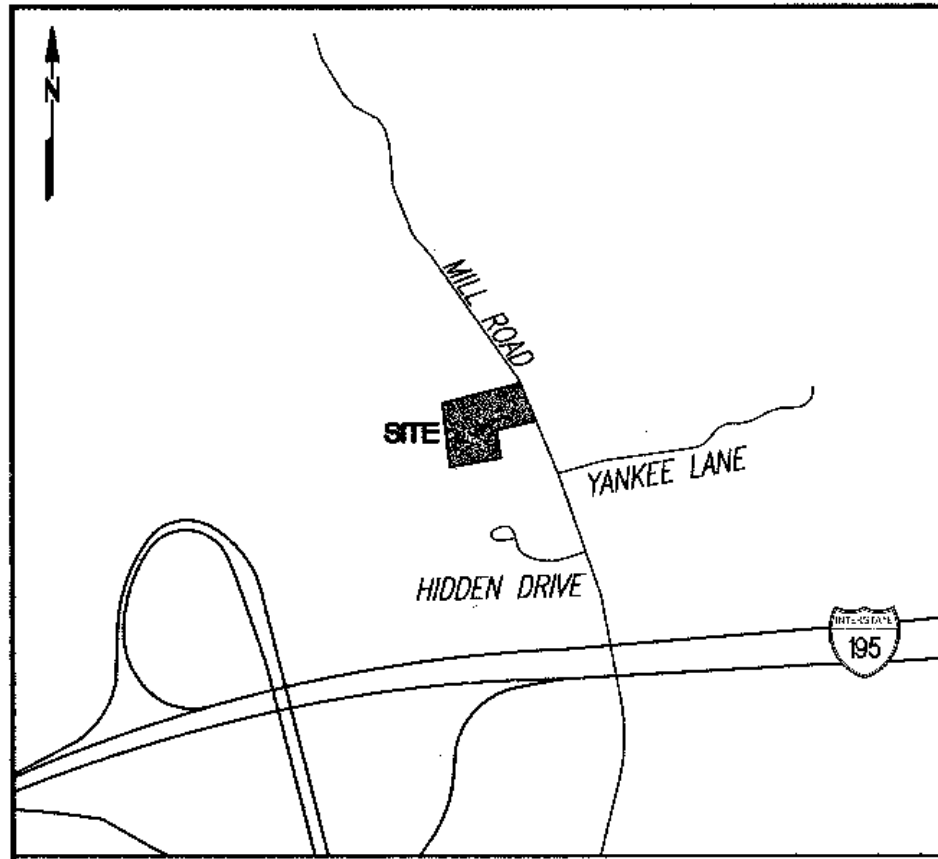




LOCUS MAP
1" = 1,000'

MAP#39 LOT#17

MAP#39 LOT#25A

MAP#39 LOT#25
N/F
FORD FAMILY REAL ESTATE IRREVOCABLE TRUST
BOOK 9258 PAGE 326

DH FND
N 79°25'59" E 379.50'
183.94'
195.56'
DETAIL
N.T.S.
CENTER CB MARKED "G"
(LEAVING)

CB "G" FND
(LEAVING)

N 79°25'59" E 379.50' TD

MAP#39 LOT#28B

NOT A SEPARATE BUILDING LOT IN AND OF ITSELF
AND IS TO BE CONVEYED TO ADJACENT LAND

MAP#39 LOT#28

7,973± S.F.

NOT A SEPARATE BUILDING LOT IN AND OF ITSELF
AND IS TO BE CONVEYED TO ADJACENT LAND

MAP#39 LOT#28

7,973± S.F.

NOT A SEPARATE BUILDING LOT IN AND OF ITSELF
AND IS TO BE CONVEYED TO ADJACENT LAND

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AND IS TO BE CONVEYED TO ADJACENT LAND

MAP#39 LOT#28

7,973± S.F.

NOT A SEPARATE BUILDING LOT IN AND OF ITSELF
AND IS TO BE CONVEYED TO ADJACENT LAND

MAP # 39 LOT #28
REMAINING AREA
32,858± Sq.Ft.
(UPLAND)

PARCEL "A"

7,973± S.F.
NOT A SEPARATE BUILDING LOT IN AND OF ITSELF
AND IS TO BE CONVEYED TO ADJACENT LAND

MAP#39 LOT#34
N/F
RICHARD & BARBARA E. SOUZA REVOCABLE TRUST
BOOK 7973 PAGE 34

MAP # 39 LOT #27B

REMAINING AREA
79,146± Sq.Ft.
1.817± AC.
(UPLAND)

NOT A SEPARATE BUILDING LOT IN AND OF ITSELF

MAP#39 LOT#25
N/F
FORD FAMILY REAL ESTATE IRREVOCABLE TRUST
BOOK 9258 PAGE 326

MAP#39 LOT#25

MAP#39 LOT#25

MAP#39 LOT#25

MAP#39 LOT#25

MAP#39 LOT#25

MAP#39 LOT#25

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MAP#39 LOT#25

MAP#39 LOT#25

MAP#39 LOT#25

MAP#39 LOT#25

MAP#39 LOT#25

MAP#39 LOT#25

MAP#39 LOT#25

ABBREVIATIONS:

CB = CONCRETE BOUND
DH = DRILL HOLE
FND = FOUND
N.T.S. = NOT TO SCALE
SB = STONE BOUND
SP = STONE POST
TD = TOTAL DISTANCE
UP = UTILITY POLE

FOR REGISTRY USE ONLY

"I CERTIFY THAT THIS PLAN CONFORMS WITH
THE RULES AND REGULATIONS OF THE
REGISTERS OF DEEDS."

