

APPROVAL NOT REQUIRED UNDER THE SUBDIVISION CONTROL LAW

FAIRHAVEN PLANNING BOARD

DATE: _____

NO DETERMINATION AS TO COMPLIANCE WITH THE APPLICABLE ZONING BY-LAWS IS MADE, INTENDED, OR IMPLIED AS A RESULT OF THIS ENDORSEMENT.

FOR REGISTRY USE ONLY

PLAN REFERENCES:
 BRISTOL COUNTY (SOUTHERN DISTRICT) REGISTRY OF DEEDS
 PLAN BOOK 39 PAGE 33
 PLAN BOOK 100 PAGE 46
 PLAN BOOK 119 PAGE 35
 PLAN BOOK 147 PAGE 21
 PLAN BOOK 173 PAGE 10
 PLAN BOOK 180 PAGE 24
 LAND COURT PLAN 8617B
 LAND COURT PLAN 28955A

LEGAL REFERENCE:
 SUBJECT DEED IS RECORDED AT THE BRISTOL COUNTY (SOUTHERN DISTRICT) REGISTRY OF DEEDS IN DEED BOOK 14577 PAGE 257.

ASSESSORS
 MAP 07 LOT 50
 N/F
 JONATHAN FURTADO JR.
 12 MIDDLE STREET

ASSESSORS
 MAP 07 LOT 53
 N/F
 GAIL J. ISAKSEN TRUSTEE
 7 MIDDLE STREET

ASSESSORS
 MAP 07 LOT 58
 N/F
 DENISE DIPIETRO
 22 MAIN STREET
 D.B. 12156 PG. 257

ASSESSORS
 MAP 07 LOT 51A
 N/F
 ISAKSEN C&W LLC
 7 WATER STREET

ASSESSORS
 MAP 07 LOT 51
 N/F
 ISAKSEN MIDDLE LLC
 8 MIDDLE STREET

ASSESSORS
 MAP 07 LOT 54
 N/F
 ISAKSEN MIDDLE LLC
 5 MIDDLE STREET
 D.B. 13690 PG. 283

ASSESSORS
 MAP 07 LOT 98
 N/F
 JEFFREY B. PIERCE
 20 MAIN STREET
 D.B. 2051 PG. 297

ASSESSORS
 MAP 07 LOT 64
 N/F
 SHARYN P. MEEHAN
 19 MAIN STREET

ASSESSORS
 MAP 07 LOT 52A
 N/F
 ISAKSEN MIDDLE LLC
 6 MIDDLE STREET

ASSESSORS
 MAP 07 LOT 52
 N/F
 JACOBSEN-ISAKSEN RELATY
 4 MIDDLE STREET

ASSESSORS
 MAP 07 LOT
 N/F
 CULLEN NORTH WALKER STREET LLC
 1 MIDDLE STREET
 D.B. 14577 PG. 286

ASSESSORS
 MAP 07 LOT 98A
 2,614± SQ. FT.
 EXISTING RESTAURANT "MEY BREAKFAST"

ASSESSORS
 MAP 07 LOT 101
 N/F
 PATRICIA A. KIMBALL
 17 MAIN STREET

ASSESSORS
 MAP 07 LOT 107
 N/F
 JACOBSEN-ISAKSEN REALTY TRUST
 2 FERRY STREET

ASSESSORS
 MAP 07 LOT 52B
 N/F
 FAIRHAVEN TRAWL EQUIPMENT CO.

