



PERMIT NO.  
25063

CITY OF NEW BEDFORD  
SEWER AND/OR STORM DRAIN PERMIT

DATE 7-15-2002  
Expire date: 7-15-2003

This certifies that permission is granted to

Check Home Properties 18 Miles St Dartmouth, MA 774 213-0071  
Property Owner Address Tel.

To connect a sewer and/or storm drain located at 125. Railroad Ave - 302 North of Parking Road  
Assessor's Plot 174 Lot 274 to the sewer and/or storm drain in 12" Sewer main located Street

on adjacent ave

To be laid in accordance with the conditions in this application and the City of New Bedford ordinances.

TYPE OF USE: RESIDENTIAL COMMERCIAL INDUSTRIAL FLOW \_\_\_\_\_ G.P.D.

If applicant other than actual property owner, attach Letter of Authorization from Property Owner.

Name John Park Tel. \_\_\_\_\_  
Mailing Address: 48 Birch St Dartmouth, MA  
The Bonded Contractor/Drain Layer authorized to perform this work is:  
Dr. Carver 444 Sharon St. New Bedford, MA 508 916-1144  
Name Address Tel.  
Type of Pipe Required: 6" SDR 35 PVC

PERMIT EXPIRES ONE YEAR AFTER DATE OF ISSUE

- Requires separate connections for sewage and storm drain where applicable. Storm water cannot be discharged to a sanitary sewer.
  - All work must be inspected and approved by a D.P.L. inspector before backfilling.
  - If this connection is to be part of a private service shared jointly with other building owners, attach copy of Recorded Joint Maintenance Agreement.
  - Permits can be issued to Industrial and/or Commercial Applicants only upon receipt and approval by the Commissioner of Public Infrastructure of required plans and supplemental information.
  - In addition, a City-issued Industrial User Discharge Permit and/or a Sewer Extension/Connection Permit issued by the Commonwealth of Massachusetts D.E.P. shall be required by the City for Industrial Discharge into the sewer system.
- Industrial User Discharge Permit No. \_\_\_\_\_ Date \_\_\_\_\_

Comm. Mass. Sewer Comm./Ext. Permit No. \_\_\_\_\_ Date \_\_\_\_\_  
A Filing and Inspection Fee of \$ 450 plus an Entrance Fee of \$ 50 where applicable, must accompany this application.

Bank# Park Inc Check# 1208 Date 7-15-2002 Receipt# \_\_\_\_\_

Other requirements: install clean out

Connection made to Sewer Part of jointly-shared private line YES NO  
Storm Drain

Applicant agrees to abide by the above terms, as well as all pertinent ordinances of the City of New Bedford, and such other special rules as the Commissioner of Public Infrastructure and/or City Engineer may deem necessary

John Park  
Asst. City Engineer

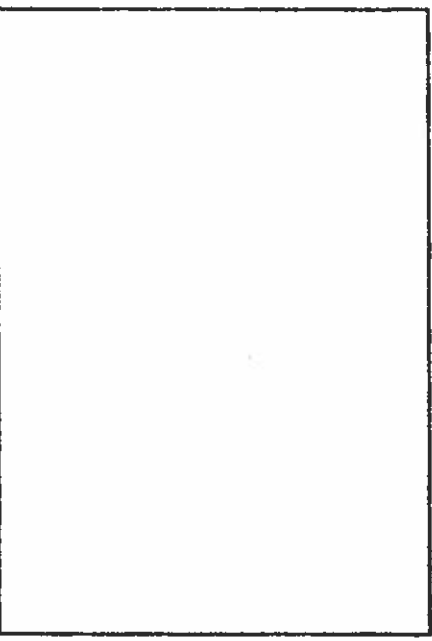
Signature of Property Owner or Representative

INSPECTOR'S REPORT

INSPECTED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

COMMENTS: \_\_\_\_\_



APPROVED DISAPPROVED

SKETCH PLAN

SIGNATURE

**CHUCKS HOME PROPERTIES LLC**  
18 AVIS ST  
SOUTH DARTMOUTH, MA 02748

DATE 7/14/22

53-7084/2113  
12

CHECK AMOUNT

\$ 450.00

DOLLARS

Photo  
Safe  
Deposit

Bank 5

FOR Sewer permit

City of New Bedford  
Four hundred fifty dollars

⑈001228⑈ ⑆211370642⑆902388330⑈

MISCELLANEOUS PAYMENT RECPT#: 3980070  
City of New Bedford  
Office of the Treasurer  
133 William Street  
New Bedford, MA 02740

