



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

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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,

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;

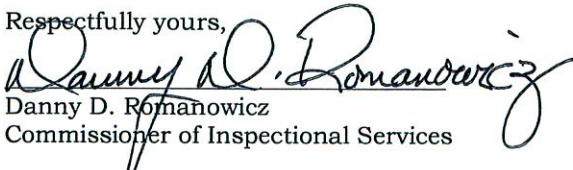
2712. b. The fact that the lots are separately assessed for tax purposes;

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

PLANNING
JUN 25 2015
DEPARTMENT

- 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)

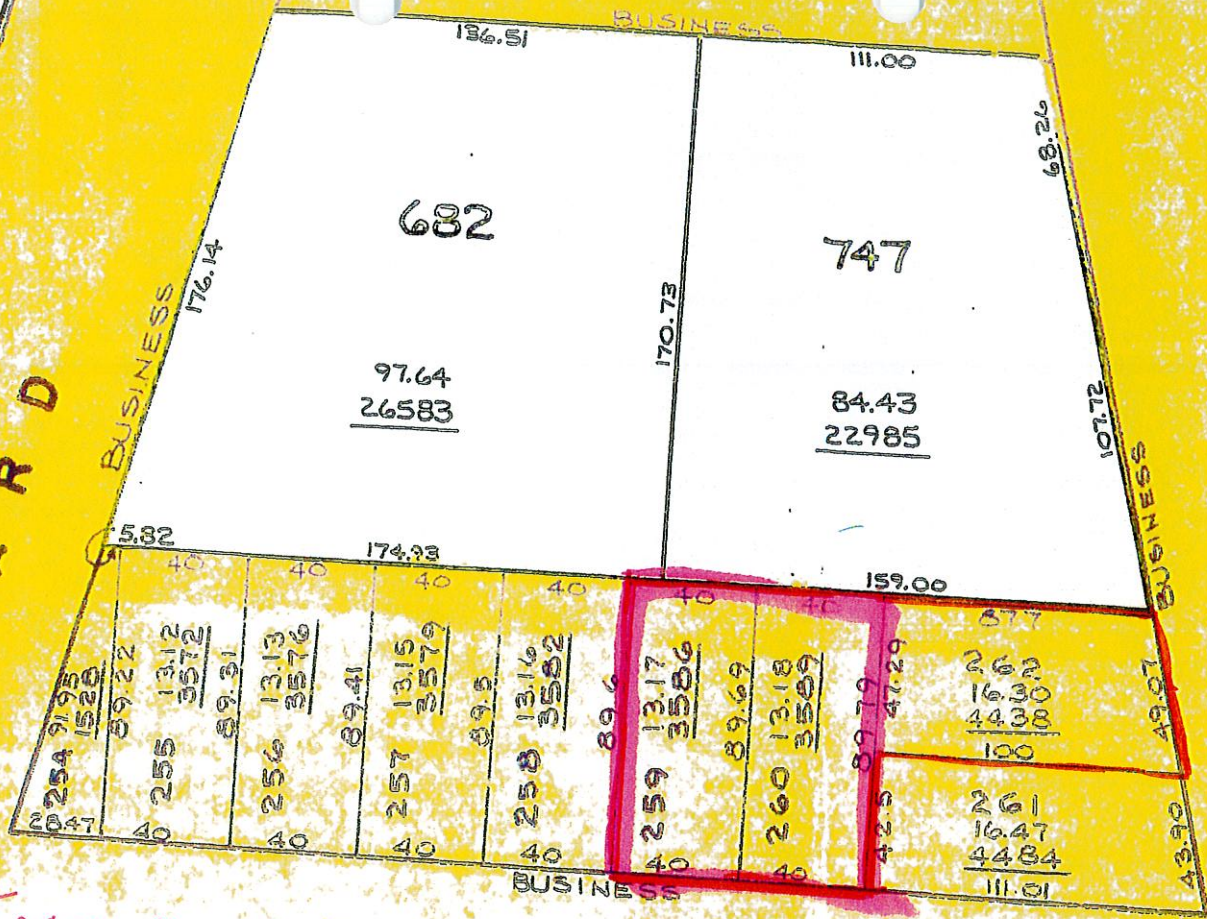
2750. Yards in Residence Districts.

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

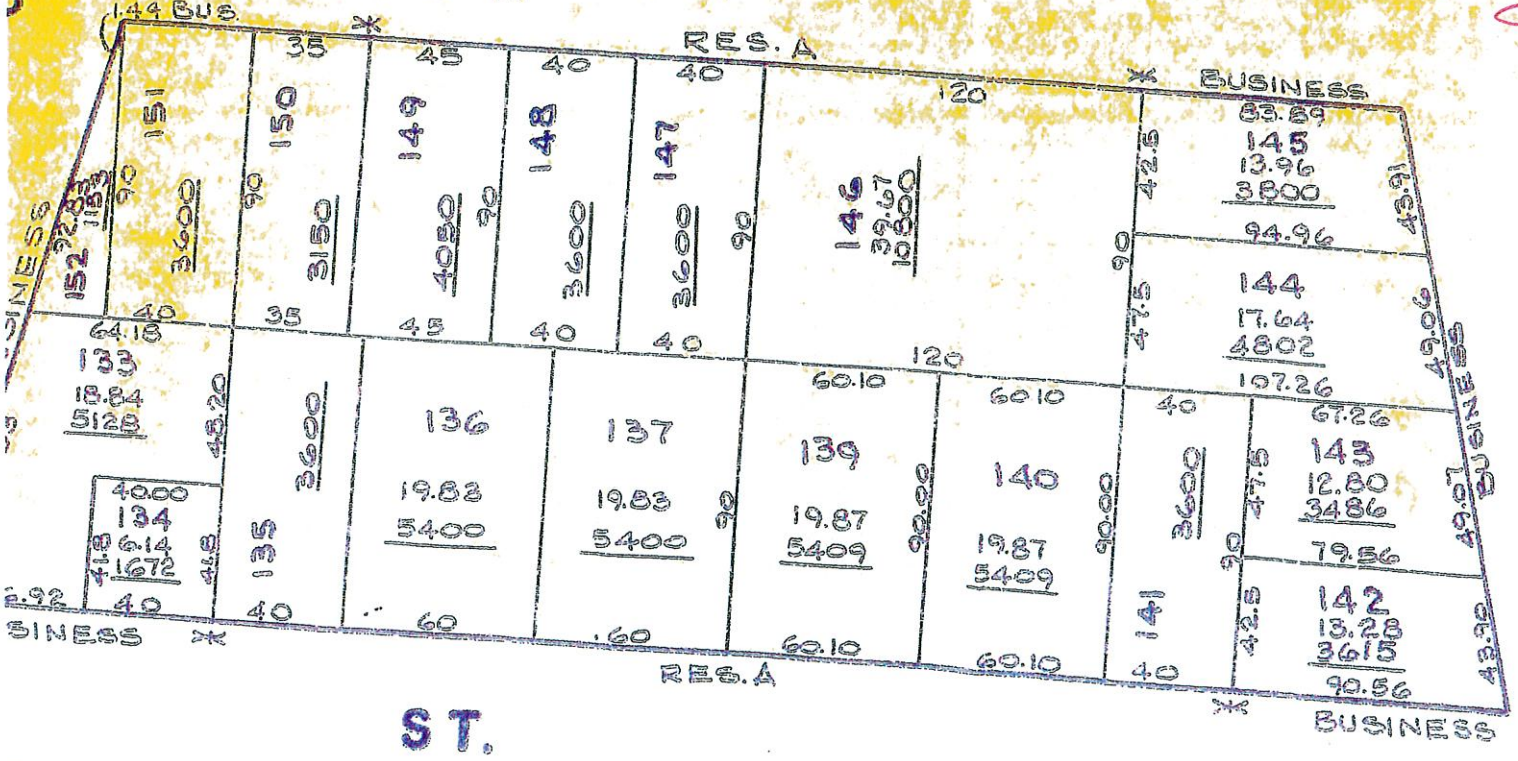
W U L E V A R D
BUSINESS 146.50
ASHLEY BLVD.



AVE.

ASHLEY BLVD.

TACOMA ST.



ST.



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

Legal Reference:

9592-4

Grantor:

STAWASZ ,WALTER J `TRS`

Card No. 1 of 1

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:

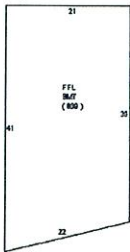
114100

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:

Property: 2803 - 2805 Acushnet Avenue
New Bedford, MA 02745

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

Witness my hand and seal this 21st day of December, 2009.

REG OF DEEDS			
REG #07	12/21/09 3:01PM	\$861.84	
BRISTOL S	030000 #7914		\$861.84
	FEE		
	CASH		

**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 21st 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:

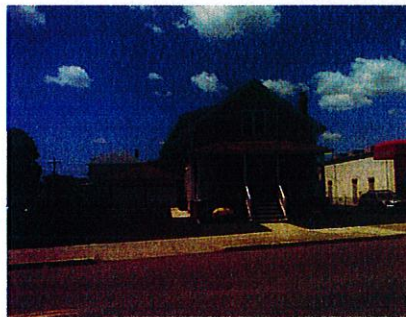
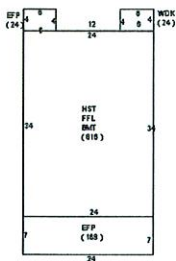
81900

Yard Items Value:

6800

Total Value:

178600



Fiscal Year 2015

Fiscal Year 2014

Fiscal Year 2013

Tax Rate Res.:	15.73	Tax Rate Res.:	15.16	Tax Rate Res.:	14.33
Tax Rate Com.:	33.56	Tax Rate Com.:	31.08	Tax Rate Com.:	29.54
Property Code:	104	Property Code:	104	Property Code:	104
Total Bldg Value:	89900	Total Bldg Value:	82300	Total Bldg Value:	85300
Total Yard Value:	6800	Total Yard Value:	6800	Total Yard Value:	6800
Total Land Value:	81900	Total Land Value:	78500	Total Land Value:	92600
Total Value:	178600	Total Value:	167600	Total Value:	184700
Tax:	\$2,809.38	Tax:	\$2,540.82	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 10th day of March, 2010.

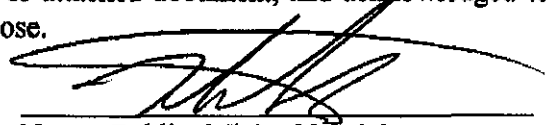

David Pina Fernandes


Rosa Martin Fernandes *AKA Rosa Martins Fernandes*

COMMONWEALTH OF MASSACHUSETTS

Bristol, ss

On this 10th 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 10th day of March, 2010.

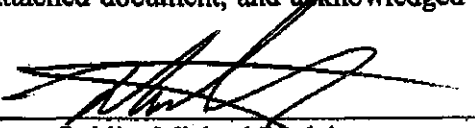
David Pina Fernandes
David Pina Fernandes

Rosa Martins Fernandes
Rosa Martin Fernandes , AKA Rosa Martins Fernandes

COMMONWEALTH OF MASSACHUETTS

Bristol, ss

On this 10th 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.


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



Prop. Add: 2805 Aushknet Ave. N. DUMA 02745

Bristol South
Registry of Deeds

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

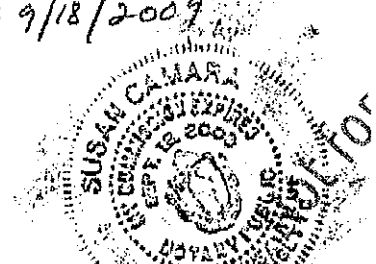
Walter J. Stawasz
By Marc R. Deshaies under
Power of Attorney dated May 29, 2006

COMMONWEALTH OF MASSACHUSETTS

Bristol, ss

On this 7th 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



Bristol South
Registry of Deeds

Bristol South
Registry of Deeds

Not for Official Use

Not for

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 S. 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 14:54



06.22.2015 14:53



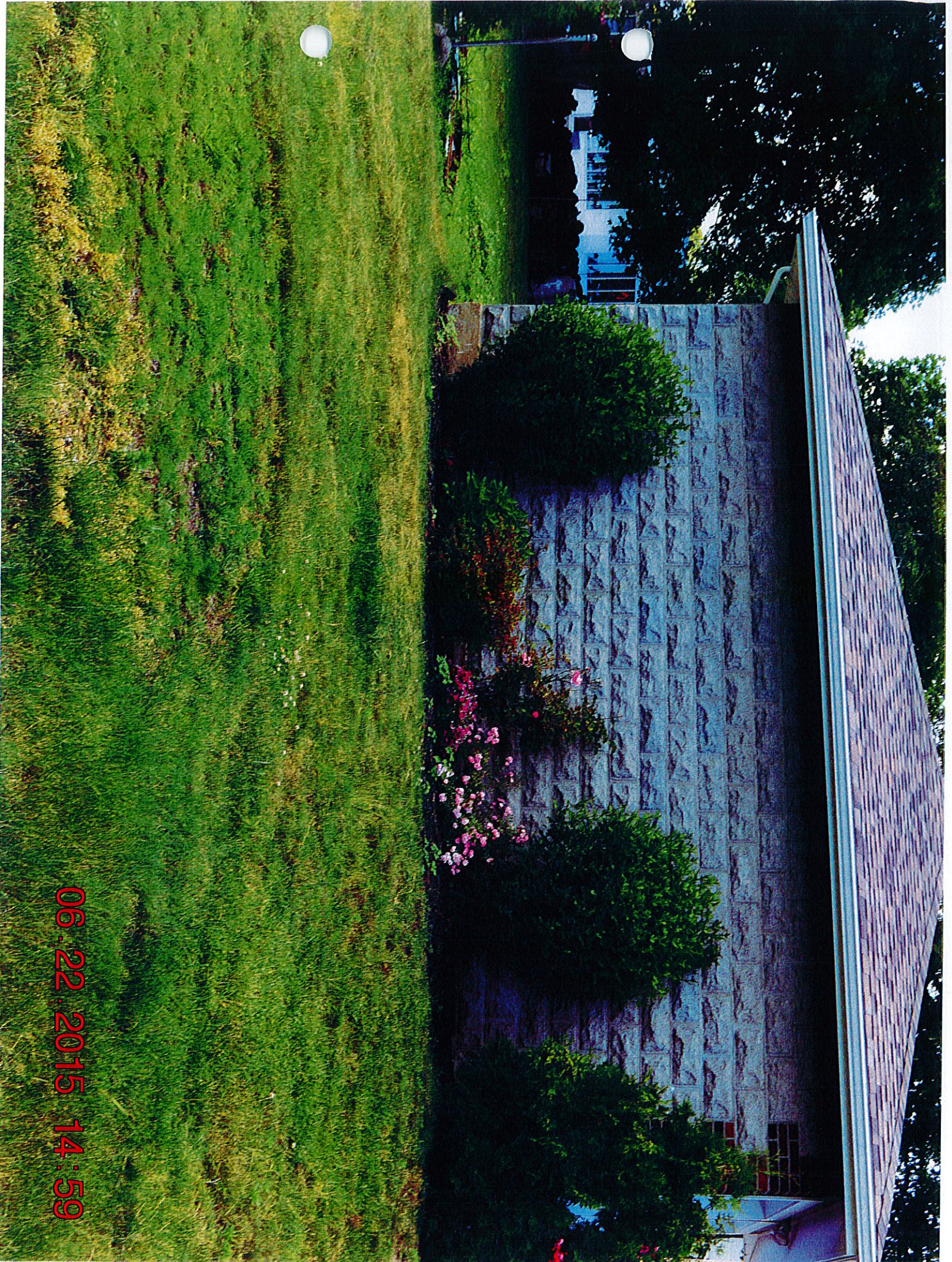


06.22.2015 14:53





06:22:2015 14:59



06.22.2015 14:59







06.22.2015 14:54



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