



**City of New Bedford**  
**Department of Inspectional Services**  
133 William Street, Room 308  
New Bedford, Massachusetts 02740

Tel. 508-979-1540 Fax: 508-961-3143  
e-mail: danny.romanowicz@newbedford-ma.gov

**DANNY D. ROMANOWICZ**  
**Commissioner**

June 23, 2015

Re: Appeal # 4179 North Side Tacoma Street  
Plot 130C Lots 259 + 260

Dear Zoning Board Members,

**PLANNING**  
**JUN 25 2015**  
**DEPARTMENT**

Upon a site visit of the above mentioned location it appears that  
lots 259 + 260 have merged with lot 262 ( 2805 Acushnet Ave.).

Section 2712-2712 c (Merger of lots) states:

2712. Merger of lots. Adjacent lots held in common ownership on or after the effective date of this Section shall be treated as a single lot for zoning purposes so as to minimize nonconformities with the dimensional requirements of this Ordinance. Notwithstanding the previous sentence, adjacent lots in common ownership may be treated as separate lots for zoning purposes upon a finding by the zoning enforcement officer that the owner of said lots has expressly exhibited the intent to maintain the lots as separate. In making said finding the zoning enforcement officer shall rely on the following factors:

2712. a. The existence and maintenance of walls or fences along the original lot lines;


2712. b. The fact that the lots are separately assessed for tax purposes;

2712.c. The placement of structures on the various lots.

The manner in which said lots were acquired or the fact that said lots were separately described on a deed shall not be considered by the zoning enforcement officer in making said finding.

Enclosed you will find pictures showing my findings. A patio set on Lot 259 with plants, garden supplies, garden fencing with plants running from lot 259 to 260 and 262 but no fencing separating lot 262 from the proposed 2 family lot. There is a fence running south to north on the Tacoma side separating lot 261 from lot 260 and 259.

Respectfully yours,

  
Danny D. Romanowicz  
Commissioner of Inspectional Services

**BUILDING 508-979-1540**  
**WIRE 508-979-1470 • PLUMBING & GAS 508-979-1518**  
**WEIGHTS & MEASURES 508-991-6144**

- CODE OF ORDINANCES  
Chapter 9 - COMPREHENSIVE ZONING

SECTION 1000. PURPOSE, AUTHORITY, AND DEFINITIONS.

2527. Parking generated by the home occupation shall be accommodated off-street, other than in a required front yard, and such parking shall not occupy more than thirty-five (35) percent of lot area.

2528. The use or storage of hazardous materials in quantities greater than associated with normal household use shall be subject to design requirements to protect against discharge to the environment.

(Ord. of 12-23-03, § 1)

**State law reference**— Existing structures, uses or permits, M.G.L.A. c. 40A, § 6.

**2600. LOW-LEVEL RADIOACTIVE WASTE.**

2610. **Low-level Radioactive Waste or Nuclear Waste Facilities.** No facility may be located within the City of New Bedford, the primary purpose or principal activity of which is the commercial collection, processing, reprocessing, storage, burial, incineration, disposal or brokerage of radioactive wastes, including but not limited to waste classified as, low-level radioactive waste.

(Ord. of 12-23-03, § 1)

**2700. DIMENSIONAL REGULATIONS.**

2710. **General.** No structure shall be erected or used, premises used, or lot changed in size or shape except in conformity with the requirements of this Section, unless exempted by this Ordinance or by statute.

2711. Lot change. No existing conforming or nonconforming lot shall be changed in size or shape except through a public land taking or donation for road widening, drainage, utility improvements or except where otherwise permitted herein, so as to violate the provisions of this Ordinance with respect to the size of lots or yards or to create a nonconformity or increase the degree of nonconformity that presently exists.

2712. Merger of lots. Adjacent lots held in common ownership on or after the effective date of this Section shall be treated as a single lot for zoning purposes so as to minimize nonconformities with the dimensional requirements of this Ordinance. Notwithstanding the previous sentence, adjacent lots in common ownership may be treated as separate lots for zoning purposes upon a finding by the zoning enforcement officer that the owner of said lots has expressly exhibited the intent to maintain the lots as separate. In making said finding the zoning enforcement officer shall rely on the following factors:

2712.a. The existence and maintenance of walls or fences along the original lot lines;

2712.b. The fact that the lots are separately assessed for tax purposes;

2712.c. The placement of structures on the various lots.

The manner in which said lots were acquired or the fact that said lots were separately described on a deed shall not be considered by the zoning enforcement officer in making said finding.