Matthew C. Leone
PREPARER

NOTES:

1. THE INTENT OF THIS PLAN IS TO DEPICT A LOT LINE ADJUSTMENT BETWEEN
LOT #28 AND LOT #27B ON FAIRHAVEN ASSESSORS MAP #39.

"PARCEL A" IS A CONVEYANCE LOT & IS NOT TO BE CONSIDERED A
SEPARATE BUILDING LOT.

"PARCEL A" IS TO BE SEVERED FROM LAND KNOWN AS LOT #28 ON
ASSESSOR'S MAP #39 AND INCORPORATED WITH ADJOINING LAND
KNOWN AS LOT #27B ON ASSESSOR'S MAP #39.

"PARCEL B" IS A CONVEYANCE LOT & IS NOT TO BE CONSIDERED A
SEPARATE BUILDING LOT.

"PARCEL B" IS TO BE SEVERED FROM LAND KNOWN AS LOT #27B
ON ASSESSOR'S MAP #39 AND INCORPORATED WITH ADJOINING
LAND KNOWN AS LOT #28 ON ASSESSOR'S MAP #39.

2. THIS PLAN DOES NOT CONSTITUTE A CERTIFICATION OF TITLE OR OWNERSHIP TO THE
PROPERTIES SHOWN HEREON, NOR DOES IT REPRESENT A DEFINITIVE ACCOUNT
OF EASEMENT RIGHTS OF OTHERS WITHIN THE SUBJECT PROPERTY HOWEVER
THEY MAY EXIST.

ABUTTING PROPERTY INFORMATION SHOWN HEREON WAS ESTABLISHED FROM THE
TOWN OF FAIRHAVEN ASSESSORS RECORDS.

3. THE PROPERTY LINE INFORMATION SHOWN IS BASED ON CURRENT
AVAILABLE PLANS AND DEEDS, AND AN THE GROUND INSTRUMENT
SURVEY BY THIS FIRM BETWEEN 8-13-2025 & 10-15-2025.

PLAN REFERENCES:
BRISTOL COUNTY REGISTRY OF DEEDS (SOUTHERN DISTRICT):
PLAN BOOK 93 PAGE 51
PLAN BOOK 97 PAGE 50
PLAN BOOK 104 PAGE 15
PLAN BOOK 124 PAGE 111
PLAN BOOK 135 PAGE 109
PLAN BOOK 141 PAGE 26
PLAN BOOK 157 PAGE 61

4. CURRENT OWNERSHIP:

MAP #39 LOT #27B
PETER DETERRA
279 MILL ROAD
FAIRHAVEN, MA 02719
DEED BOOK 2436 PAGE 211

MAP #39 LOT #28
PETER DETERRA & MELISSA DETERRA
279 MILL ROAD
FAIRHAVEN, MA 02719
DEED BOOK 3189 PAGE 228

5. ZONING:

OVERLAY DISTRICT: NASKETUCKET RIVER BASIN OVERLAY DISTRICT (NRB)
CURRENT ZONING DISTRICT: RURAL RESIDENCE (RR)
RR BUILDING SETBACKS:
FRONT: 30'
REAR: 30'
SIDE: 20'
MINIMUM AREA: 30,000 S.F.
MINIMUM FRONTAGE: 140'

FAIRHAVEN PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION
CONTROL LAW NOT REQUIRED

DATE:

"PLANNING BOARD ENDORSEMENT UNDER THE
SUBDIVISION CONTROL LAW SHOULD NOT BE CONSTRUED
AS EITHER AN ENDORSEMENT OR AN APPROVAL OF
COMPLIANCE WITH THE FAIRHAVEN ZONING BYLAW."



Matthew C. Leone
MATTHEW C. LEONE R.P.L.S.

9-1-2026
DATE

Rev.	#	DATE	BY	DESCRIPTION
APPROVAL NOT REQUIRED PLAN FOR PROPERTY KNOWN AS LOTS #27B & #28 ON ASSESSOR'S MAP #39 at 292 MILL ROAD in FAIRHAVEN, MA PREPARED FOR PETER DETERRA & MELISSA DETERRA				
SCALE: 1"=30' 0 15 30 60 90 DATE: SEPTEMBER 1, 2026				
SCHNEIDER, DAIGNON & LEONE, INC. PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS P.O. Box 480, 81A COUNTY RD UNIT G, MATTAPOISETT, MA 02739 1-508-758-7866				
Drawn By: M.C.L. Check By: J.M.M. Job No. 3851				