1997

Richard Graham
Richard Graham, Partner

Marion Graham
Marion Graham, Partner

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss

10/31, 1997

Then personally appeared the above named Richard Graham and Marion Graham, Partners as aforesaid and acknowledged the foregoing instrument to be their free act and deed before me

My Commission Expires:

4/24/98

Notary Public



FETLAND BANK	
10/14/97	
N	9,780.00
☐	Exempt
☐	Non-exempt
16195	11/14/97
Authorized: C. H. H. H.	

DEEDS REG 16	
NANTUCKET	
11/14/97	
Cancelled	
TAX	2229.84
CASH	2229.84
13504016 15:48	
EXCISE TAX	

NOV 14 1997
NANTUCKET COUNTY
REC'D ENTERED

3:52 PM
SANDRA M CHADWICK
ATTEST REGISTER

End of
Instrument

SECTIONS 1 & 2.

Plan of House Lots
of Chas. F. Coffin.

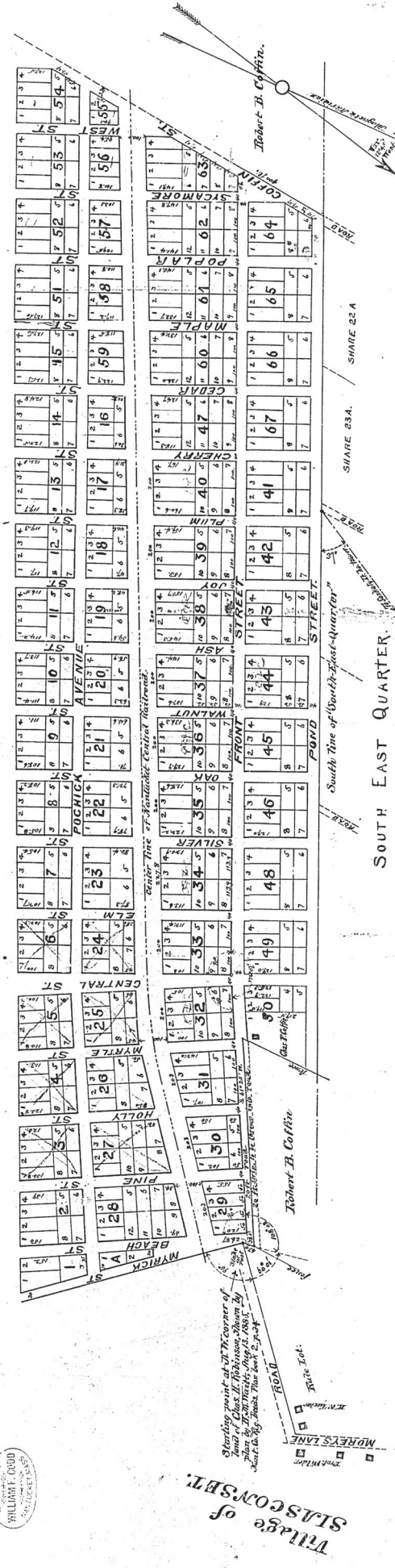
LOW-BEACH, STASCONSET,
AT
NANTUCKET, MASS.

Scale, 200 ft. to 1 inch.

Surveyed by T. M. C. Coda. July 23, 1895.

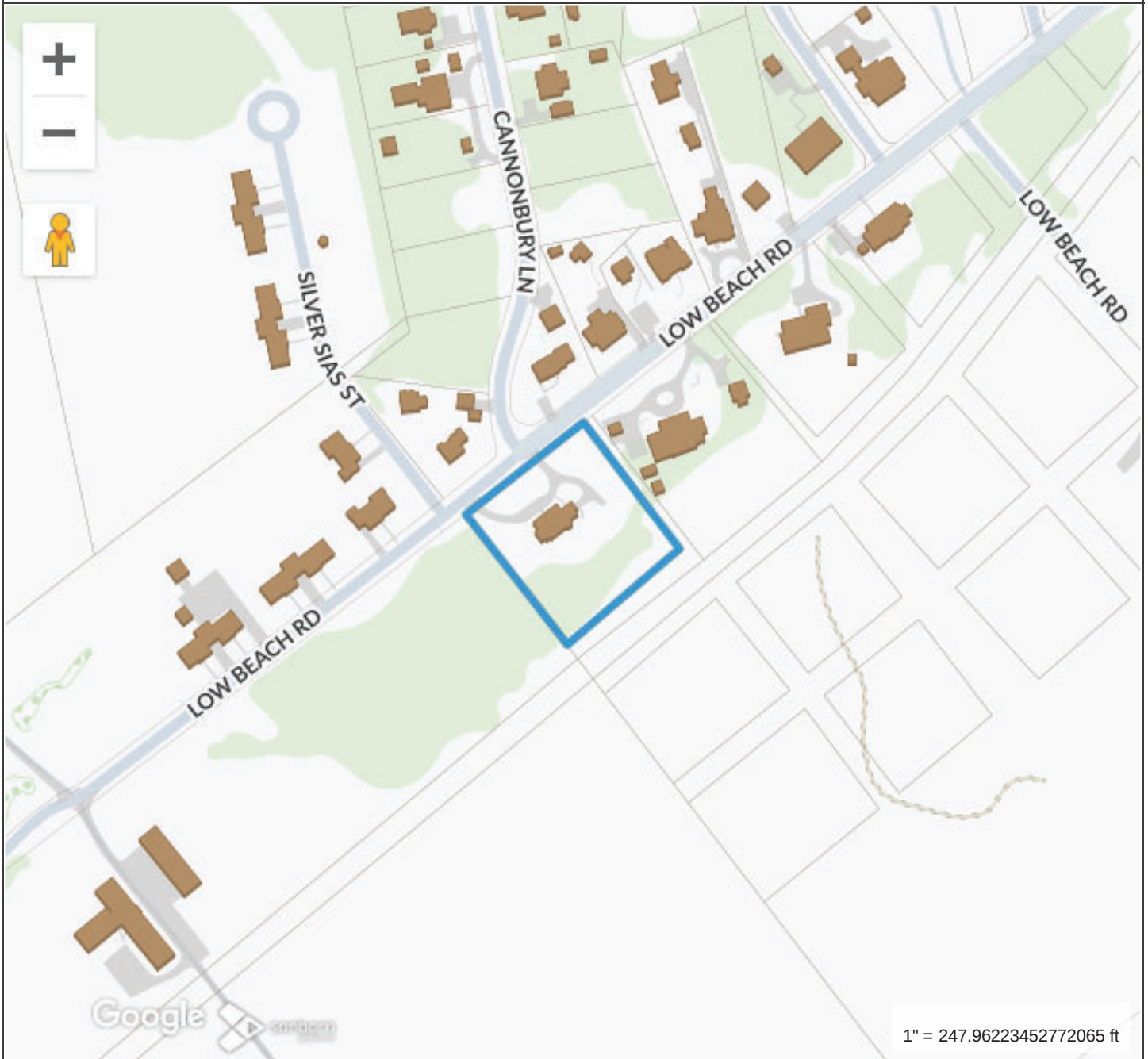
Atlantic Ocean.

