

RECEIVED
S.P.C.D. AND
PLANNING DEPT.

ASSESSORS:

MAP 97, BLOCK B, LOTS 2, 24 & 25

ZONING:

DISTRICT: 2011 MAR 31 AM 6:22
MIN. LOT AREA - 10,000 S.F.
MAX. GROUND COVERAGE - 65%
LANDSCAPED AREA, MIN. % OF LOT - 10%
FLOOR AREA RATIO (F.A.R.) - 1.5
MAX. BUILDING HEIGHT - 3 STORIES (4)
MAX. BUILDING HEIGHT - 45 FT. (4)(20)
MIN. FRONT YARD SETBACK - 15 FT.
MIN. SIDE YARD SETBACK - NA (12)
MIN. REAR YARD SETBACK - 15 FT. (12)
MIN. LOT FRONTAGE - NA

(4) - Height Limitations in IP Districts. The following height limitations shall apply in all industrial IP districts: 2 story structures permitted within 50 feet of an RA or RB zone, to a maximum of 25 feet in height.

(19) - Height Limit for Structures Abutting Residential Districts: Where a lot abuts on RA, RB or RC zoning district line, any structure (or portion of a structure) within thirty (30) feet of said district line shall be limited to three (3) stories and forty (40) feet in height. NOTE: 88-614 was amended by Ordinance 1991-1 on January 10, 1991.

LIST OF POSSIBLE ENCROACHMENTS:

- A - SUPPLIES AND EQUIPMENT ON ABUTTER'S PROPERTY
- B - STORAGE TRAILER ON ABUTTER'S PROPERTY
- C - STORAGE ON ABUTTER'S PROPERTY
- D - OVERHEAD WIRE CROSSING THROUGH PREMISES

REFERENCES:

DEED BOOK 20533, PAGE 236 (LOT "1")
DEED BOOK 32824, PAGE 475 (PARCELS "D1", "D2")
PLAN IN DEED BOOK 4491, END
PLAN 1185 OF 1997

RECORD OWNER:

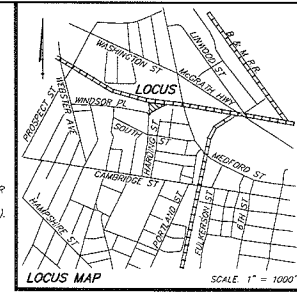
JEK REALTY LLC
33 EARLE STREET
SOMERVILLE, MA 02143

LOT AREA TABLE

LOT "1" = 19,578± S.F.
PARCEL "D1" = 7,622± S.F.
PARCEL "D2" = 1,935± S.F.
TOTAL AREA = 29,135± S.F.

NOTES:

- 1) BUILDING OFFSETS SHOWN HEREON ARE TO CORNER CONCRETE BLOCK UNLESS OTHERWISE NOTED.
- 2) UNDERGROUND UTILITIES SHOWN HEREON ARE COMPILED FROM FIELD LOCATIONS OF STRUCTURES AND FROM AVAILABLE RECORD INFORMATION ON FILE AT THE TOWN ENGINEER'S OFFICE, TOWN D.P.W. AND UTILITY COMPANIES. OTHER UNDERGROUND UTILITIES MAY EXIST. THIS PLAN IS NOT INTENDED TO BE USED FOR DESIGN OR CONSTRUCTION PURPOSES.
- 3) LOT 1 IS SUBJECT TO A 15' WIDE PASSAGE WAY DESCRIBED IN DEED BOOK 3925, PAGE 467.
- 4) PARCEL D2 IS SUBJECT TO AN ACCESS EASEMENT FOR THE BENEFIT OF PARCEL B SHOWN ON PLAN 1198 OF 1997 (NOW LAND OF BOYNTON YARDS ASSOCIATES I, LLC).
- 5) LOT 1 AND PARCEL D2 ARE SUBJECT TO A WATER LINE EASEMENT FOR THE BENEFIT OF THE CITY OF SOMERVILLE DESCRIBED IN DEED BOOK 2786, PAGE 158.
- 6) LOT 1 INCLUDES A 2' WIDE STRIP OF LAND SHOWN ON PLAN 231 OF 1992 RECORDED WITH DEED IN BOOK 7865, PAGE 32 AND REFERENCED IN DEED BOOK 20533, PAGE 236.



33 EARLE STREET

Somerville, Massachusetts 02144

PREPARED FOR

ADAM DASH & ASSOCIATES

Somerville, Massachusetts 02144

HANCOCK ASSOCIATES

Civil Engineers
Land Surveyors
Landscape Architects
Environmental Consultants

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PLAN BOOK 178, PLAN 89

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PLAN BOOK 178, PLAN 89

JOSEPH PIERRE-LOUIS
PLAN BOOK 178, PLAN 89

ELEANOR DIRUSSO
PLAN BOOK 178, PLAN 89

GEORGE DEDRIC &
STEPHAEN P. ANDRADE
PLAN BOOK 178, PLAN 89

MATHANA &
JEAN BRISILLA
PLAN BOOK 178, PLAN 89

SCALE: 1" = 20'

FOR REGISTRY USE

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS

DATE PROFESSIONAL LAND SURVEYOR

I CERTIFY THAT THE PROPERTY LINES SHOWN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIPS OR FOR NEW WAYS ARE SHOWN. (MASS. GEN. LAWS CHAPTER 41, SEC. 81-83)

