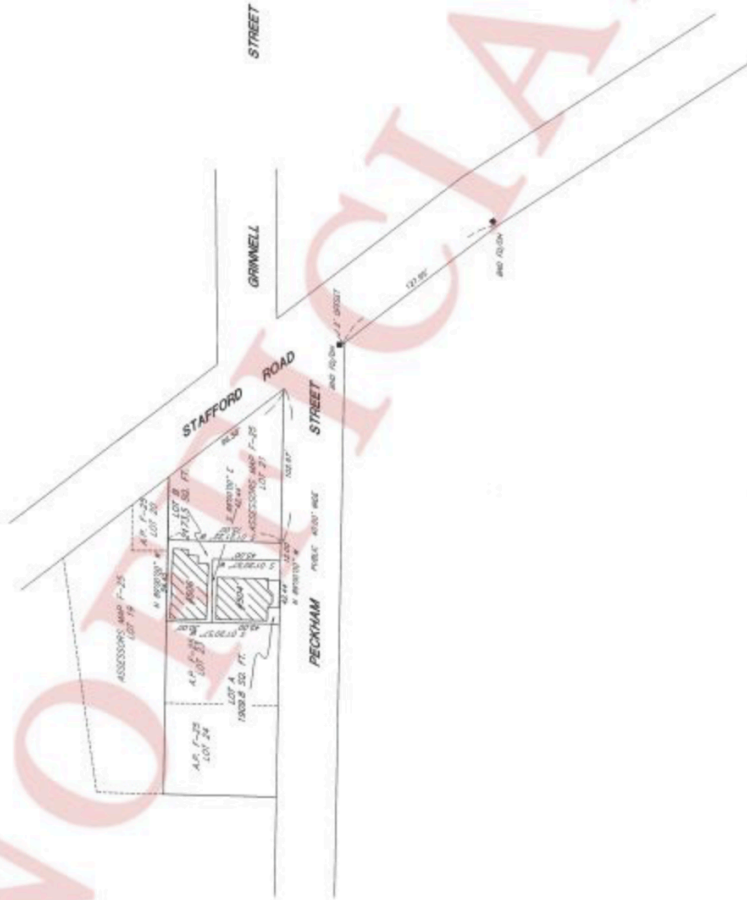


Full River District Registry of Deeds  
Book 28 Page 71  
Filed 12/15/03  
M.S. H.C. H.P. M.  
Recorded by *[Signature]*

FOR REGISTRY USE ONLY



'APPROVAL NOT REQUIRED'  
PECKHAM STREET  
FALL RIVER, MASSACHUSETTS  
PREPARED FOR  
ANTONIO M. MARTINS  
S. ROY LAND SURVEYING & ASSOCIATES INC.  
285 BANK STREET 2nd FLOOR  
FALL RIVER, MASSACHUSETTS  
01901  
ASSESSORS MAP P-25; LOTS: 22



SUBJECT TO A DECISION GRANTED BY THE FALL RIVER  
ZONING BOARD OF APPEALS ON 5/15/03 AND APPROVED  
RECORDING OF DECISION PARCELS 19 OF THE FALL RIVER  
ASSESSORS MAP P-25  
DATE 12/15/03  
PLANNING BOARD APPROVAL UNDER THE  
SUBSTITUTION CONTROL LAW NOT REQUIRED  
FALL RIVER PLANNING BOARD  
BY *[Signature]* TITLE *[Signature]*

I CERTIFY THAT THIS SURVEY AND PLAN CONFORMS TO  
THE ETHICAL, PROCEDURAL AND TECHNICAL  
STANDARDS FOR THE PRACTICE OF LAND SURVEYING  
IN THE COMMONWEALTH OF MASSACHUSETTS  
*[Signature]*  
REQUIRED PROFESSIONAL SURVEYOR DATE 12-7-03



I CERTIFY THAT THIS PLAN HAS BEEN PREPARED  
IN COMPLIANCE WITH THE REQUIREMENTS OF MASSACHUSETTS  
COMMUNICATIONS OF MASSACHUSETTS  
*[Signature]*  
DATE 12-7-03



**BOARD OF APPEALS DECISION**

1/75  
a hand

BK 4963 PG 19  
06/30/03 02:29 DOC. 21889

**FALL RIVER ZONING BOARD OF APPEALS  
DECISION**

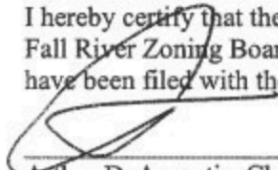
RECEIVED

**ANTONIO M. MARTINS & ANA E. PAIS  
C/O Arthur D. Frank, Jr. Esquire  
504-506 Peckham Street, Lot F-25-22**

2003 MAY 30 P 4 50

CITY CLERK  
FALL RIVER, MA

I hereby certify that the following is a true and correct copy of the action taken by the Fall River Zoning Board of Appeals on May 15, 2003 and that copies of the same have been filed with the City Clerk on May 30, 2003.

  
\_\_\_\_\_  
Arthur DeAscentis, Chairman

In the matter of Antonio M. Martins & Ana E. Pais for permission to divide property into two lots leaving existing three family dwelling on each lot waiving dimensional requirements in a Local Business District [B-L]. Lot sizes 1,909 +/- s.f. and 2,173 s.f.

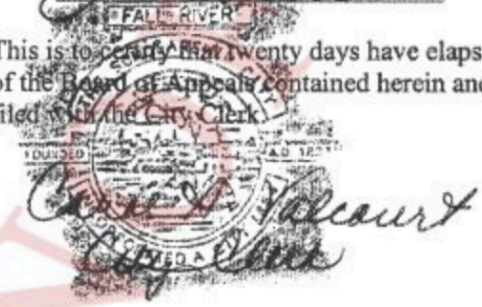
In a vote of 5-0 the Board voted to grant the petitioner's request with the condition being that the utilities shall be separated. Mr. Lopes, Mr. Alves, Mrs. Little, Ms. Lucciola and Mr. DeAscentis voted in favor of the motion and the petition was granted with conditions.

The Board found that owing to the circumstances relating to the existing structures, especially affecting the locus but not affecting the Local Business District in which it is located a literal enforcement of the zoning ordinance would involve substantial hardship to the petitioner. The Board found that since the division of property for the purpose of separate ownership would make no change in the use or density of the property it would be an avoidable hardship to deny this petition. The Board determined that the proposed division would not be detrimental to the neighborhood nor would it derogate from the intent and purpose of the zoning ordinance.

This decision must be recorded at the Registry of Deeds and Rights Authorized by this Decision shall be exercised within one year of the date of the City Clerk's Certification, otherwise said rights shall lapse.

Date: June 30, 2003

This is to certify that twenty days have elapsed since the filing on May 30, 2003 of the decision of the Board of Appeals contained herein and no notice of any appeal against the same has been filed with the City Clerk.



ATTEST: BR. COUNTY, F.R. DIST., Bernard J. McDonald III Register