2713. Recorded Lots. A lot or parcel of land having an area or frontage of lesser amounts than required in the following schedule of dimensional requirements may be considered as satisfying the area and frontage requirements of this Section provided such lot or parcel of land was shown on a

- CODE OF ORDINANCES  
Chapter 9 - COMPREHENSIVE ZONING

SECTION 1000. PURPOSE, AUTHORITY, AND DEFINITIONS.

plan or described in a duly recorded deed or registered at the time of adoption of this Ordinance and did not at the time of adoptions of adjoin other land of the same owner available for use in connection with such lot or parcel.

(Ord. of 12-23-03, § 1)

**2720. Table of Dimensional Requirements.** See Appendix B.

(Ord. of 12-23-03, § 1)

**2730. Dimensional Variation.** The Board of Appeals may vary otherwise applicable dimensional requirements pertaining to frontage, lot area, building height and sidelines upon finding that owing to circumstances relating to the soil conditions, shape, or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located, a literal enforcement of the provisions of the ordinance or by-law would involve substantial hardship, financial or otherwise, to the petitioner or appellant, and that desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of such ordinance or by-law.

(Ord. of 12-23-03, § 1)

**2740. Vision Clearance on Corner Lots in Residence Districts.** On a corner lot no fence, wall or structure more than three and one-half (3½) feet high above the plane of the established grades of the streets shall be erected on a front or side yard herein established which is included within the street lines of the intersecting streets and a straight line connecting said street lines at points which are twenty (20) feet distant from their point of intersection, measured along said street line, and no trees or hedges which will materially obstruct the view of a driver of a vehicle approaching the street intersection shall be placed or maintained within such area.

(Ord. of 12-23-03, § 1)

**2750. Yards in Residence Districts.**

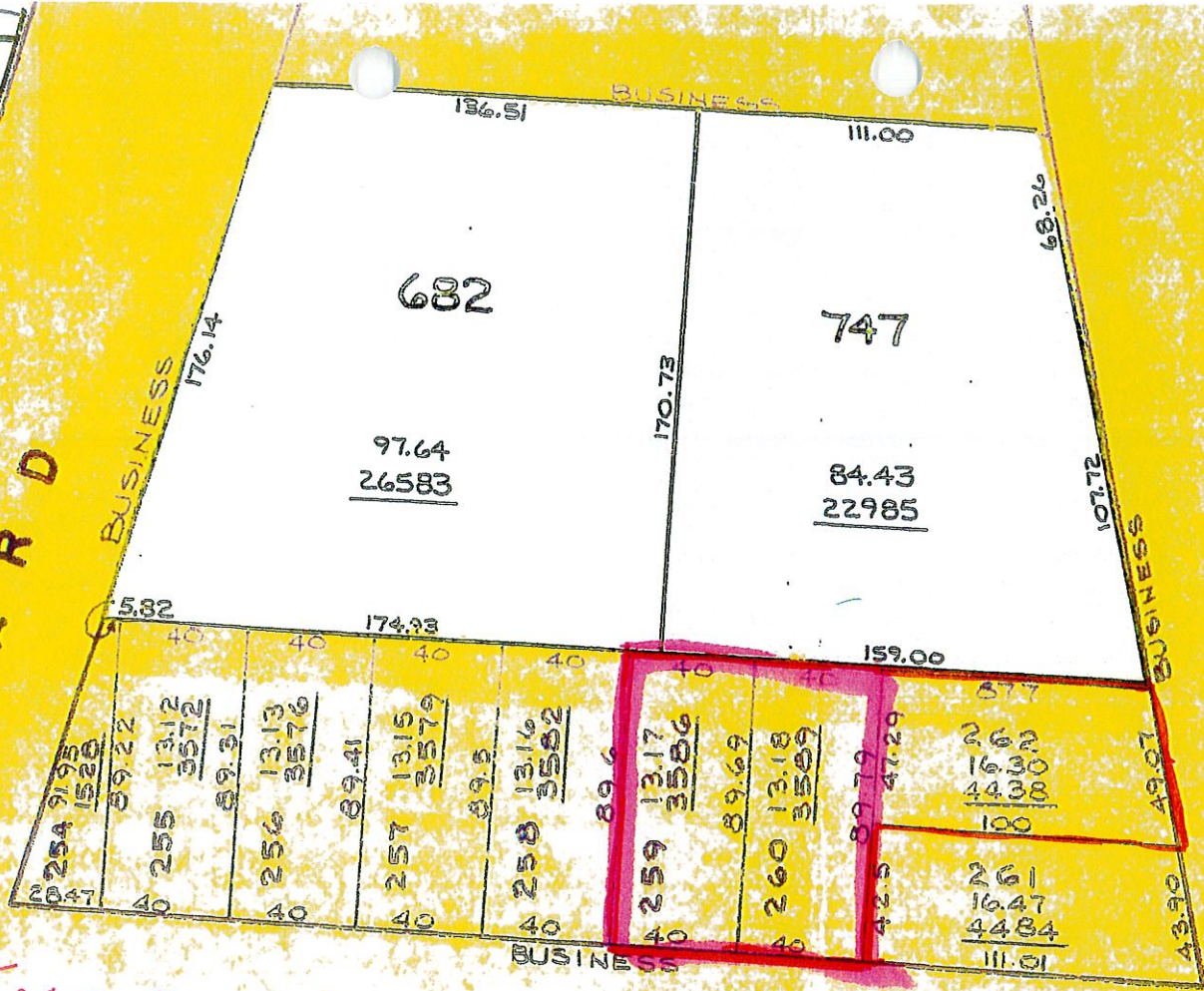
**2751. Front Yards.** No story or part of any building except projecting eaves or uncovered steps shall be erected nearer to the street line of any street on which it fronts than the average alignment of the corresponding stories or parts of existing buildings within two hundred (200) feet on each side of the lot and within the same block and district. Where there is a building on one or both of the adjoining lots, the front yard for a building shall have a depth equal to the average of the front yard depths of the two (2) adjoining lots. A lot without a building shall be counted as having a front yard of the depth required by this Ordinance. If there are no existing buildings on the same side of the street, the average setback alignment of corresponding stories within two hundred (200) feet on each side of and directly opposite the lot shall govern. Nothing in this Ordinance shall require any story or part of a building to set back more than fifteen (15) feet from any street line. One street frontage of a corner lot shall be exempt from these provisions as provided in subsection 2752. The front yard of a lot shall remain clear of debris and junk.

