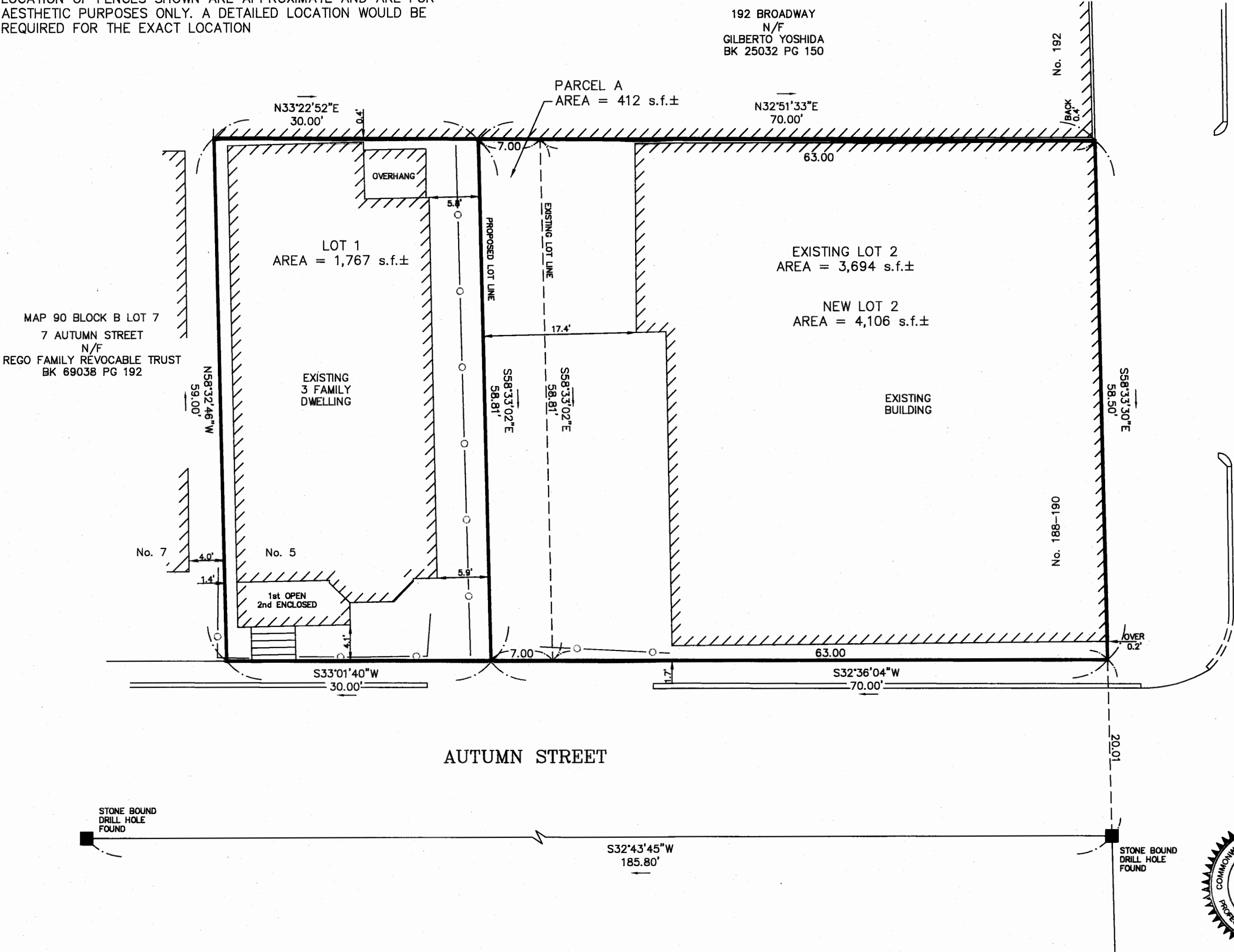


\*NOTE:  
LOCATION OF FENCES SHOWN ARE APPROXIMATE AND ARE FOR  
AESTHETIC PURPOSES ONLY. A DETAILED LOCATION WOULD BE  
REQUIRED FOR THE EXACT LOCATION



APPROVED PER ARTICLES 10.1 AND 15 OF  
THE SOMERVILLE ZONING ORDINANCE

SARAH A. LEWIS DATE  
DIRECTOR OF PLANNING, PRESERVATION, &  
ZONNING, ON BEHALF OF THE SOMERVILLE  
ZONNING BOARD OF APPEALS.

