

LOCUS MAP SCALE: 1"=2,000'±

- ZONING DATA -	
DISTRICT: RURAL RESIDENCE (RR)	
DESCRIPTION	REQUIRED
LOT AREA	30,000 S.F.
CONTIGUOUS UPLAND AREA	24,000 S.F.
LOT FRONTAGE	140 FT
FRONT SETBACK	30 FT
SIDE SETBACK	20 FT
REAR SETBACK	30 FT

MAP 29 LOT 26A
N/F
DONALD MCKAY
ET AL

MAP 29 LOT 31
N/F
PAUL M. & KATE L.
STARVISH

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

Brian J. Murphy
BRIAN J. MURPHY, P.L.S.

7/19/23
DATE

FOR REGISTRY USE ONLY

MAP 29 LOT 26
N/F
RICHARD A.
MILLER

LOT 1
(AREA=30,365± S.F.)

LOT 2
(AREA=42,357± S.F.)
(UPLAND AREA=38,730± S.F.)

MAP 29 LOT 28B
N/F
MAGINTY
NOMINEE
REALTY TRUST

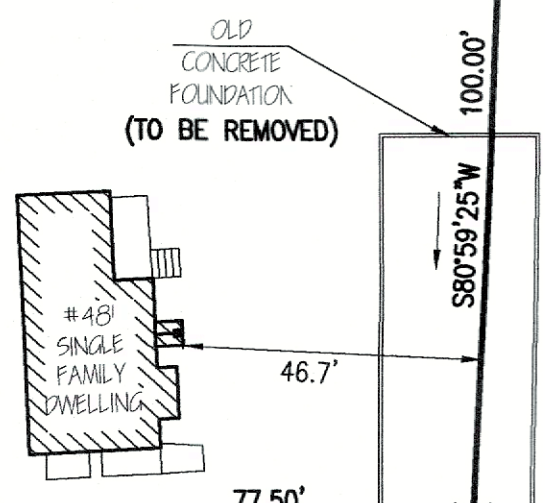
FAIRHAVEN PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW
NOT REQUIRED

DATE: _____
PLANNING BOARD ENDORSEMENT OF THIS PLAN
INDICATES ONLY THAT THE PLAN IS NOT A
SUBDIVISION UNDER M.G.L. Ch. 41, Sec. 81L, AND
DOES NOT INDICATE THAT THE LOT IS BUILDABLE, OR
THAT IT MEETS ZONING, HEALTH, CONSERVATION OR
GENERAL BY-LAW REQUIREMENTS.

RECORD OWNER:
ASSESSORS MAP 29 LOT 27
ANTONE ARRUDA
28 WINONA AVENUE
FAIRHAVEN, MA 02719
DEED BOOK 13985 PAGE 67
PLAN BOOK 36 PAGE 7

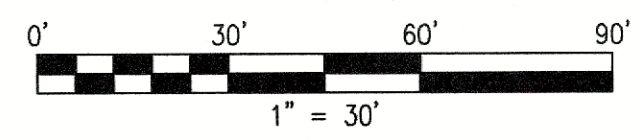
- NOTES:
1. PROPERTY LINE SURVEY PERFORMED BY FARLAND CORP. INC. IN NOVEMBER OF 2021.
 2. THE PURPOSE OF THIS PLAN IS TO DIVIDE THE PROPERTY OWNED BY ANTONE ARRUDA INTO "LOT 1" AND "LOT 2".
 3. VARIANCE GRANTED FOR "LOT 1" RELATIVE TO LOT FRONTAGE REQUIREMENT AND IS RECORDED IN BOOK 14348 PAGE 36.
 4. THE WETLAND BOUNDARY WAS APPROVED BY THE FAIRHAVEN CONSERVATION COMMISSION ON JULY 17, 2023, AS SHOWN ON THE ANRAD PLAN DATED JUNE 7, 2023.



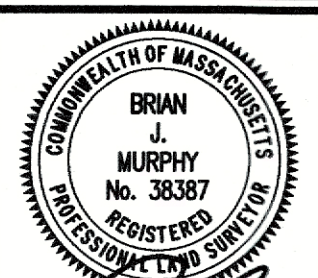
SCONTICUT NECK ~PUBLIC - 50' WIDE~ ROAD

68.47'(TIE)
N88°26'04"W

195.30'(TIE)
S03°07'41"W



REVISIONS	



21 VENTURA DRIVE
DARTMOUTH, MA 02747
P.508.717.3479
• ENGINEERING
• SITEWORK
• LAND SURVEYING
• DEVELOPMENT

DRAWN BY: CKG
CALC'D BY: MOB
CHECKED BY: BJM

APPROVAL NOT REQUIRED PLAN OF LAND
— 481 SCONTICUT NECK ROAD —
ASSESSORS MAP 29 LOT 27
FAIRHAVEN, MASSACHUSETTS
PREPARED FOR:
ANTONE ARRUDA
481 SCONTICUT NECK ROAD
FAIRHAVEN, MA 02719

JULY 19, 2023
SCALE: 1"=30'
JOB NO. 21-798
LATEST REVISION: