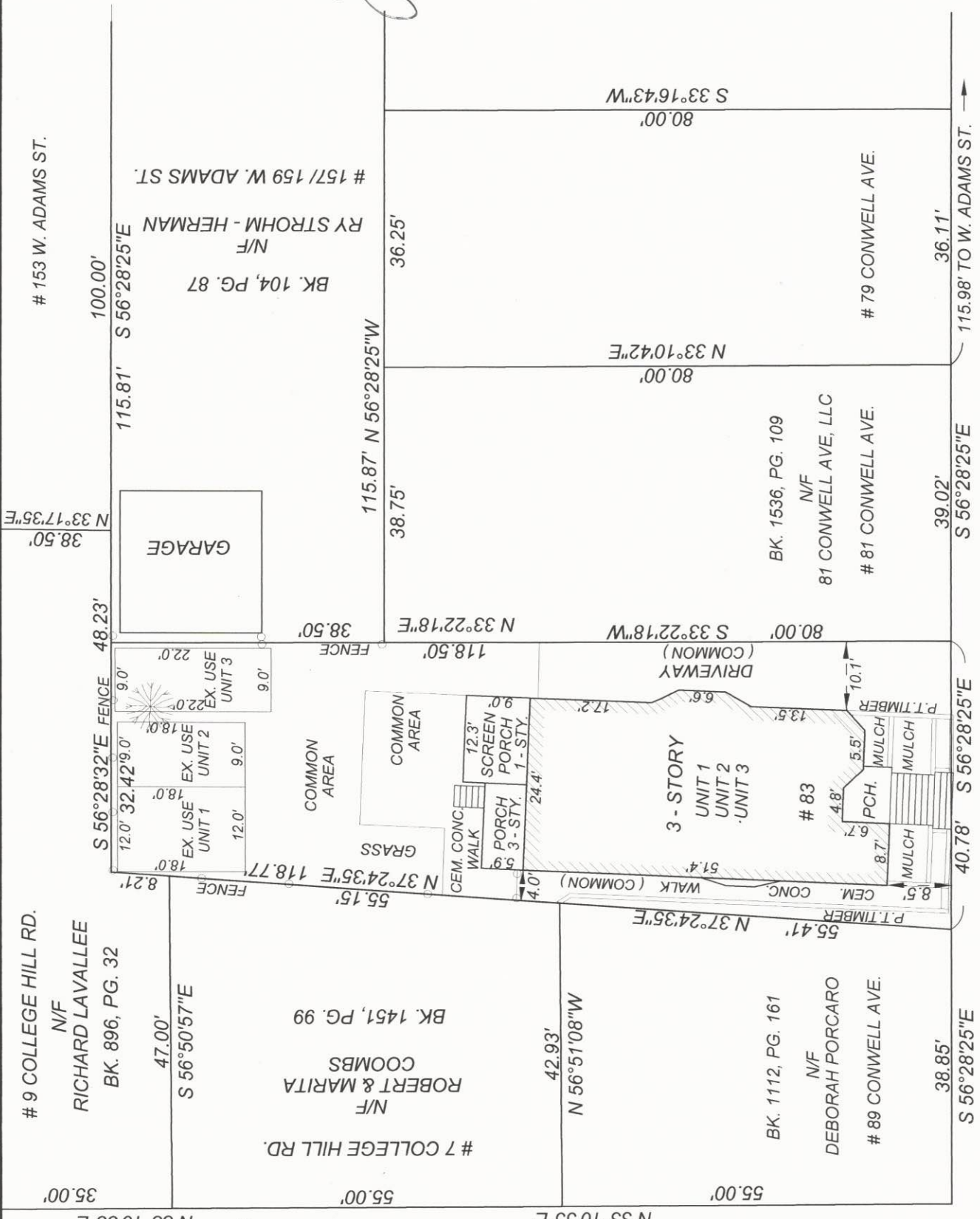


PLAN 663 OF 2020

COLLEGE HILL ROAD
(PUBLIC - 40.0' WIDE)



12-20-21
John J. Russell
JOHN J. RUSSELL, P.L.S.
645 SUMMER AVE.
READING, MA
781 - 710 - 2641

REGISTRY OF DEEDS USE ONLY

I CERTIFY THAT THIS PLAN WAS MADE FROM A SURVEY PERFORMED ON FEBRUARY 18, 2021 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.
I HEREBY CERTIFY THAT THE PROPERTY IS NOT LOCATED IN AN ESTABLISHED FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
I HEREBY CERTIFY THAT THE BUILDING SHOWN CONFORMED TO THE ZONING LAWS OF THE CITY OF SOMERVILLE WHEN CONSTRUCTED.
I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ARE LINES DIVIDING EXISTING OWNERSHIP AND THE LINES OF STREETS AND WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.
I CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LOCATION AND THE DIMENSIONS OF THE BUILDING AS BUILT AND FULLY LISTS THE UNITS CONTAINED THEREIN AND FURTHER FULLY AND ACCURATELY DEPICTS, LOCATES AND PROVIDES THE DIMENSIONS OF ALL LIMITED OR EXCLUSIVE USE AND COMMON AREAS AND FACILITIES OF THE CONDOMINIUM OUTSIDE OF THE BUILDING.

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.

John J. Russell
JOHN J. RUSSELL, P.L.S.

12-20-2021
DATE

NOTE:
ALL EXTERIOR IMPROVEMENTS ARE TO BE COMMON TO UNIT 1, UNIT 2 AND UNIT 3 UNLESS NOTED OTHERWISE.

CONWELL (PUBLIC - 40.0' WIDE) AVENUE

CONDOMINIUM SITE PLAN
FOR THE
"83 CONWELL AVENUE CONDOMINIUM"
NO. 83 CONWELL AVENUE
SOMERVILLE, MASSACHUSETTS

LOT AREA = 4337 +/- S.F.

SCALE: 1" = 20'
MAY 6, 2021
REV. 12-20-2021



PREPARED FOR:

ESTIA PROPERTIES LLC
27 MYOPIA RD.
WINCHESTER, MA

REFERENCES:

DEED: BK. 1521, PG. 8
CERT.# 266805
PLAN: PL. 663 OF 2020
L.C. PL. 2842G, LOT 96
L.C. PL. 2842J, LOT 96
L.C. PL. 2842L
ASSESSORS