DATE: 07/15/22 TIME: 11:31:22  
CLERK: a450mb DEPT:  
CUSTOMER#: 0

COMMENT:

CHG: DPISew GPI SEWER PERMI 450.00

REVENUE: 450.00

1 63906000 422185  
Sewer Permit Fee  
PERMIT 25064

CASH: 450.00  
TWO5 101009  
WEB5537

AMOUNT PAID: 450.00

PAID BY: CHUCK HOME PROPERTIES  
PAYMENT METH: CHECK  
MR1228

REFERENCE:

AMT TENDERED: 450.00  
AMT APPLIED: 450.00  
CHANGE: .00

**QUITCLAIM DEED**



2022 00013285

Bk: 14365 Pg: 100 Pg: 1 of 1 BS  
Doc: DEED 06/07/2022 02:02 PM

I, BENJAMIN REIS, of 17 Roseanne Drive, Fairhaven, MA 02719

for consideration paid and in full consideration of SEVENTY-FIVE THOUSAND AND NO/100 (\$75,000.00) DOLLARS

grant to CHUCK'S HOME PROPERTIES LLC

of 18 Avis Street, Dartmouth, MA 02748

with quitclaim covenants

MASSACHUSETTS EXCISE TAX  
Bristol/ROD South 001  
Date: 06/07/2022 02:02 PM  
Crt# 036602-14244 Doc# 00013285  
Fee: \$342.00 Cons: \$75,000.00

the land in New Bedford, Bristol County, Massachusetts, bounded and described as follows:

Being Lot B on Plan of 4045 Acushnet Avenue, New Bedford, MA, prepared for Benjamin Reis by Zenith Land Surveyors, LLC dated August 5, 2021 and recorded in the Bristol County (S.D.) Registry of Deeds, Plan Book 183, Page 75, to which reference is hereby made for a more particular description.

For my title, see deed from Helen Dandurand to Benjamin Reis dated March 29, 2020 and recorded in the Bristol County (S.D.) Registry of Deeds, in Book 13598, Page 89.

I, the Grantor named herein, do hereby voluntarily release all my rights to the property, if any as set forth in M.G.L. Chapter 188 and state that there are no other person or persons entitled to any homestead rights other than those executing this deed.

Witness my hand and seal this 7th day of June, 2022.

Benjamin Reis  
BENJAMIN REIS

*The Commonwealth of Massachusetts*

Bristol, ss. New Bedford

On this 7th day of June, 2022, before me, the undersigned notary public, personally appeared Benjamin Reis proved to me through satisfactory evidence of identification, which was his MA Driver's License, 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.



Alvin Youman  
Alvin Youman, Notary Public  
My Commission Expires: 09/14/2023

RETURN TO: Friedland & Youman, P.C.  
13 South Sixth Street  
New Bedford, MA 02740

Property Address: Lot B  
4045 Acushnet Avenue  
New Bedford, MA



2022 00013284

Bk: 14365 Pg: 98 Pg: 1 of 2 BS  
Doc: AFFT 06/07/2022 02:02 PM

AFFIDAVIT PURSUANT TO M.G.L. C. 183, § 58

Property Address: 4045 Acushnet Avenue, New Bedford, MA 02745

Title reference Bristol County S. D. Registry of Deeds in Book 13598, Page 89. See also plan in Plan Book 183, Page 75.

We, Jonathan J. Pink and John Romanelli, of Zenith Land Surveyors, LLC, with a business address of 1162 Rockdale Avenue, New Bedford, MA 02740, having personal knowledge of the facts herein stated, under oath depose and say as follows:

- 1) Jonathan J. Pink is a professional land surveyor licensed by the Commonwealth of Massachusetts License No. 41787.
- 2) We prepared the ANR Plan of Land Prepared for Benjamin Reis, 4045 Acushnet Ave. in New Bedford, MA, scale: 1" = 40', Prepared by Zenith Land Surveyors, LLC, 1162 Rockdale Avenue, New Bedford, MA 02740, dated December 29, 2021 and filed with the Bristol County S. D. Registry of Deeds in Plan Book 183, Page 75.
- 3) In order to prepare the above mentioned plan, we performed an instrument survey of the property shown on the Plan and we researched the records at the Bristol County S. D. Registry of Deeds, including the deed from Helen Dandurand to Benjamin Reis dated March 29, 2020 and recorded in the Bristol County S. D. Registry of Deeds in Book 13598, Page 89 (the Reis deed), in addition to other deeds in the chain of title as well as abutting properties.
- 4) The Reis deed contains all the land shown on the plan in Plan Book 183, Page 75 as Lots A and B.
- 5) The east bound of the property abutting Acushnet Avenue in the Reis deed has a dimension of one hundred fifty and 67/100 (150.67) feet.
- 6) The plan in Plan Book 183, Page 75 shows the same dimension as one hundred seventy and 11/100 (170.11) feet.
- 7) We located the drill hole at the northwest corner of Lot B, shown on said plan as well as the drill hole we found at the northeast corner of Lot B at Acushnet Avenue not shown on the plan. We then measured the dimension along Acushnet Avenue from this last mentioned drill hole to the southeast corner of Lot A shown on the plan at the stone wall by instrument and determined that dimension to be one hundred seventy and 11/100 (170.11) feet, the same dimension shown on the plan comprising the frontage on Acushnet Avenue of Lot A and B combined.
- 8) The westerly dimension of Lot A and B on the plan and the dimensions in the deed are exactly the same.
- 9) The legal description in the Reis deed begins at land now or formerly of Howard U. Smith at Acushnet avenue. This point is the southeast corner of Lot A at the stone wall as shown on said plan.
- 10) The legal description in said deed then runs westerly, northerly and easterly to a stake which is ninety-seven (97) feet southerly in the west line of Acushnet Avenue from land of Charpentier.
- 11) Map 136, Parcel 330 shown on the plan has frontage on Acushnet Avenue of ninety-seven (97) feet. The southeast corner of said parcel is the northeast corner of Lot A on the plan. The distance from that point to the southeast corner of Lot B on the plan is one hundred seventy and 11/100 (170.11) feet, even though the deed mistakenly described said dimension as one hundred fifty and 67/100 (150.67) feet. The Reis deed states that line runs to land of Smith. See Ryan V. Stavros 348 Mass. 251, 203 N.E. 2d 85 holding "in the construction of deeds, where the land conveyed is described by courses and distances and also by monuments which are certain or capable of being made certain, the monuments govern and the measurements if they do not

PBM



## Department of Public Infrastructure

Jamie Ponte  
Commissioner

Water  
Wastewater  
Highways  
Engineering  
Cemeteries  
Park Maintenance  
Forestry  
Energy

### CITY OF NEW BEDFORD

Jonathan F. Mitchell, Mayor

To Whom It May Concern:

I Isa Caceres Charles Lane Property 1845 ST, being  
(Name) (Mailing Address) Dorchester MA 02148

Owner of property located at

Plot \_\_\_\_\_, Lot \_\_\_\_\_, hereby agree to allow JASSEN DEAR  
(Name)

42 Bush St Dorchester MA, to act on my behalf including affixing my  
(Mailing Address)

signature in securing permit for:

- ☒ Sewer/Drain Service Permits
- ☒ Water Service Permits
- ☒ Driveway Installation Permits
- ☐ Sidewalk Installation Permits

I further agree to conform to, and abide by, All City rules and ask regulations applicable to the permit (s) being applied for:

Name \_\_\_\_\_  
Signature \_\_\_\_\_

42 Bush St Dorchester MA 02148  
Address

7-14-22 7742636677  
Date Telephone Number



Commonwealth of Massachusetts

# CITY OF NEW BEDFORD

City Hall, Room 308, 133 William Street New Bedford, MA 02740 (508) 979-1540



## FOUNDATION PERMIT

6/3/2022

FEE PAID \$100.00

MSBC Sect. 111.8 - Any permit issued shall be deemed abandoned and invalid unless the work authorized by it shall have been commenced within six (6) months after its issuance.

This certifies that Jason Braz

owner/contractor has permission to:

WS

ACUSHNET AVE

on: Foundations Only 1-2 Family - 100.00

Providing that the person accepting this permit shall in every respect conform to the terms of application therefore on file in this office; to the provisions of the statute of the Commonwealth add to the by-laws of the City of New Bedford relating to the inspection, erection, enlarging, altering, raising, moving, repairing, or tearing down of a building.