Shore Line.



Village of
STASCONSET

January 11, 1924, 5 P. M. Received and entered into the records of the
Books of Plans No. 7 page 14.
Attest: J. J. Amos, Register.

**Property Information**

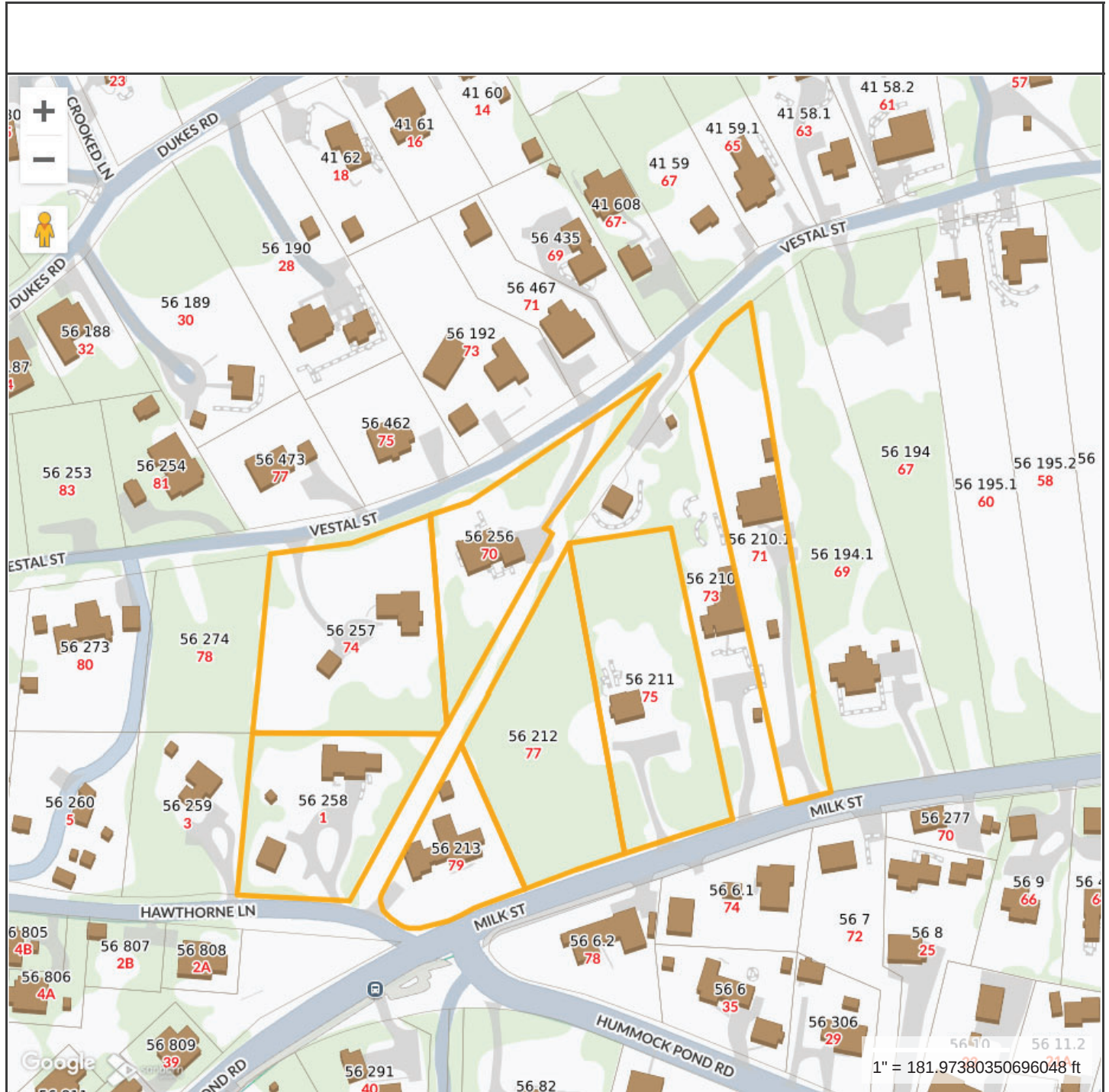
Property ID 6982
Location 40 LOW BEACH RD
Owner CLOUTIER TIFFANY D TR

**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024
Data updated Jan. 2021

Print map scale is approximate.
Critical layout or measurement
activities should not be done using
this resource.



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