ENDORSEMENT OF THIS PLAN DOES NOT  
INDICATE COMPLIANCE WITH THE ZONING  
ORDINANCES OF THE CITY OF SOMERVILLE.

THE PURPOSE OF THIS PLAN IS TO CONVEY AND COMBINE PARCEL "A"  
OWNED BY BTM REALTY TRUST, BEING A PORTION OF PARCEL II AS  
SHOWN ON MSRD DEED BK 49225 PG 339 5 AUTUMN STREET SOMERVILLE  
WITH LAND OWNED BY BTM REALTY TRUST SHOWN AS PARCEL I ON MSRD  
DEED BK 49225 PG 339. 188-190 BROADWAY SOMERVILLE FOR A  
COMBINED AREA OF 4,106 s.f.

PLAN REFERENCE: PLAN BOOK 34 PLAN No. 1870

TIES FROM BUILDINGS TO PROPERTY LINES ARE MEASURED TO THE CORNER  
BOARD.

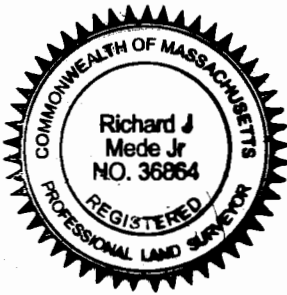
SURVEYOR'S CERTIFICATION:

TO: SUSAN NAZZARO-BTM REALTY TRUST

I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE  
MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS  
OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

THE FIELD WORK WAS COMPLETED ON: APRIL 23, 2023  
DATE OF PLAN: APRIL 27, 2023

THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND  
REGULATIONS OF THE REGISTRY OF DEED OF THE COMMONWEALTH OF  
MASSACHUSETTS



*Richard J. Mede Jr.*  
RICHARD J. MEDE JR. - P.L.S. DATE: 04/27/2023

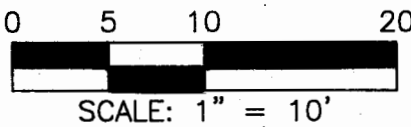
ZONED: MR5 (MID-RISE 5 DISTRICT)(APARTMENT BUILDING)

FOR REGISTRY USE ONLY

	REQUIRED	PROPOSED LOT 1	EXISTING LOT 2	PROPOSED LOT 2 & PARCEL A
FRONT SETBACK	MIN 2'-MAX 12'	4.1	0	0
SIDE SETBACK	0'	5.8/1.4	0	0
REAR SETBACK	10'	0.4'	10.4'	17.4'
LOT COV.%	90%	67.5%	77.4%	69.6%
OPEN SPACE%	15%	31.4%	0%	0%
LOT WIDTH	30' MIN	30.0'	63.0'	70.0'
LOT AREA	--	1,767 s.f.	3,694 s.f.	4,106 s.f.

ASSESSORS MAP 0 BLOCK B LOT 6 & MAP 90 BLOCK B LOT 5  
LOT LINE ADJUSTMENT PLAN  
OF LAND  
5 AUTUMN ST & 188-190 BROADWAY  
SOMERVILLE, MASS.  
(MIDDLESEX COUNTY)

PREPARED BY:  
MEDFORD ENGINEERING & SURVEY  
ANGELO B. VENEZIANO ASSOCIATES  
15 HALL ST. MEDFORD, MA. 02155  
781-396-4466 fax: 781-396-8052



DATE: APRIL 27, 2023	FIELD	DESIGN	DRAW	CALC.	CHECK	FILE No.
	CV/DN	---	CAV	CAV	RJM	21909