Permit is issued subject to the following special requirements: (Restrictions)

Wiring Inspector



Plumbing Inspector



Building Inspector



YOUR AREA INSPECTOR IS: Thomas Welch

Tel. (508) 979-1540 Between 8:00am - 9:00am

OCCUPANCY PERMIT REQUIRED BEFORE OCCUPANCY

No Building or Structure shall be used or occupied until the Certificate of Use and Occupancy shall have been issued by the Building Commissioner - MSBC, Sect. 120.1

NOTICE: NOTIFY INSPECTOR 48 HOURS IN  
ADVANCE OF APPLYING SHEATHING OR LATHING

This Card Must Be Displayed in a Conspicuous Place on the Premises and Not Torn Down or Removed Until Completion of Work

SUBJECT TO MASSACHUSETTS  
STATE BUILDING CODE

Building Inspector

*Thomas Welch*

Plan Review Comments:

TB-21-1993

W.S. Acushnet Ave – 305' north of Braley Road

Assessors Map 136, Lot: portion of lot 276

Permit Type: foundation for 1-2 Family

Reviewed: 5-26-2022 by S.Crampton

Site plan submitted (dated May 23, 2022) has been reviewed and Conditionally Approved by DPI with the following comments:

- 1) Engineer to revise site plan, per comments provided by DPI via email on 5-26-2022.
- 2) Applicant will not be able to file for DPI permits until revised plans have been submitted and approved by DPI Engineering.
- 3) Applicant is responsible for providing Inspection Services with the "final" site plan approved by DPI to be placed on file in the View Permit system for record/review by other City departments.
- 4) Applicant to request address measurement for legal address number assignment for this new single family home. Contact DPI Engineering once main entry doorway has been framed. Address number to be permanently affixed on, above, or next to the main entrance door such that it is highly visible from the street at all times, in accordance with DPI specifications. Also, due to the setback from the roadway, a second address marker will also be required to be placed close to the street (on private property or on mailbox).



# Corporations Division Business Entity Summary

ID Number: 001468617

[Request certificate](#) [New search](#)

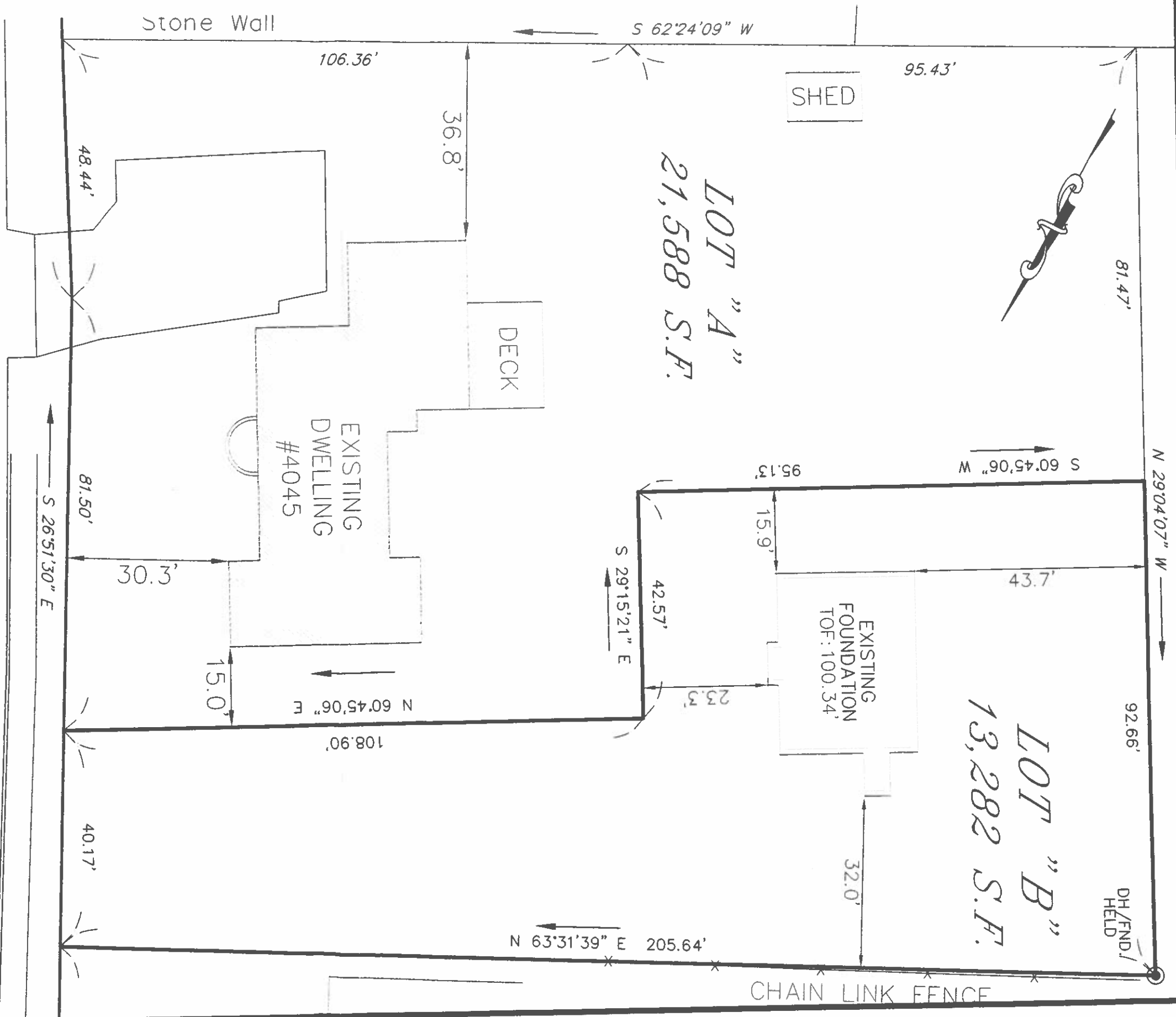
Summary for: CHUCK'S HOME PROPERTIES LLC

