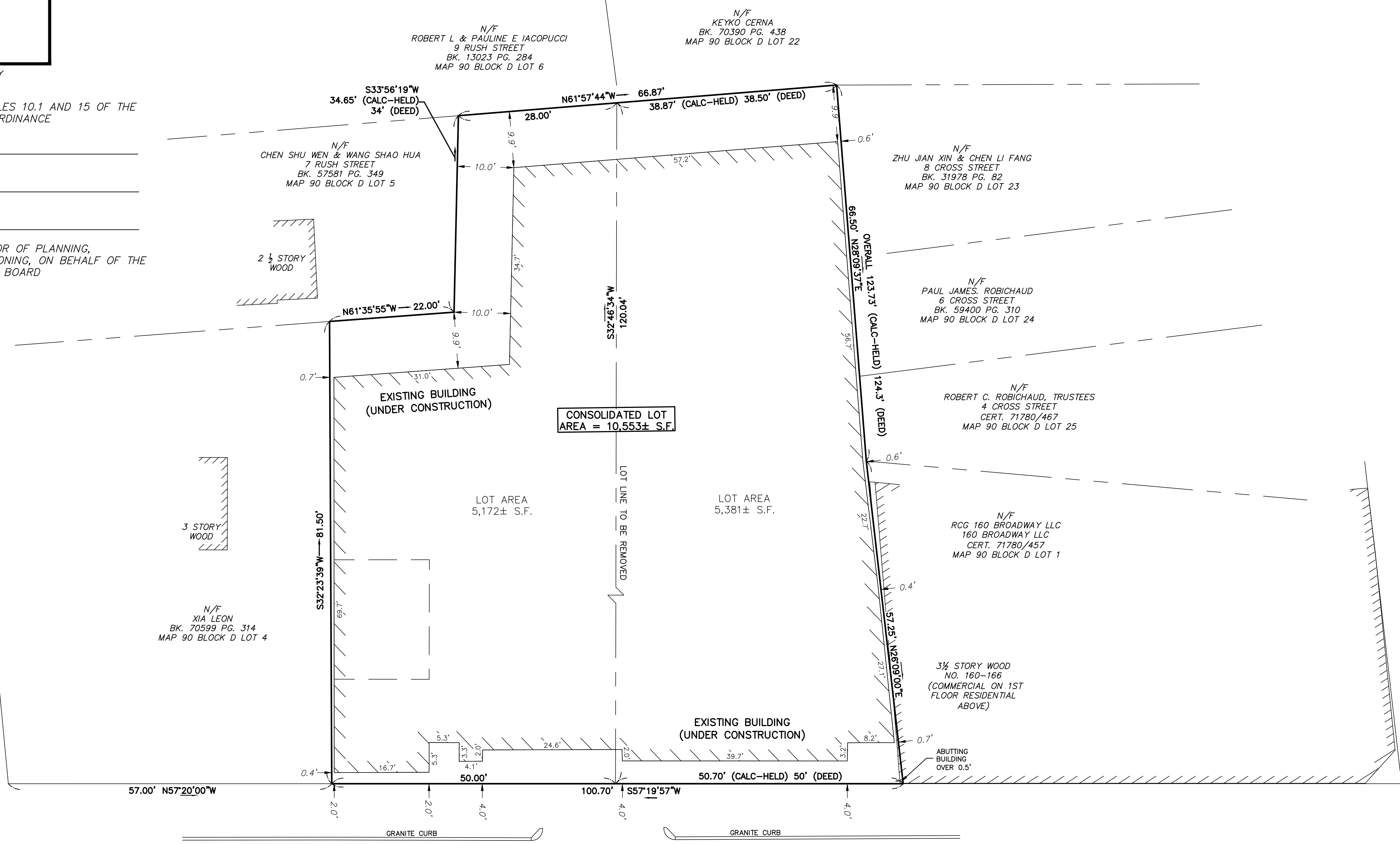


FOR REGISTRY USE ONLY

APPROVED PER ARTICLES 10.1 AND 15 OF THE SOMERVILLE ZONING ORDINANCE

DATE: \_\_\_\_\_

SARAH LEWIS, DIRECTOR OF PLANNING, PRESERVATION AND ZONING, ON BEHALF OF THE SOMERVILLE PLANNING BOARD



WE HEREBY CERTIFY THAT:

THIS PLAN WAS PREPARED IN ACCORDANCE TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING OWNERSHIP, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREET OR WAYS ALREADY ESTABLISHED, AND NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

THE ABOVE CERTIFICATION ARE INTENDED TO MEET REGISTRY OF DEED REQUIREMENTS FOR THE RECORDING OF PLANS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTIES SHOWN.

OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CITY OF SOMERVILLE ASSESSOR'S INFORMATION.

THE ABOVE IS CERTIFIED TO THE BEST OF OUR PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF.

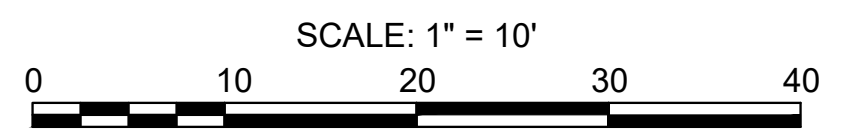


P.L.S. Jane F. Salvaggio  
PROFESSIONAL LAND SURVEYOR FOR GM2 ASSOCIATES, INC.

DATE 05/25/2023

- PLAN REFERENCES**
- PLAN BK. 10 PL. 43
  - PLAN BK. 15 PL. 62
  - PLAN BK. 338 PL. 17
  - PLAN 1852 OF 1947
  - PLAN 282 OF 1948
  - PLAN 1091 OF 1986
  - LAND COURT PLAN 28117A

- LOCUS TITLE INFORMATION**
- 154 BROADWAY**
- OWNER: BROADWAY INVESTMENT REALTY, LLC
  - DEED REFERENCE: BK. 32757 PG. 493
  - PLAN REFERENCE: PLAN BOOK 10 PL. 43
  - ASSESSORS: MAP 90, BLOCK D, LOT 3
- 156-158 BROADWAY**
- OWNER: URBAN REAL ESTATE STRATEGIES LLC
  - DEED REFERENCE: BK. 73922 PG. 162
  - PLAN REFERENCE: PLAN BOOK 15 PL. 62
  - ASSESSORS: MAP 90, BLOCK D, LOT 2



**GENERAL NOTES**

THE PURPOSE OF THIS PLAN IS TO REMOVE THE INTERIOR LOT LINE SHOWN HEREON AND CONSOLIDATE THE LOTS FORMERLY KNOWN AS #154 BROADWAY AND #156-#158 BROADWAY TO CREATE ONE BUILDABLE LOT HAVING AN TOTAL AREA OF 10,553± SQUARE FEET.

THIS PLAN IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED ON APRIL 20, 2021 AND FEBRUARY 12, 2023 BY GM2 ASSOCIATES.

BOUNDARY LINES AND EASEMENTS FOR THE SUBJECT PROPERTY ARE PER DEED AND PLAN RESEARCH BY DESIGN CONSULTANTS, INC., A GM2 COMPANY. THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION, UNRECORDED EASEMENTS AND/OR ADVERSE CLAIMS BY OTHERS ARE NOT SHOWN.

LOCATION OF UTILITIES NOT SHOWN ON THIS PLAN.

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P:\2019 Projects\2019-006 152-158 Broadway Somerville\DWG\\_SURVEYING\19-006 Lot Consolidation.dwg

	<b>GM2 Associates, Inc.</b> 10 CABOT ROAD, SUITE 101B MEDFORD, MASSACHUSETTS	SCALE:		FIELD: <u>ER/GM</u> CALCS: <u>JEH</u> CHECKED: <u>JFS</u> APPROVED: <u>JFS</u>	<b>LOT CONSOLIDATION PLAN</b>  152-158 BROADWAY	LAND LOCATED IN <b>SOMERVILLE, MASSACHUSETTS</b> SURVEYED FOR <b>CONSTRUCTION MANAGERS &amp; DEVELOPERS, LLC</b>	PROJECT NO. 2019-006
		HORIZ: 1" = 10'					DATE: <u>MAY 25, 2023</u>
		VERT: _____				SHEET NO.	1 OF 1
						NO. DATE BY REVISIONS	