

Locus
(NOT TO SCALE)

Legal Description (120 Middlesex)

PARCEL 1
THAT CERTAIN PARCEL OF LAND SITUATE IN SOMERVILLE IN THE COUNTY OF MIDDLESEX AND COMMONWEALTH OF MASSACHUSETTS, BOUNDED AND DESCRIBED AS FOLLOWS:

EASTERLY: BY THE WESTERLY LINE OF MIDDLESEX AVENUE ONE HUNDRED SEVENTY-SIX AND 86/100 (176.86) FEET;
SOUTHEASTERLY: BY CUMMINGS STREET SEVENTY-EIGHT AND 10/100 (78.10) FEET;
WESTERLY: BY LAND NOW OR FORMERLY OF DAIRY TRANSPORT COMPANY TWO HUNDRED EIGHTEEN AND 80/100 (218.80) FEET;
NORTHERLY: BY LAND NOW OR FORMERLY OF GUARANTY SECURITY CORP. SIXTY-FIVE AND 86/100 (65.88) FEET.

SAID PARCEL IS SHOWN AS AN UNNUMBERED LOT ON LAND COURT PLAN NO. 28862A.

ALL OF SAID BOUNDARIES ARE DETERMINED BY THE COURT TO BE LOCATED AS SHOWN ON A PLAN, DRAWN BY DANA R. PERKINS, SURVEYOR, DATED JANUARY 10, 1959, AS MODIFIED AND APPROVED BY THE COURT, FILED IN THE LAND REGISTRATION OFFICE, A COPY OF WHICH IS FILED IN THE REGISTRY OF DEEDS FOR THE SOUTH REGISTRY DISTRICT OF MIDDLESEX COUNTY IN REGISTRATION BOOK 641, PAGE 189, WITH CERTIFICATE 102339.

PARCEL 2
ALSO ANOTHER CERTAIN PARCEL OF LAND SITUATE IN SAID SOMERVILLE, DESCRIBED AS FOLLOWS:

EASTERLY: BY MIDDLESEX AVENUE, TEN FEET;
SOUTHEASTERLY: BY LAND NOW OR FORMERLY OF F. W. REED ET AL, SIXTY-FIVE AND 88/100 FEET;
WESTERLY: TEN FEET;
NORTHERLY: SIXTY-FIVE AND 88/100 FEET, BY LOT A/3 AS SHOWN ON PLAN HEREINAFTER MENTIONED.

SAID PARCEL IS SHOWN AS LOT A-4 N LAND COURT PLAN NO. 10044D.

ALL OF SAID BOUNDARIES ARE DETERMINED BY THE COURT TO BE LOCATED AS SHOWN ON A SUBDIVISION PLAN AS APPROVED BY THE COURT, FILED IN THE LAND REGISTRATION OFFICE, A COPY OF A PORTION OF WHICH HAS BEEN FILED IN THE REGISTRY OF DEEDS FOR THE SOUTH REGISTRY DISTRICT OF MIDDLESEX COUNTY IN REGISTRATION BOOK 480, PAGE 61, WITH CERTIFICATE 71874.

Legal Description (132 Middlesex)

PARCEL 1
THAT CERTAIN PARCEL OF LAND SITUATED IN SOMERVILLE IN THE COUNTY OF MIDDLESEX AND SAID COMMONWEALTH, DESCRIBED AS FOLLOWS:

SOUTHEASTERLY: BY CUMMINGS STREET, ONE HUNDRED AND NINETEEN AND 50/100 FEET;
WESTERLY: BY LANDS NOW OR FORMERLY OF DISILVA TRUCK SERVICE AND MARY E. MANNING, TWO HUNDRED EIGHTY-TWO AND 46/100 FEET;
NORTHERLY: BY LAND NOW OR FORMERLY OF GUARANTY SECURITY CORPORATION, NINETY-NINE AND 78/100 FEET; AND
EASTERLY: BY LAND NOW OR FORMERLY OF LOMBARD & COMPANY, INC., TWO HUNDRED EIGHTEEN AND 29/100 FEET.

SAID PARCEL IS SHOWN AS AN UNNUMBERED LOT ON LAND COURT PLAN NO. 32904A.

