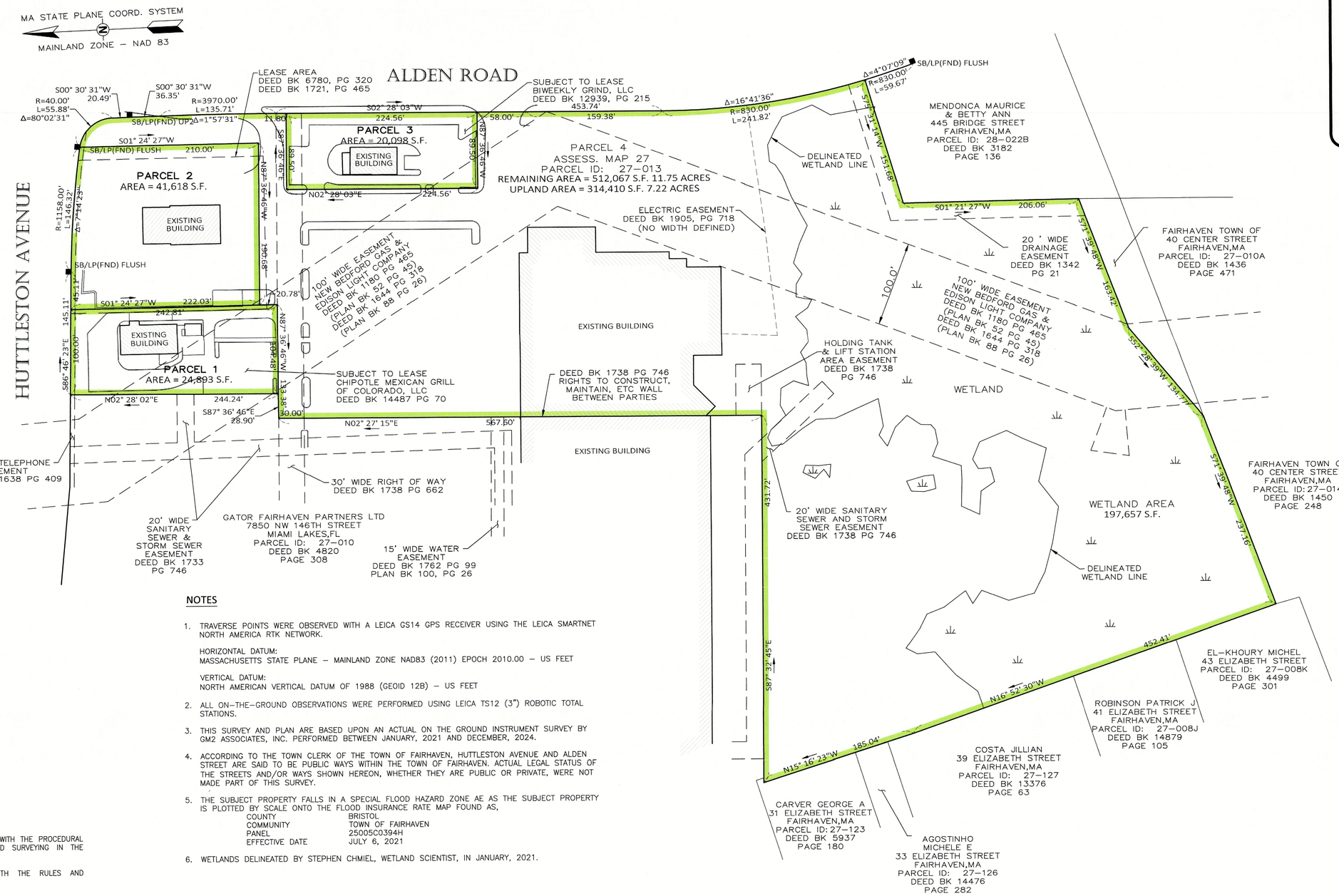
LOCUS MAP
SCALE: 1"=500'