The exact name of the Domestic Limited Liability Company (LLC): CHUCK'S HOME PROPERTIES LLC		
Entity type: Domestic Limited Liability Company (LLC)		
Identification Number: 001468617		
Date of Organization in Massachusetts: 11-04-2020		
Last date certain:		
The location or address where the records are maintained (A PO box is not a valid location or address):		
Address: 18 AVIS ST		
City or town, State, Zip code, Country: DARTMOUTH, MA 02748 USA		
The name and address of the Resident Agent:		
Name: DAVID M. CARDOSO		
Address: 18 AVIS ST		
City or town, State, Zip code, Country: DARTMOUTH, MA 02748 USA		
The name and business address of each Manager:		
Title	Individual name	Address
MANAGER	DAVID M. CARDOSO	18 AVIS ST DARTMOUTH, MA 02748 USA
In addition to the manager(s), the name and business address of the person(s) authorized to execute documents to be filed with the Corporations Division:		
Title	Individual name	Address
The name and business address of the person(s) authorized to execute, acknowledge, deliver, and record any recordable instrument purporting to affect an interest in real property:		
Title	Individual name	Address
REAL PROPERTY	DAVID M. CARDOSO	18 AVIS ST NEW BEDFORD, MA 02740 USA



<input type="checkbox"/> Consent	
<input type="checkbox"/> Confidential Data	
<input type="checkbox"/> Merger Allowed	
<input type="checkbox"/> Manufacturing	
<b>View filings for this business entity:</b>	
<div>ALL FILINGS</div> <div>Annual Report</div> <div>Annual Report - Professional</div> <div>Articles of Entity Conversion</div> <div>Certificate of Amendment</div>	
<div>View filings</div>	
<b>Comments or notes associated with this business entity:</b>	

New search



I CERTIFY THAT THE FOUNDATION SHOWN  
ON THIS PLAN WAS LOCATED BY AN  
INSTRUMENT SURVEY.

PROFESSIONAL LAND SURVEYOR

DATE

July 5, 2022

ZONING CLASSIFICATION : RESIDENCE "A"

MIN. LOT SIZE: 8,000 S.F.

MIN. LOT FRONTAGE: 75'

MIN. FRONT YARD SETBACK: 20'

MIN. REAR YARD SETBACK: 30'

MIN. SIDE YARD SETBACKS: 10' & 12'

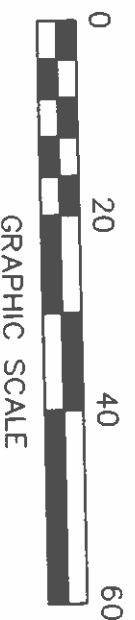


AS BUILT PLAN  
SHOWING EXISTING FOUNDATION

"LOT B"  
4045 ACHUSNET AVENUE  
IN  
NEW BEDFORD, MA.

SCALE: 1" = 20'

DATE: JULY 5, 2022



GRAPHIC SCALE

A DECISION BY THE ZONING BOARD OF APPEALS  
WAS MADE ON OCTOBER 21, 2021. THE DECISION  
WAS RECORDED ON NOVEMBER 4, 2021 AND CAN  
BE FOUND IN BOOK 14135 PAGES 95-99.



ZENITH LAND SURVEYORS, LLC  
1162 ROCKDALE AVENUE  
NEW BEDFORD, MA 02740  
(508) 995-0100