**2752.** Where the alignment of a building is not controlled by subsection 2751, between every building and the line of the street upon which it fronts there shall be a front yard of a clear depth of fifteen (15) feet, except that on one side of a corner lot a yard of a clear depth of not less than ten (10) feet shall be provided, in which case this distance shall not be considered in determining the front yard depths on such street.

**2753. Rear Yards.** There shall be a rear yard on every lot and it shall be at least thirty (30) feet deep behind a dwelling, except that a ground story deck or porch, without a permanent roof, a patio, or a pool (including any projections therefrom) may extend to six (6) feet of a rear lot line. An unattached



ASHLEY BLVD.  
VARD





**Location:** 2803 ACUSHNET AVE**Parcel ID:** 130C 261**Zoning:** MUB**Fiscal Year:** 2015**Current Owner Information:**

FERNANDES DAVID PINA  
 FERNANDES ROSA MARTIN  
 47 MEDEIROS LANE

N DARTMOUTH , MA 02747

**Current Sales Information:****Sale Date:**

12/21/2009

**Sale Price:**

\$189,000.00

Card No. 1 of 1

**Legal Reference:**

9592-4

**Grantor:**

STAWASZ ,WALTER J `TRS`

This Parcel contains 0.103 acres of land mainly classified for assessment purposes as RETAIL with a(n) GENERAL RETAIL style building, built about 1920, having Brick exterior, Asphalt Shingles roof cover and 809 Square Feet, with 1 unit(s), total room(s), total bedroom(s) 0 total bath(s), 0 3/4 baths, and 1 total half bath(s).

**Building Value:**

60100

**Land Value:**

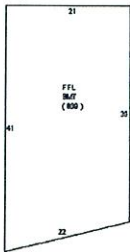
114100

**Yard Items Value:**

0

**Total Value:**

174200

**Fiscal Year 2015**

Tax Rate Res.: 15.73  
 Tax Rate Com.: 33.56  
 Property Code: 325  
 Total Bldg Value: 60100  
 Total Yard Value: 0  
 Total Land Value: 114100  
**Total Value:** 174200  
**Tax:** \$5,846.16

**Fiscal Year 2014**

Tax Rate Res.: 15.16  
 Tax Rate Com.: 31.08  
 Property Code: 325  
 Total Bldg Value: 58600  
 Total Yard Value: 0  
 Total Land Value: 114100  
**Total Value:** 172700  
**Tax:** \$5,367.52

**Fiscal Year 2013**

Tax Rate Res.: 14.33  
 Tax Rate Com.: 29.54  
 Property Code: 325  
 Total Bldg Value: 60100  
 Total Yard Value: 0  
 Total Land Value: 114100  
**Total Value:** 174200  
**Tax:** \$5,145.86

Disclaimer: Classification is not an indication of uses allowed under city zoning.  
 This information is believed to be correct but is subject to change and is not warranted.