REGISTRY USE ONLY

ZONING TABLE

ZONING DISTRICT: BUSINESS DISTRICT

DIMENSIONAL REGULATIONS

	REQUIRED
MIN. LOT FRONTAGE:	100 FT
MIN. LOT AREA:	15,000 S.F.
FRONT YARD:	20 FEET
SIDE YARD:	N/A
REAR YARD:	N/A

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
TOWN OF FAIRHAVEN

DATE

NOTES

1. TRAVERSE POINTS WERE OBSERVED WITH A LEICA GS14 GPS RECEIVER USING THE LEICA SMARTNET NORTH AMERICA RTK NETWORK.

   HORIZONTAL DATUM:
   MASSACHUSETTS STATE PLANE – MAINLAND ZONE NAD83 (2011) EPOCH 2010.00 – US FEET

   VERTICAL DATUM:
   NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID 12B) – US FEET

2. ALL ON–THE–GROUND OBSERVATIONS WERE PERFORMED USING LEICA TS12 (3") ROBOTIC TOTAL STATIONS.
3. THIS SURVEY AND PLAN ARE BASED UPON AN ACTUAL ON THE GROUND INSTRUMENT SURVEY BY GM2 ASSOCIATES, INC. PERFORMED BETWEEN JANUARY, 2021 AND DECEMBER, 2024.
4. ACCORDING TO THE TOWN CLERK OF THE TOWN OF FAIRHAVEN, HUTTLESTON AVENUE AND ALDEN STREET ARE SAID TO BE PUBLIC WAYS WITHIN THE TOWN OF FAIRHAVEN. ACTUAL LEGAL STATUS OF THE STREETS AND/OR WAYS SHOWN HEREON, WHETHER THEY ARE PUBLIC OR PRIVATE, WERE NOT MADE PART OF THIS SURVEY.
5. THE SUBJECT PROPERTY FALLS IN A SPECIAL FLOOD HAZARD ZONE AE AS THE SUBJECT PROPERTY IS PLOTTED BY SCALE ONTO THE FLOOD INSURANCE RATE MAP FOUND AS,

COUNTY	BRISTOL
COMMUNITY	TOWN OF FAIRHAVEN
PANEL	25005C0394H
EFFECTIVE DATE	JULY 6, 2021

6. WETLANDS DELINEATED BY STEPHEN CHMIEL, WETLAND SCIENTIST, IN JANUARY, 2021.

NOTES

1. THE PURPOSE OF THIS PLAN IS TO DIVIDE MAP 27 LOT 13 OWNED BY MKZ REALTY, LLC AND CREATE PARCEL 1, PARCEL 2 AND PARCEL 3 WITH REMAINING LAND (PARCEL 4).

I CERTIFY TO THE EXISTENCE OF THE FOLLOWING:

THIS SURVEY AND PLAN WERE PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS, TITLE 250 CMR 6.00.

THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

COMMONWEALTH OF MASSACHUSETTS
RICHARD W. REID, JR.
No. 46861
PROFESSIONAL LAND SURVEYOR

PROFESSIONAL LAND SURVEYOR — DECEMBER 18, 2024 — DATE

LEGEND

SB/LP(fnd) — STONE BOUND LEAD PIN FOUND

REFFERENCES

MCZ REALTY, LLC

DEED BOOK 11949 PAGE 331
PLAN BOOK 97 PAGE 112

REVISIONS:			
REV #	DATE	DESCRIPTION	
0	12/18/24	ISSUED FOR REVIEW	

DRWN BY: SMB
CHK'D BY: RWR
APRVD BY: RWR

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Graphic Scale
1 inch = 60 feet
0 60 120 180

PREPARED BY:

GM2 ASSOCIATES, INC
27 Jefferson Street
Taunton, MA 02780
508.824.6609

PROJECT:
14 PLAZA WAY
(BRISTOL COUNTY - SOUTH DISTRICT)
FAIRHAVEN, MASSACHUSETTS

TITLE:
APPROVAL NOT REQUIRED
PLAN OF LAND

PREPARED FOR:
MCZ REALTY, LLC
P.O. BOX 241
MANHASSET NY, 11030

DATE:
DECEMBER 18, 2024

PROJECT NO.
42296.00

A:\PROJECTS_LLS_PROJECTS\FAIRHAVEN\PLAZA WAY\MCZ_14_PLAZA\DRAWINGS\MCZ_PLAZA_WAY_ANR.DWG