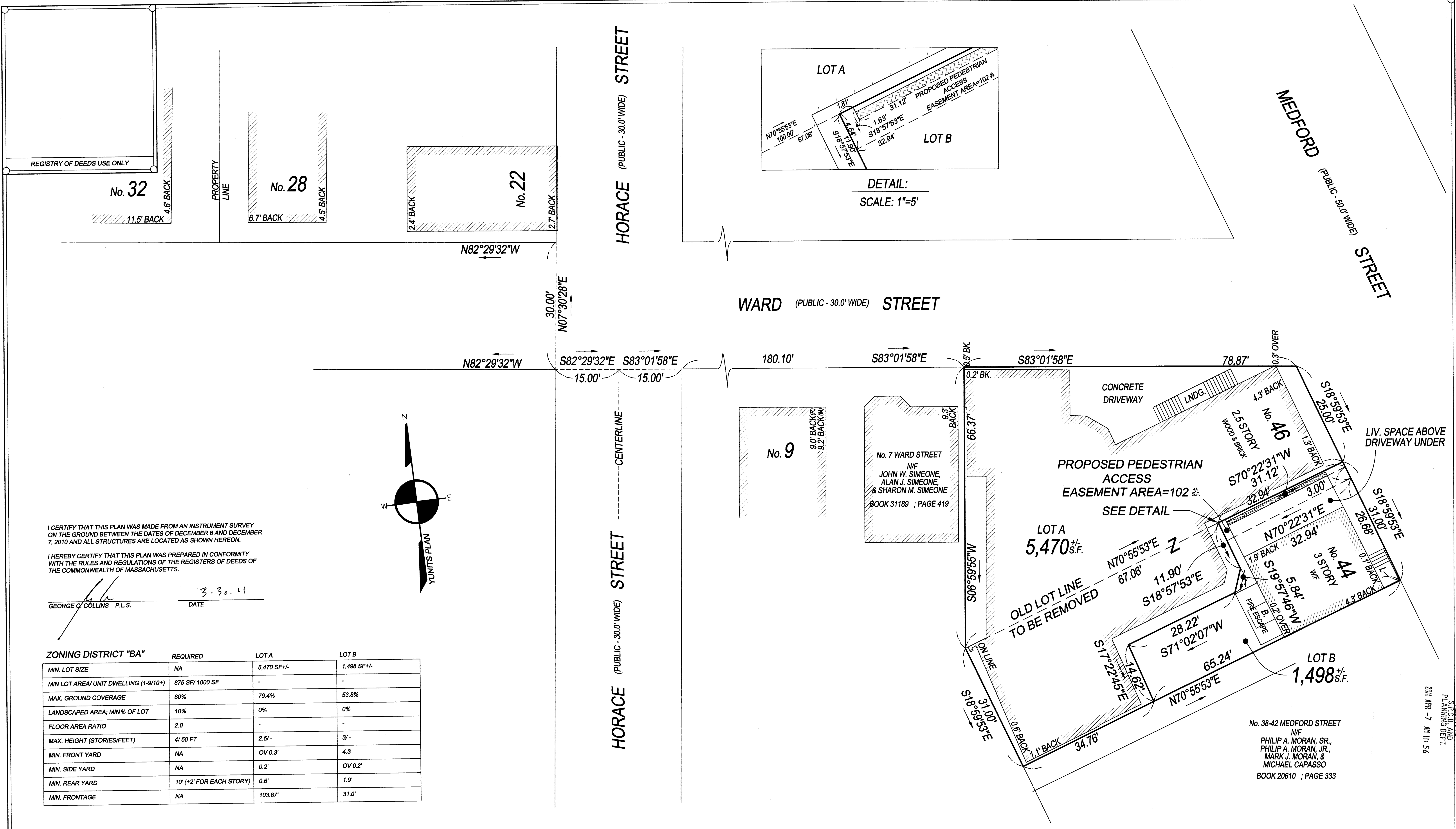




I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND BETWEEN THE DATES OF DECEMBER 8 AND DECEMBER 7, 2010 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

3.3.11
DATE

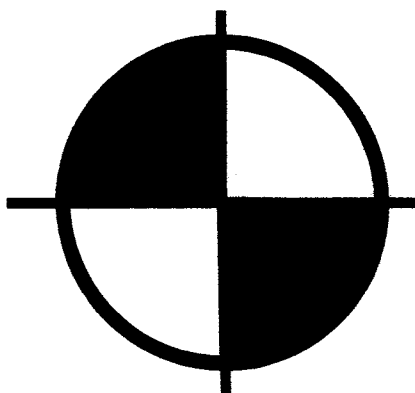
GEORGE C. COLLINS P.L.S.

ZONING DISTRICT "BA"		REQUIRED	LOT A	LOT B
MIN. LOT SIZE	NA		5,470 SF +/-	1,498 SF +/-
MIN LOT AREA/ UNIT DWELLING (1-9/10+)	875 SF/ 1000 SF		-	-
MAX. GROUND COVERAGE	80%		79.4%	53.8%
LANDSCAPED AREA; MIN% OF LOT	10%		0%	0%
FLOOR AREA RATIO	2.0		-	-
MAX. HEIGHT (STORIES/FEET)	4/ 50 FT		2.5/ -	3/ -
MIN. FRONT YARD	NA		OV 0.3'	4.3
MIN. SIDE YARD	NA		0.2'	OV 0.2'
MIN. REAR YARD	10' (+2' FOR EACH STORY)		0.6'	1.9'
MIN. FRONTAGE	NA		103.87'	31.0'

REFERENCES:
DEED: BOOK 21796 ; PAGE 389
PLAN: WARD STREET ACCEPTANCE PLAN - NOVEMBER 10, 1910
L.C.C. # 43197^A
SOMERVILLE CITY ENGINEERS F.B. # 96 ; PGS.126-131

SUBDIVISION PLAN OF LAND
LOCATED AT
44-46 MEDFORD STREET
SOMERVILLE, MA

PREPARED FOR:
C. V. DICECCA FAMILY TRUST
C/O FRACIS L. DICECCA
44-46 MEDFORD STREET
SOMERVILLE, MA 02143-4233

 **BOSTON SURVEY, INC.**
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