**DEED**

**MARC R. DESHAIES, Successor Trustee of the Walter J. Stawasz Revocable Trust** dated September 22, 1998 of New Bedford, Bristol County, Massachusetts, acting pursuant to the powers set forth in Article V of that certain Certificate of Trust recorded in the Bristol County SD Registry of Deeds in Book 8305 Page 251 for consideration of **ONE HUNDRED EIGHTY-NINE THOUSAND DOLLARS (\$189,000.00)** paid, grants to **DAVID PINA FERNANDES** and **ROSA MARTIN FERNANDES** of 404 Middle Road, Acushnet, MA 02743, as Joint Tenants, all said Trust's right, title and interest, the land in New Bedford, Massachusetts, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO  
AND MADE A PART HEREOF

Witness my hand and seal this 21<sup>st</sup> day of December, 2009.

REG OF DEEDS  
REG #07  
BRISTOL S  
12/21/09 3:01PM  
00000 #7914  
FEE \$861.84  
CASH \$861.84

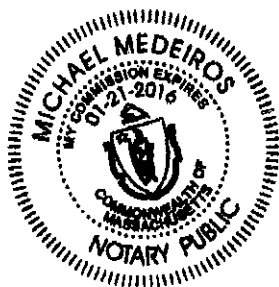
**Walter J. Stawasz Revocable Trust dated  
September 22, 1998**

*Marc R. Deshaies, Trustee*  
Marc R. Deshaies, Successor Trustee  
& Not Individually

COMMONWEALTH OF MASSACHUSETTS

Bristol, ss.

On this 21<sup>st</sup> day of December, 2009, before me, the undersigned notary public, personally appeared the above-named Marc R. Deshaies, Successor Trustee aforesaid, proved to me through satisfactory evidence of identification, which was ☒ photographic identification with signature issued by a federal or state governmental agency, ☐ oath or affirmation of a credible witness, ☐ personal knowledge of the undersigned, to be the person whose name is signed on the preceding page, and acknowledged to me that he signed it voluntarily for its stated purpose and was his free act and deed.



*[Signature]*  
Notary Public

My commission expires: 1/21/16



**EXHIBIT "A"**

The land in said New Bedford, bounded and described as follows:

**FIRST PARCEL:**

Being lots numbered 259 and 260 on Plan of Bel Air Park made by F. M. Metcalf, CE dated December 1908 and filed with the Bristol County (S.D.) Registry of Deeds. This land is more particularly bounded and described as follows:

Beginning at a point in the northerly line of Tacoma Street as shown on said Plan which point is one hundred twelve and 30/100 (112.30) feet distant westerly from the intersection of the northerly line of said Tacoma Street with the westerly line of Acushnet Avenue;

Thence in a westerly line bounded southerly by said Tacoma Street eighty (80) feet to a point for a corner;

Thence in a northerly direction bounded westerly by Lot 258 on said Plan ninety-four and 60/100 (94.60) feet to a point for a corner;

Thence in an easterly direction bounded northerly by land of parties unknown eighty (80) feet to a point for a corner; and

Thence in a southerly direction bounded easterly by Lots 261 and 262 on said Plan ninety-four and 79/100 feet to the place of beginning.

Subject, however, to any rights which the City of New Bedford may now have or ever have had by the taking of land for the widening.

**SECOND PARCEL:**

Being Lots 262 and 261 on said Plan of Bel Air Park, bounded and described as follows:

Beginning at a point in the intersection of the northerly line of Tacoma Street with the westerly line of Acushnet Avenue as shown on said Plan;

Thence in a westerly direction bounded southerly by said Tacoma Street one hundred twelve and 30/100 (112.30) feet to a point;

Thence in a northerly direction bounded westerly by Lot 260 on said Plan ninety-four and 79/100 (94.79) feet to a point;

Thence in an easterly direction bounded northerly by land of parties unknown eighty-seven and 70/100 (87.70) feet to a point in the westerly line of said Acushnet Avenue;

Thence in a southerly direction bounded easterly by said Acushnet Avenue ninety-eight and 13/100 (98.13) feet to the point of beginning.