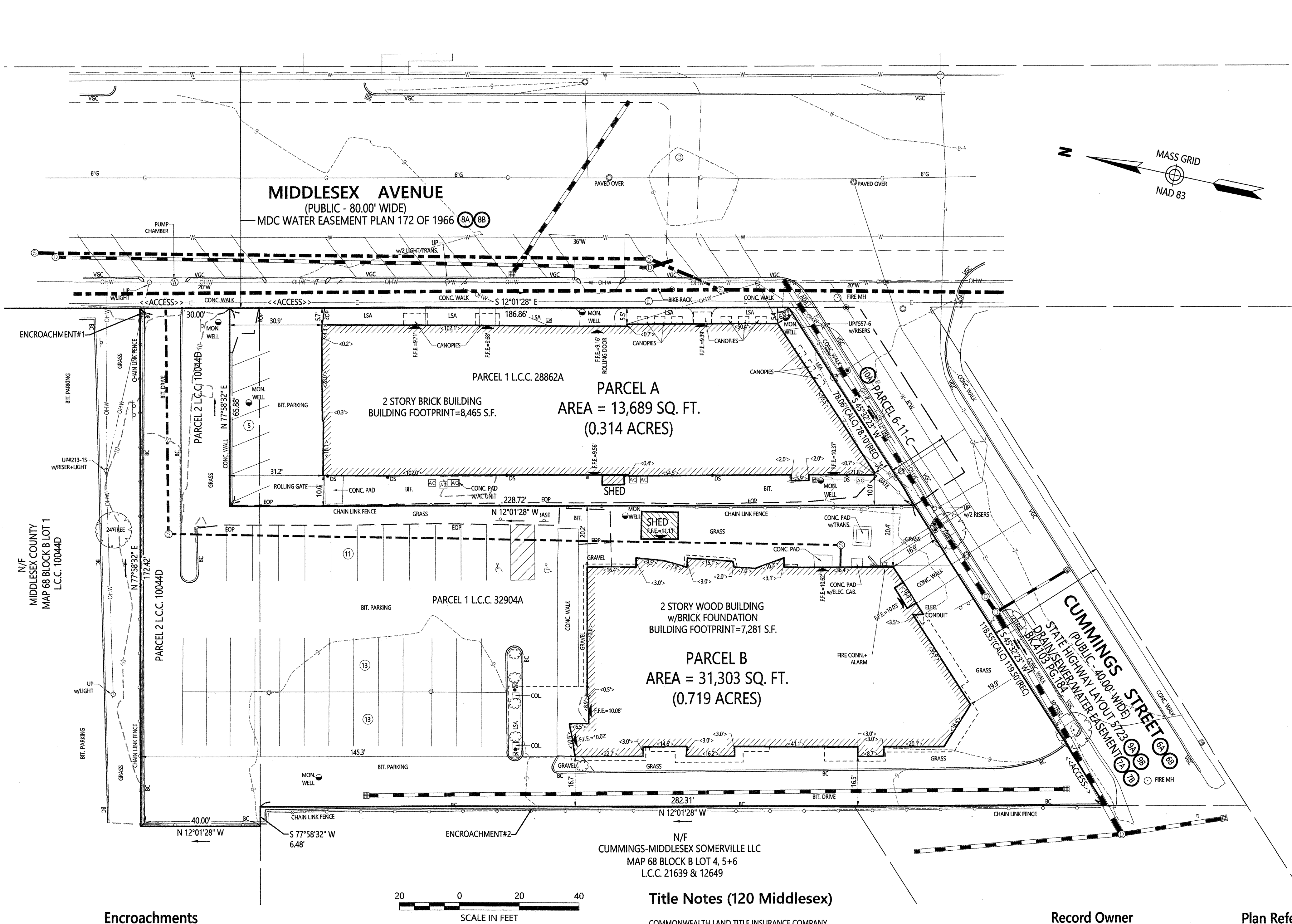
ALL OF SAID BOUNDARIES ARE DETERMINED BY THE COURT TO BE LOCATED AS SHOWN ON A PLAN, AS MODIFIED AND APPROVED BY THE COURT, FILED IN THE LAND REGISTRATION OFFICE, A COPY OF A PORTION OF WHICH IS FILED IN THE REGISTRY OF DEEDS FOR THE SOUTH REGISTRY DISTRICT OF MIDDLESEX COUNTY IN REGISTRATION BOOK 709, PAGE 200, WITH CERTIFICATE 115950.

PARCEL 2
ALSO ANOTHER CERTAIN PARCEL OF LAND SITUATE IN SAID SOMERVILLE, DESCRIBED AS FOLLOWS:

EASTERLY: BY MIDDLESEX AVENUE, THIRTY FEET;
SOUTHERLY: SIXTY-FIVE AND 88/100 FEET, AND
EASTERLY: TEN FEET, BY LOT A4 AS SHOWN ON PLAN HEREINAFTER MENTIONED;
SOUTHERLY: BY LAND NOW OR FORMERLY OF F.W. REED ET AL, ONE HUNDRED SIX AND 54/100 FEET; WESTERLY: BY LOT B ON SAID PLAN, FORTY FEET; AND
NORTHERLY: BY LOT A1/1 ON SAID PLAN, ONE HUNDRED SEVENTY-TWO AND 42/100 FEET.

SAID PARCEL IS SHOWN AS LOT A-3 ON LAND COURT PLAN NO. 10044D.

