

LEGEND

- HYDRANT
- ELECTRIC MANHOLE
- MANHOLE
- WATER SHUT OFF/WATER GATE
- GAS SHUT OFF/GAS GATE
- CATCH BASIN
- ROUND CATCH BASIN
- D-FRAME CATCH BASIN
- UTILITY POLE
- LIGHT POLE
- BUILDING LIGHT
- ELECTRIC HANDHOLE
- BOLLARD
- POST
- MAIL BOX
- SIGN
- PM
- PARKING METER
- FIRE ALARM
- RD
- ROOF DRAIN
- SECURITY CAMERA
- GAS METER
- ELECTRIC METER
- AIR CONDITIONING UNIT
- TRASH RECEPTACLE
- DECIDUOUS TREE
- HANDICAP RAMP
- GP
- GATE POST
- INDICATES COMMON OWNERSHIP
- NUMBER OF PARKING SPACES
- ENTRANCE
- FLUSH GRANITE CURB
- BITUMINOUS
- BACK
- CHAIN LINK FENCE
- CONCRETE
- LAND COURT CASE
- LANDSCAPE AREA
- NOT FOUND
- NOT TO SCALE
- OVER
- RETAINING
- STONE BOUND
- SQ. FT.
- SQUARE FEET
- TRANSFORMER
- CAST IRON PIPE
- DUCTILE IRON
- POLYVINYL CHLORIDE
- INVERT ELEVATION
- TOP OF WATER
- CENTERLINE OF TROUGH
- TOP OF TRAP
- TYPICAL
- VERTICAL GRANITE CURB
- OVERHEAD WIRES
- CHAIN-LINK FENCE
- INTERIOR PROPERTY LINE
- INTERIOR PROPERTY LINE LAND COURT