Subject to any rights which the City of New Bedford may now have or ever have had in the taking of land for the widening of Tacoma Street.

For Title of said Trust, see deed recorded in the Bristol County S.D. Registry of Deeds in Book 8305 Page 260. See also Estate of Elizabeth M. Stawasz, Bristol County Probate Court Docket No. 163714. Katherine E. Stawasz died January 10, 1977.



**Location:** 2805 ACUSHNET AVE**Parcel ID:** 130C 262**Zoning:** MUB**Fiscal Year:** 2015**Current Owner Information:**

FERNANDES DAVID PINA "TRUSTEE"  
 FERNANDES ROSA MARTIN "TRUSTEE"  
 47 MEDEIROS LANE

N DARTMOUTH , MA 02747

**Current Sales Information:****Sale Date:**

03/10/2010

**Sale Price:**

\$100.00

Card No. 1 of 1

**Legal Reference:**

9658-108

**Grantor:**

FERNANDES ,DAVID PINA

This Parcel contains 0.102 acres of land mainly classified for assessment purposes as Two Fam with a(n) Two Family style building, built about 1933, having Vinyl exterior, Asphalt Shingles roof cover and 1452 Square Feet, with 2 unit(s), 11 total room(s), 3 total bedroom(s) 2 total bath(s), 0 3/4 baths, and 0 total half bath(s).

**Building Value:**

89900

**Land Value:**

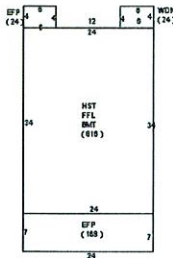
81900

**Yard Items Value:**

6800

**Total Value:**

178600

**Fiscal Year 2015**

Tax Rate Res.: 15.73  
 Tax Rate Com.: 33.56  
 Property Code: 104  
 Total Bldg Value: 89900  
 Total Yard Value: 6800  
 Total Land Value: 81900  
**Total Value:** 178600  
**Tax:** \$2,809.38

**Fiscal Year 2014**

Tax Rate Res.: 15.16  
 Tax Rate Com.: 31.08  
 Property Code: 104  
 Total Bldg Value: 82300  
 Total Yard Value: 6800  
 Total Land Value: 78500  
**Total Value:** 167600  
**Tax:** \$2,540.82

**Fiscal Year 2013**

Tax Rate Res.: 14.33  
 Tax Rate Com.: 29.54  
 Property Code: 104  
 Total Bldg Value: 85300  
 Total Yard Value: 6800  
 Total Land Value: 92600  
**Total Value:** 184700  
**Tax:** \$2,646.75

Disclaimer: Classification is not an indication of uses allowed under city zoning.  
 This information is believed to be correct but is subject to change and is not warranted.

**DEED**

KNOW ALL MEN BY THESE PRESENTS that, **David Pina Fernandes and Rosa Martin Fernandes** of 404 Middle Road, Acushnet, Bristol County, Massachusetts, for consideration paid and in full consideration of One Dollar and 00/100 (\$1.00) grant to **David Pina Fernandes and Rosa Martin Fernandes, Trustees of the 2805 Acushnet Ave Realty Trust u/d/t dated March 10, 2010**, of 404 Middle Road, Acushnet, Bristol County, Massachusetts, with **quitclaim covenants**, the land in New Bedford, Bristol County, Massachusetts, with any buildings thereon, bounded and described as follows:

Beginning at the southeast corner of the land herein described at a point in the westerly line of Acushnet Avenue and the northeast corner of land of these grantors;

Thence westerly one hundred and 00/100 (100.00) feet to a point;

Thence northerly forty-seven and 29/100 (47.29) feet to a point;

Thence easterly eighty-seven and 70/100 (87.70) feet to a point;

Thence southerly forty-nine and 07/100 (49.07) to the point of beginning.

Being shown as Lot 262 on plan of Bel Air Park.

Being a portion of SECOND PARCEL on deed of Marc R. Deshaies, Successor Trustee of the Walter J. Stawasz Revocable Trust hereinafter referred to.

For title see deed dated December 21, 2009 and recorded in the Bristol County S. D. Registry of Deeds in Book 9592, Page 4.

**Title not examined by preparer of deed.**

**Property Address: 2805 Acushnet Avenue, New Bedford, MA**

WITNESS our hands and seals this 10<sup>th</sup> day of March, 2010.

