S 3°16'30" W ¬ S 9°16′37" E S 12°36'49" E S 11°55'24" E S 11°50'36" E 50.08 ~N 78°05'36" E 7.07 RESERVED FOR REGISTRY USE ONLY EXISTING PARCEL 2125 _S 11°55'24" E REMAINING AREA - LOT 4 _S 11°57'34" E STREET WIDE) CITY OF BOSTON = 79,739 SQ. FT. CITY OF SOMERVILLE = 28,372 SQ. FT. ROLAND (PUBLIC -TO BE SET S 11°55'33" E 136.20' LPROPOSED. -MONUMENT LOT LINE TO BE SET TO BE RAZED-CRESCENT STREET (PRIVATE - 40' WIDE) PROPOSED LOT LINE— -MONUMENT TO BE SET S 12°08'24" E S 12°08'24" E (FOUND) FORMER LOT LINE CITY OF BOSTON WASHINGTON (PUBLIC - VARIABLE MONUMENT TO BE SET LPROPOSED. L_{N 11°55'24" W} S 8°54'53" E LOT LINE LOT 3 S 8°54'53" E -MONUMENT TO BE SET FORMER LOT LINE 181.72 SOMERVILLE AREA = 70,724 SQ. FT.MONUMENT-(1.624 ACRES) TO BE SET FORMER PARCEL I-1 PROPOSED LOT LINE-TO BE RAZED AREA = 4,768 SQ. FT.COMMONWEALTH OF MASSACHUSETTS LOT ' MAP 107-B-4 (0.109 ACRES) AREA = 21,734 SQ. FT.STREET ATTOTH) (0.499 ACRES) -1972 S.H.L.O. #6111 FORMER PARCEL I-1 FORMER LOT I-1A TAKING PARCEL #4-12 /IRON PIPE BOOK 12346, PAGE 683 (FOUND) (SEE NOTE 2) PROPOSED LOT LINE 40.00 150.11" 198.781 547.03' N 11°55'33" W CONC. BOUND MONUMENT TO BE SET (FOUND) LDRILL HOLE INNERBELT ROAD (FOUND) (PUBLIC - 80' WIDE) (S.H.L.O. 6111) SCALE IN FEET SOMERVILLE PLANNING BOARD Record Owner SOMERVILLE PARCEL I-1 PARADIGM DIRECT ROLAND, LLC General Notes PARADIGM DIRECT ROLAND LLC WARD 2, PARCEL #2125 MAP 107 BLOCK B LOT 4, 5, AND 6 SUFFOLK REGISTRY 1) THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY MIDDLESEX REGISTRY BOOK 52472, PAGE 83 Certification CONDUCTED BY VHB, INC. IN JANUARY, 2017 AND FROM DEEDS AND PLANS OF RECORD. BOOK 63061, PAGE 120 2) THE AREA OF PARCEL I-1A REFLECTS THE RECORD DESCRIPTION OF THE PARCEL, HOWEVER THERE I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

WAS A TAKING BY MASSDOT IN 1972 STATE HIGHWAY LAYOUT #6111, WHICH TOOK 1,912 S.F. OF

LAND. VHB DID NOT FIND ANY EVIDENCE THAT THE LAND WAS NOT TAKEN OR GIVEN BACK TO

3) THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE EXISTING LOT IN SOMERVILLE I-1, I-1A AND MAP

LOT 4, 5, AND 6 AND, PARCEL IN BOSTON #2125 INTO LOTS 1, 2, 3, AND 4 AS SHOWN HEREON.

THE SOMERVILLE.

PARCEL I-1A

SOMERVILLE CITY CLUB, INC

BOOK 13780, PAGE 679 (AS TO PARCEL 1-1A)

MAP 107 BLOCK B LOT 1

MIDDLESEX REGISTRY

SUBDIVISION PLAN OF LAND

BOSTON/SOMERVILLE MASSACHUSETTS

PREPARED FOR: CPC-T INNERBELT, LLC

PREPARED BY: VHB, Inc.

RUSSELL J. BOUSQUET

PROFESSIONAL LAND SURVEYOR

NO. 35389

Engineers | Scientists | Planners | Designers 101 Walnut Street, P.O. Box 9151 Watertown, MA 02471-9151 (617) 924-1770

SCALE: 1 INCH = 40 FEET

DATE: OCTOBER 10, 2018

\\vhb\proj\Wat-LD\13788.00 Criterion Inner Belt\cad\sr\planset\13788.00-ANR.dwg