DATE PROFESSIONAL LAND SURVEYOR

LEGEND

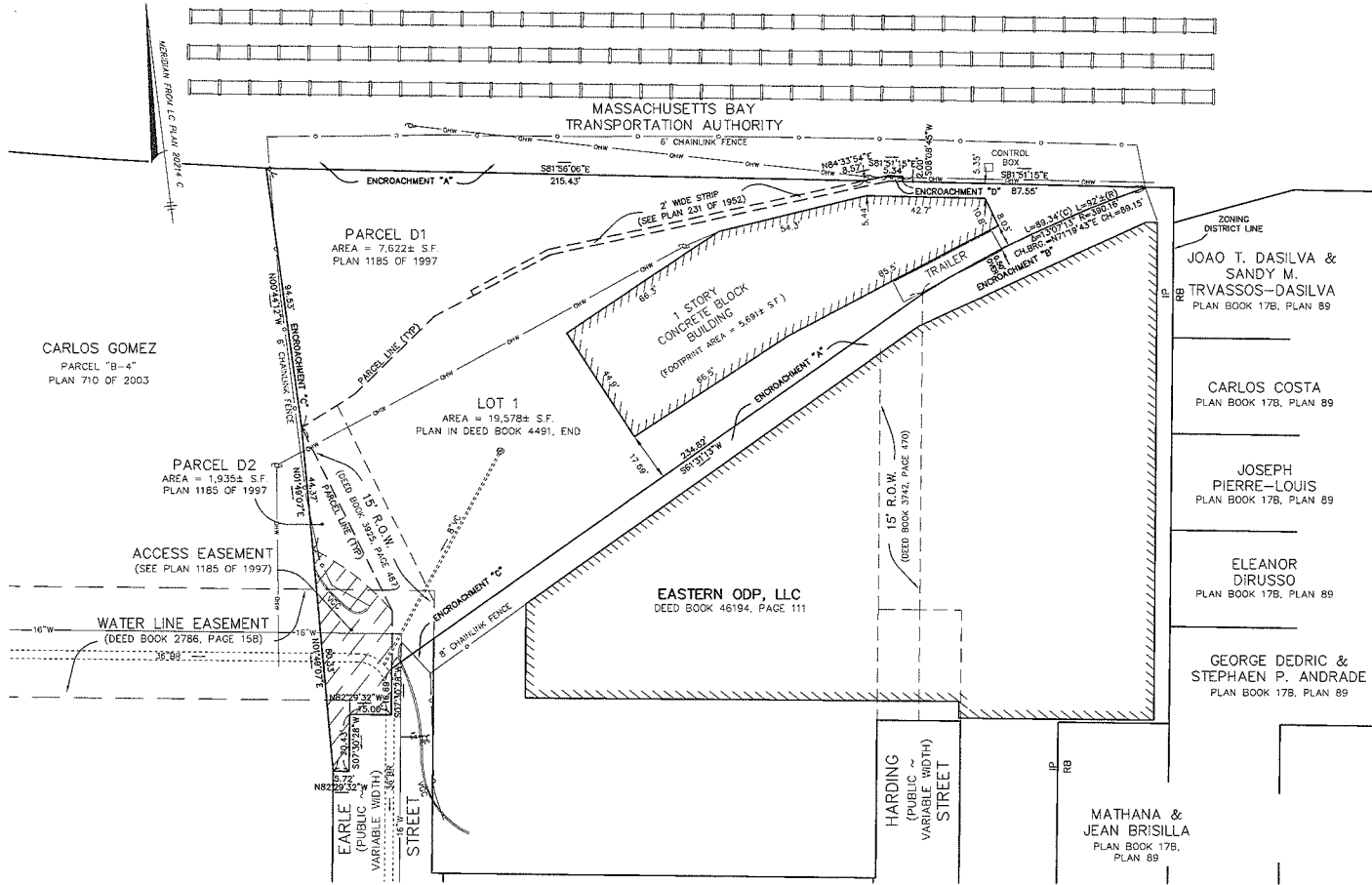
- METAL GUARDRAIL
- EDGE OF PAVEMENT
- CHAIN LINK FENCE
- WOOD FENCE
- SEWERLINE & MANHOLE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION
- DRAINAGE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION, CATCHBASIN, MANHOLE & ROUND CATCHBASIN
- WATER MAIN, WATER MAIN WITH SIZE, TEE, GATE VALVE & FIRE HYDRANT
- GAS MAIN WITH SIZE & GATE VALVE
- EXISTING UTILITY POLE OVERHEAD WIRES AND GUY POLE
- LIGHT POLE
- REINFORCED CONCRETE PIPE
- CAST IRON
- CORRUGATED METAL PIPE
- BRICK
- VITRIFIED CLAY
- POLYETHYLENE GLYCOL
- D GRATE CATCHBASIN
- BOLLARD
- MANHOLE (UNKNOWN UTILITY)
- VERTICAL GRANITE CURB
- INDUSTRIAL PARK DISTRICT
- RESIDENCE B DISTRICT

TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY, CAMBRIDGE TRUST COMPANY & JEK REALTY LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1990, AND INCLUDES ITEMS 2-6, 7a, 7b, 7c, 8, 10, 11b, 13, 14, 16 & 17 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, ACSM AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEY". THIS SURVEY WAS ACTUALLY MADE ON THE GROUND AS PER RECORD DESCRIPTION AND IS CORRECT. THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES EXCEPT AS SHOWN.

I CERTIFY THAT THE BUILDINGS SHOWN HEREON ARE NOT LOCATED IN A FLOOD HAZARD ZONE AS DELINEATED ON MAP OF COMMUNITY NO. 250214 AS REVISED TO JULY 17, 1986 BY F.E.M.A.

DATE PROFESSIONAL LAND SURVEYOR REGISTRATION NO.



ALTA / ACSM
LAND TITLE SURVEY
PLAN OF LAND IN
SOMERVILLE, MA

PROJECT NO. 13012