  
David Pina Fernandes

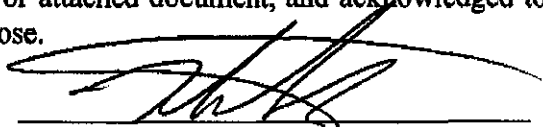
  
Rosa Martin Fernandes *AKA Rosa Martins Fernandes*



COMMONWEALTH OF MASSACHUSETTS

Bristol, ss

On this 10<sup>th</sup> day of March, 2010, before me, the undersigned notary public, personally appeared David Pina Fernandes and Rosa Martin Fernandes proved to me through satisfactory evidence of identification, which were their Massachusetts Driver's Licenses, 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.



Notary Public: Michael Medeiros  
My Commission Expires: 1/21/2016



**Location:** NS TACOMA ST**Parcel ID:** 130C 259**Zoning:** MUB**Fiscal Year:** 2015**Current Owner Information:**

FERNANDES DAVID PINA "TRS"  
 FERNANDES ROSA MARTIN "TRS"  
 47 MEDEIROS LANE

N DARTMOUTH , MA 02747

**Current Sales Information:****Sale Date:**

03/10/2010

**Sale Price:**

\$100.00

Card No. 1 of 1

**Legal Reference:**

9658-112

**Grantor:**

FERNANDES ,DAVID PINA

This Property contains 0.165 acres of land mainly classified for assessment purposes as Land

**Building Value:**

0

**Land Value:**

88900

**Yard Items Value:**

0

**Total Value:**

88900

**No  
Sketch  
Available**

**NO  
IMAGE  
AVAILABLE**

**Fiscal Year 2015**

Tax Rate Res.: 15.73

Tax Rate Com.: 33.56

Property Code: 130

Total Bldg Value: 0

Total Yard Value: 0

Total Land Value: 88900

**Total Value:** 88900**Tax:** \$1,398.40**Fiscal Year 2014**

Tax Rate Res.: 15.16

Tax Rate Com.: 31.08

Property Code: 130

Total Bldg Value: 0

Total Yard Value: 0

Total Land Value: 88900

**Total Value:** 88900**Tax:** \$1,347.72**Fiscal Year 2013**

Tax Rate Res.: 14.33

Tax Rate Com.: 29.54

Property Code: 130

Total Bldg Value: 0

Total Yard Value: 0

Total Land Value: 103600

**Total Value:** 103600**Tax:** \$1,484.59

Disclaimer: Classification is not an indication of uses allowed under city zoning.  
 This information is believed to be correct but is subject to change and is not warranted.



**DEED**

KNOW ALL MEN BY THESE PRESENTS that, **David Pina Fernandes and Rosa Martin Fernandes** of 404 Middle Road, Acushnet, Bristol County, Massachusetts, for consideration paid and in full consideration of One Dollar and 00/100 (\$1.00) grant to **David Pina Fernandes and Rosa Martin Fernandes, Trustees of The Tacoma Street Realty Trust u/d/t dated March 10, 2010**, of 404 Middle Road, Acushnet, Bristol County, Massachusetts, with **quitclaim covenants**, the land in New Bedford, Bristol County, Massachusetts, with any buildings thereon, bounded and described as follows:

Being lots numbered 259 and 260 on Plan of Bel Air Park made by F. M. Metcalf, CE dated December 1908 and filed with the Bristol County (S.D.) Registry of Deeds. This land is more particularly bounded and described as follows:

Beginning at a point in the northerly line of Tocama Street as shown on said plan which point is one hundred twelve and 30/100 (112.30) feet distant westerly from the intersection of the northerly line of said Tacoma Street with the westerly line of Acushnet Avenue;

Thence in a westerly line bounded southerly by said Tocama Street eighty (80) feet to a point for a corner;

Thence in a northerly direction bounded westerly by Lot 258 on said Plan ninety-four and 60/100 (94.60) feet to a point for a corner;

Thence in an easterly direction bounded northerly by land of parties unknown eighty (80) feet to a point for a corner; and

Thence in a southerly direction bounded easterly by Lots 261-262 on said plan ninety-four and 79/100 feet to the place of beginning.

Subject, however, to any rights which the City of New Bedford may now have or ever have had by the taking of land for the widening.

For title see deed dated December 21, 2009 and recorded in the Bristol County S. D. Registry of Deeds in Book 9592, Page 4.