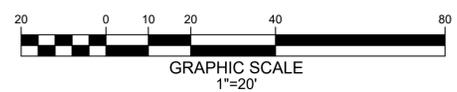
ASSESSORS
 MAP 07 LOT 14
 N/F
 WOOD'S HOLE MARTHA'S VINYARD
 14 MAIN STREET

PLAN NOTES:

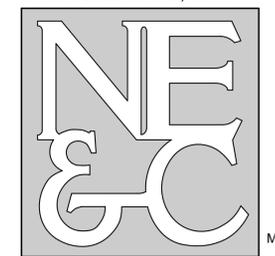
1. THE SUBJECT PROPERTY IS SHOWN AS LOT 98A ON THE TOWN OF FAIRHAVEN ASSESSORS PLAT 7.
2. THE DEED FOR THE SUBJECT PROPERTY IS RECORDED IN THE BRISTOL COUNTY (SOUTHERN DISTRICT) REGISTRY OF DEEDS IN DEED BOOK 14577 PAGE 257.
3. THE SUBJECT PROPERTY IS LOCATED IN THE MIXED-USE (MU) ZONING DISTRICT.
4. THERE ARE NO RESOURCE AREAS AS DEFINED BY 310 CMR 10.000 ON THE SUBJECT PROPERTY.
5. THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE AS DELINEATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 25005C0394H DATED JULY 6, 2021.
6. THE PURPOSE OF THIS PLAN IS TO DIVIDE LOT 98A AS SHOWN ON THE TOWN OF FAIRHAVEN ASSESSORS PLAT 7 INTO TWO LOTS LEAVING THE BUILDING AT 16 MAIN STREET ON LOT 1, A 1,830 SQ. FT. LOT WITH 39.20-FT. OF FRONTAGE ON MAIN STREET AND 45.61-FT. OF FRONTAGE ON FERRY STREET; AND THE BUILDING AT 12 FERRY STREET ON LOT 2, A 783 SQ. FT. LOT HAVING 20.00-FT. OF FRONTAGE ON FERRY STREET.
7. THIS PROPERTY IS SUBJECT TO A VARIANCE GRANTED BY THE FAIRHAVEN ZONING BOARD OF APPEALS ALLOWING THE DIVISION OF THE SUBJECT PROPERTY AS SHOWN. THE RESULTING DECISION IS RECORDED IN THE BRISTOL COUNTY, SOUTHERN DISTRICT, REGISTRY OF DEEDS IN DEED BOOK 14868 PAGE 171.

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS

PROFESSIONAL LAND SURVEYOR _____ DATE _____



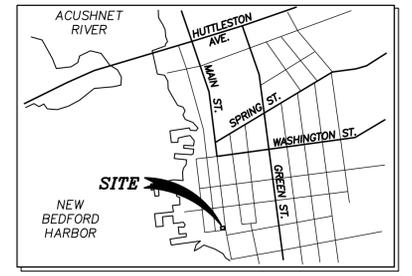
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LOCUS NOT TO SCALE

ZONING REQUIREMENTS:

- ZONE: MIXED-USE DISTRICT (MU)*
- MINIMUM LOT AREA = 15,000 SQ. FT.
- MINIMUM LOT FRONTAGE = 100 FT.
- MINIMUM SETBACKS: FRONT = 20'
- SIDE = 10'
- REAR = 30'
- MAXIMUM LOT COVERAGE = 70%
- MAXIMUM BUILDING COVERAGE = 25%

* - SEE PLAN NOTE NO. 7

No.	Revision	Date	
Designed By:	JPT	Drawn by: JPT	Checked by: SML
Scale:	1"=20'	Date:	10APRIL2024
Project Title:			
ASSESSORS PLAT 7 LOT 98A 16 MAIN STREET FAIRHAVEN, MASSACHUSETTS			
Applicant:			
CULLEN NORTH WALKER STREET, LLC 12 SIMPSON LANE ASSONET, MASSACHUSETTS 02702			
Owner:			
CULLEN NORTH WALKER STREET, LLC 12 SIMPSON LANE ASSONET, MASSACHUSETTS 02702			
Drawing Title:			
APPROVAL NOT REQUIRED PLAN OF LAND IN FAIRHAVEN, MASSACHUSETTS			
Drawing Number:			
ANR-1			
Sheet 1 of 1			
Project Number:			
Survey Index:			
FVN-07-098A			
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