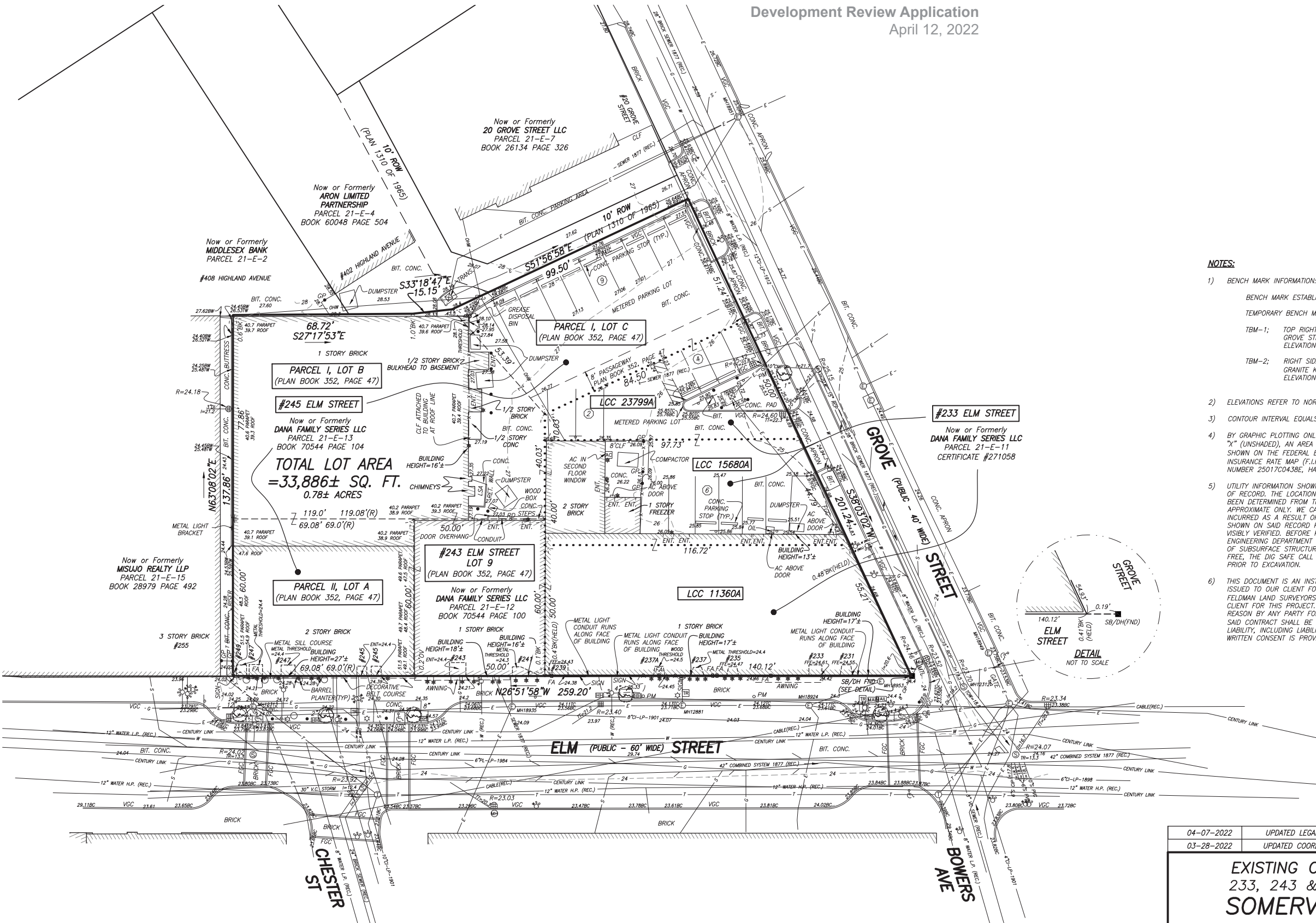
REFERENCES

MIDDLESEX SOUTH COUNTY REGISTRY OF DEEDS

PLAN BOOK, 44 PLAN 43
PLAN BOOK, 352 PLAN 47
PLAN BOOK, 5145-END
PLAN NO. 1310 OF 1965

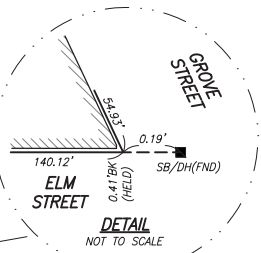
MASSACHUSETTS LAND COURT

LCC 11360
LCC 15680
LCC 23799



NOTES:

- BENCH MARK INFORMATION:
BENCH MARK ESTABLISHED BY GLOBAL POSITIONING SYSTEM (NAVD88)
TEMPORARY BENCH MARKS SET:
TBM-1; TOP RIGHT CORNER OF CONCRETE STEP/LANDING AT #20 GROVE STREET.
ELEVATION = 27.61
TBM-2; RIGHT SIDE ENTRANCE OF DUNKIN DONUTS ON CORNER OF GRANITE KNEE WALL/WINDOW SILL ON ELM STREET.
ELEVATION = 25.34
- ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- CONTOUR INTERVAL EQUALS ONE (1) FOOT.
- BY GRAPHIC PLOTTING ONLY, THE PARCEL SHOWN HEREON LIES WITHIN A ZONE "X" (UNSHADED), AN AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A) FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR SUFFOLK COUNTY, MASSACHUSETTS, MAP NUMBER 25017C0438E, HAVING AN EFFECTIVE DATE OF JUNE 4, 2010.
- UTILITY INFORMATION SHOWN IS BASED ON BOTH A FIELD SURVEY AND PLANS OF RECORD. THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM THE AFOREMENTIONED RECORD PLANS AND ARE APPROXIMATE ONLY. WE CANNOT ASSUME RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES THAT ARE OMITTED OR INACCURATELY SHOWN ON SAID RECORD PLANS, SINCE SUBSURFACE UTILITIES CANNOT BE VISIBLY VERIFIED. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED AND THE ACTUAL LOCATION OF SUBSURFACE STRUCTURES SHOULD BE DETERMINED IN THE FIELD. CALL, TOLL FREE, THE DIG SAFE CALL CENTER AT 1-888-344-7233 SEVENTY-TWO HOURS PRIOR TO EXCAVATION.
- THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF FELDMAN LAND SURVEYORS ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO FELDMAN LAND SURVEYORS' SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS PROVIDED BY FELDMAN LAND SURVEYORS.



I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND THE LATEST RECORD PLANS, DEEDS AND CERTIFICATES OF TITLE.


DAMIEN J. RAFFLE, PLS (MA# 49629)
DJR@FELDMANSURVEYORS.COM

4/7/2022

DATE



SCALE: 1"=20'

04-07-2022	UPDATED LEGAL REFERENCES AND ASSESSOR'S INFORMATION			
03-28-2022	UPDATED COORDINATE SYSTEM (NAD83) AND DATUM (NAVD88)			
<div>EXISTING CONDITIONS PLAN</div> <div>233, 243 & 245 ELM STREET</div> <div>SOMERVILLE, MASS.</div>				
FELDMAN LAND SURVEYORS		APRIL 3, 2019		
152 HAMPDEN STREET		PHONE: (617)357-9740		
BOSTON, MASS. 02119		www.feldmansurveyors.com		
<div><div>FELDMAN</div><div>LAND SURVEYORS</div></div> <div><div>2000</div><div>0100</div><div>1000</div><div>2000</div><div>4000</div><div>8000</div></div> <div>SCALE: 1"=20'</div>				
RESEARCH EC	FIELD CHIEF NG	PROJ MGR DJR	APPROVED 	SHEET NO. 1 OF 1
CADD EC	CADD EC/UK	FIELD CHECKED	CRD FILE 16682-EC	JOB NO. 16682
FILENAME: S:\PROJECTS\16600s\16682\DWG\16682-EC-(NAD83).dwg				