**Title not examined by preparer of deed.**

**Property Address: Vacant Land on Tacoma Street, New Bedford, MA**

WITNESS our hands and seals this 10<sup>th</sup> day of March, 2010.

David Pina Fernandes  
David Pina Fernandes

Rosa Martins Fernandes  
Rosa Martin Fernandes, AKA Rosa Martins Fernandes

COMMONWEALTH OF MASSACHUSETTS

Bristol, ss

On this 10<sup>th</sup> day of March, 2010, before me, the undersigned notary public, personally appeared David Pina Fernandes and Rosa Martin Fernandes proved to me through satisfactory evidence of identification, which was their Massachusetts Driver's License, 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.

[Signature]  
Notary Public: Michael Medeiros  
My Commission Expires: 1/21/2016



BK 8305 PG 260  
09/17/06 08:50 DOC. 28374  
Bristol Co. S.D.

DEED

WALTER J. STAWASZ of New Bedford, Bristol County, Massachusetts, for consideration of ONE DOLLAR (\$1.00) paid, grants to the Trustee of the Walter J. Stawasz Revocable Trust dated September 22, 1998 u/d/t dated September 22, 1998, a Certificate of said Trust being recorded in the Bristol County S.D. Registry of Deeds in Book 8305 Page 251 c/o Marc R. Deshaies, Esquire at Perry, Hicks, Crotty & Deshaies, LLP, 388 County Street, New Bedford, Massachusetts 02740, with Quitclaim Covenants, the land in New Bedford, Massachusetts, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO  
AND MADE A PART HEREOF

Witness my hand and seal this 7 day of September, 2006.

*Walter J. Stawasz by Marc R. Deshaies Attorney in Fact*

Walter J. Stawasz  
By Marc R. Deshaies under  
Power of Attorney dated May 29, 1998

COMMONWEALTH OF MASSACHUSETTS

Bristol, ss

On this 7<sup>th</sup> day of September, 2006, before me, the undersigned notary public, personally appeared Marc R. Deshaies, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

*Susan Camara*  
Notary Public - *Susan Camara*  
My Commission Expires: 9/18/2009

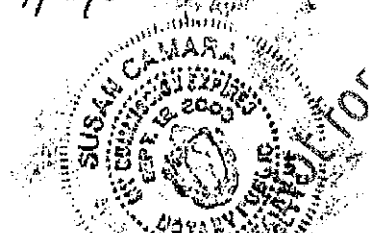


EXHIBIT "A"

BK 8305-PG 261

the land in said New Bedford, bounded and described as follows:

[Description and circumstances, if any]

FIRST PARCEL:

Being lots numbered 259 and 260 on Plan of Bel Air Park made by F. M. Metcalf, C. E., dated December, 1908, and filed with the Bristol County (S. D.) Registry of Deeds. This land is more particularly bounded and described as follows:

Beginning at a point in the northerly line of Tacoma Street as shown on said Plan which point is one hundred twelve and 30/100 (112.30) feet distant westerly from the intersection of the northerly line of said Tacoma Street with the westerly line of Acushnet Avenue;

thence in a westerly line bounded southerly by said Tacoma Street eighty (80) feet to a point for a corner;

thence in a northerly direction bounded westerly by Lot 258 on said Plan ninety-four and 60/100 (94.60) feet to a point for a corner;

thence in an easterly direction bounded northerly by land of parties unknown eighty (80) feet to a point for a corner; and

thence in a southerly direction bounded easterly by Lots 261 and 262 on said Plan ninety-four and 79/100 (94.79) feet to the place of beginning.

Subject, however, to any rights which the City of New Bedford may now have or ever have had by the taking of land for the widening.

SECOND PARCEL:

Being Lots 262 and 261 on said Plan of Bel Air Park, bounded and described as follows:

Beginning at a point in the intersection of the northerly line of Tacoma Street with the westerly line of Acushnet Avenue as shown on said Plan;

thence in a westerly direction bounded southerly by said Tacoma Street one hundred twelve and 30/100 (112.30) feet to a point;

thence in a northerly direction bounded westerly by Lot 260 on said Plan ninety-four and 79/100 (94.79) feet to a point;

thence in an easterly direction bounded northerly by land of parties unknown eighty-seven and 70/100 (87.70) feet to a point in the westerly line of said Acushnet Avenue;

thence in a southerly direction bounded easterly by said Acushnet Avenue ninety-eight and 13/100 (98.13) feet to the point of beginning.

Subject to any rights which the City of New Bedford may now have or ever have had in the taking of land for the widening of Tacoma Street.

