

LOCUS MAP
(NOT TO SCALE)

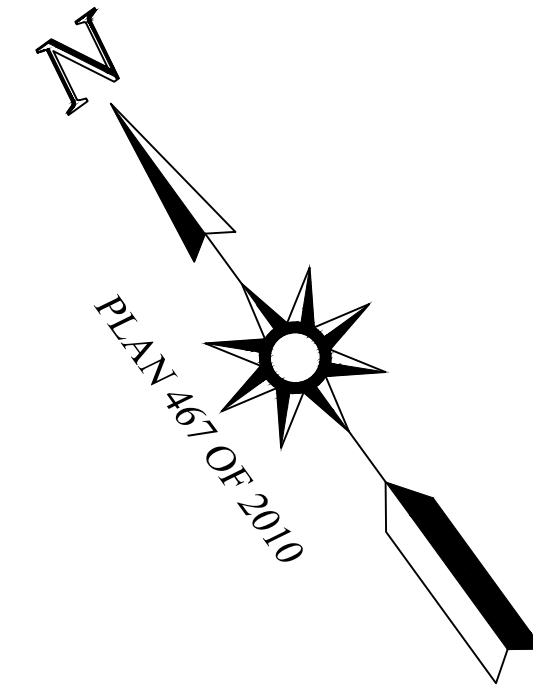
LOCUS TITLE INFORMATION

10 BEDFORD STREET

OWNER: 10 BEDFORD STREET, LLC
DEED REFERENCE: BK. 77600 PG. 216
PLAN REFERENCE: PLAN BK. 14 PG 28
ASSESSORS: MAP 97, BLOCK F, LOTS 7+8

PLAN REFERENCES:

PLAN BK. 14 PLAN 28 (1867)
PLAN BK. 2607 PG END (1897)
PLAN BK. 131 PLAN 13 (1901)
BK. 12225 PG. 588
PLAN NO. 542 OF 1980
PLAN NO. 275 OF 2009
PLAN NO. 467 OF 2010
PLAN NO. 935 OF 2014



LEGEND:

X	X	METAL FENCE
OHW	OHW	OVERHEAD WIRE
		RETAINING WALL
		EXISTING BUILDING
CSWL		CONTINUOUS SOLID WHITE LINE
CDYL		CONTINUOUS DOUBLE YELLOW LINE
EP		EDGE OF PAVEMENT
EC		EDGE OF CONCRETE
VGC		VERTICAL GRANITE CURB
CONC.		CONCRETE
RET.		RETAINING
BIT.		BITUMINOUS PAVEMENT
UP		UTILITY POLE
		DECIDUOUS TREE
		SIGN
CB		CATCH BASIN
		WATER VALVE
		GAS VALVE
		GUY WIRE
		WATER METER
SMH		SEWER MANHOLE
TMH		TELEPHONE MANHOLE
DMH		DRAIN MANHOLE
M		MANHOLE

NOTES

THE PURPOSE OF THIS PLAN IS TO COMBINE THE TWO EXISTING LOTS AT 10 BEDFORD STREET INTO ONE LOT, DESIGNATED ON THIS PLAN AS LOT A.

THIS PLAN IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BETWEEN APRIL 2, 2021, AND APRIL 8, 2021, BY GM2 ASSOCIATES, INC.

BOUNDARY LINES AND EASEMENTS FOR THE SUBJECT PROPERTY ARE PER DEED AND PLAN RESEARCH BY M2 ASSOCIATES, INC. THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION, UNRECORDED EASEMENTS AND/OR ADVERSE CLAIMS BY OTHERS ARE NOT SHOWN.

LOCATION OF UNDERGROUND UTILITIES FEATURES ARE NOT SHOWN. THIS PLAN DOES NOT DEPICT THE EXACT LOCATION OF ALL UTILITIES WHICH MAY EXIST AT THIS TIME WITHIN THE PREMISES SURVEYED. CALL DIGSAFE PRIOR TO EXCAVATION.

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 ZONING BOARD OF APPEALS

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 IS 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. _____
PROFESSIONAL LAND SURVEYOR FOR GM2 ASSOCIATES

DATE 08/02/2023

LOT
CONSOLIDATION
PLAN

10 BEDFORD STREET

IN

SOMERVILLE

MASSACHUSETTS

MIDDLESEX COUNTY

AUGUST 2, 2023

REVISIONS

No.	DESCRIPTION OF CHANGES	DATE

PREPARED FOR:

SOMERVILLE LIVING LLC
C/O DiBIASE HOMES
P.O. Box 780
LYNNFIELD, MA 01940



PROJECT No: 40524.02 (2021-024)

FIELD: R. SMITH, J. SALVAGGIO

DRAFTED: J. SALVAGGIO

CHECKED: S. SAWYER

GM2
ASSOCIATES
10 CABOT ROAD
SUITE 101B
MEDFORD, MA
02155
617.776.3350

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SHEET No.

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