For My Title, see Estate of Elizabeth M. Stawasz, Bristol County Probate Court Docket No. 163714. Katherine E. Stawasz died January 10, 1977.













06.22.2015 14:55













06 22 2015 14 57









06.22.2015 14:53









06.22.2015 14:53



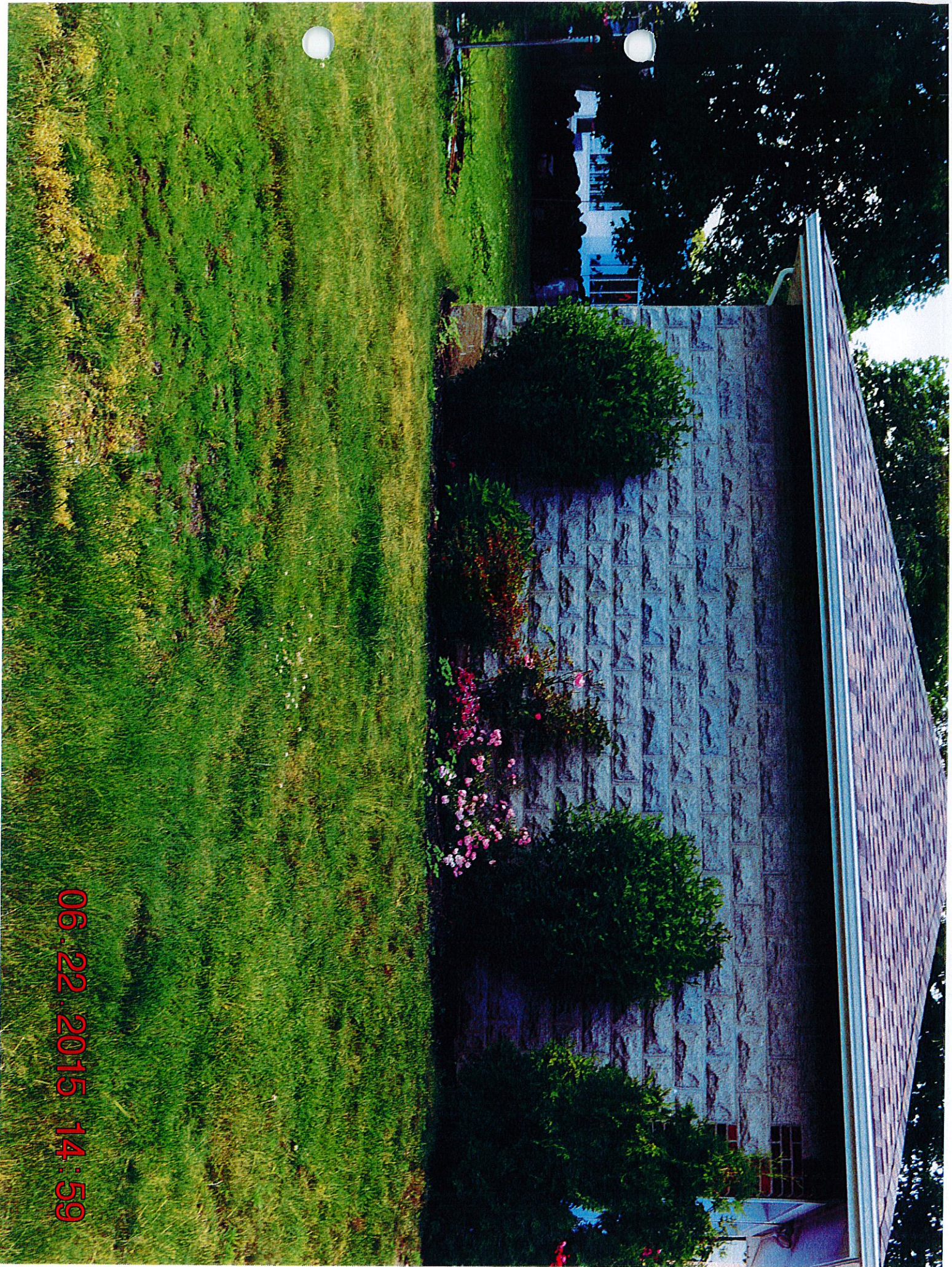






06:22:2015 14:59





06.22.2015 14:59









06.22.2015 14:57





06.22.2015 14:54





06.22.2015 14:53









06.22.2015 14:54





06.22.2015 14:55