ALL OF SAID BOUNDARIES ARE DETERMINED BY THE COURT TO BE LOCATED AS SHOWN ON A SUBDIVISION PLAN, AS APPROVED BY THE COURT, FILED IN THE LAND REGISTRATION OFFICE, A COPY OF WHICH IS FILED IN THE REGISTRY OF DEEDS FOR THE SOUTH REGISTRY DISTRICT OF MIDDLESEX COUNTY IN REGISTRATION BOOK 480, PAGE 61, WITH CERTIFICATE 71874.



Encroachments

- OVERHEAD WIRE CROSSES NORWEST CORNER OF PARCEL B
- BIT. CURB ALONG WESTERLY BOUNDARY OF PARCEL B ENCROACHES INTO ABUTTER (LOT 4,5+6)

General Notes

- THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY VHB, INC. IN AUGUST, 2019 AND FROM DEEDS AND PLANS OF RECORD.
- THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY VHB, INC. IN AUGUST, 2019, (TABLE A - ITEM 8)
- A FIELD CHECK WAS COMPLETED ON JUNE 10, 2021 AND NO MAJOR CHANGES WERE OBSERVED.
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS AND INFORMATION OF RECORD. THEY ARE NOT WARRANTED TO BE EXACTLY LOCATED NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN. (TABLE A - ITEM 11)
- HORIZONTAL DATUM IS BASED ON MASS. GRID SYSTEM, NAD 1983. ELEVATIONS SHOWN ON THIS PLAN REFER TO NAVD OF 1988. (TABLE A - ITEM 5)
- THE LOT LIES ENTIRELY WITHIN ZONE X (SHADED) (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR MIDDLESEX COUNTY, MASSACHUSETTS, MAP NUMBER 25017C0439E, EFFECTIVE DATE JUNE 4, 2010. (TABLE A - ITEM 3)
- THE LOT LIES ENTIRELY WITHIN THE ASSEMBLY SQUARE MIXED-USE DISTRICT (ASMD) AS SHOWN ON THE "CITY OF SOMERVILLE, MASSACHUSETTS, CURRENT OFFICIAL ZONING MAP", AS AMENDED NOVEMBER 26, 2013.
- THE TREE SYMBOL OUTLINE SHOWN ON THIS PLAN DOES NOT REPRESENT THE ACTUAL TREE CANOPY.
- 120 MIDDLESEX AVENUE HAS 5 PARKING SPACES AND 132 MIDDLESEX AVENUE HAS 29 PARKING SPACES (INCL. 2 HANDICAPPED SPACES) (TABLE A - ITEM 9)
- THE PARCELS ARE AT THE INTERSECTION OF MIDDLESEX AVENUE AND CUMMINGS STREET. (TABLE A - ITEM 14).
- VHB AGREES TO CARRY PROFESSIONAL LIABILITY INSURANCE WITH A LIMIT OF \$1,000,000 PER CLAIM AND IN THE AGGREGATE. (VHB STANDARD TERMS AND CONDITIONS) (TABLE A - ITEM 19)

Title Notes (120 Middlesex)

COMMONWEALTH LAND TITLE INSURANCE COMPANY
COMMITMENT/CASE NO. 28180, EFFECTIVE DATE: MAY 12, 2021
SCHEDULE B-II (SURVEY RELATED ITEMS ONLY)

- 6A** EASEMENT IN COMMON WITH ALL OTHERS LAWFULLY ENTITLED THERETO IN AND OVER CUMMINGS STREET.
- 7A** EASEMENT FOR A SEWER AND WATER PIPE EASEMENT AS SET FORTH IN A GRANT TO THE CITY OF SOMERVILLE, DATED NOVEMBER 12, 1916 RECORDED IN BOOK 4103, PAGE 184. (SEE PLAN - EASEMENT WITHIN THE LIMITS OF CUMMINGS STREET)
- 8A** ORDER OF TAKING BY COMMONWEALTH OF MASSACHUSETTS FOR WATER SUPPLY PURPOSES DATED FEBRUARY 10, 1966 AND FILES AS DOCUMENT NUMBER 429717. (SEE PLAN - EASEMENT WITHIN THE LIMITS OF MIDDLESEX AVENUE)
- 9A** ORDER OF TAKING IN FAVOR OF THE COMMONWEALTH OF MASSACHUSETTS DATED NOVEMBER 22, 1967 AND FILED AS DOCUMENT NUMBER 450484. (SEE PLAN - TAKING FOR CUMMINGS STREET)
- 10A** DEED OF TAKING IN FAVOR OF THE CITY OF SOMERVILLE DATED FEBRUARY 9, 1968 AND FILED AS DOCUMENT NUMBER 468835. (SEE PLAN - TAKING FOR CUMMINGS STREET)

Title Notes (132 Middlesex)

COMMONWEALTH LAND TITLE INSURANCE COMPANY
COMMITMENT/CASE NO. 28181, EFFECTIVE DATE: MAY 12, 2021
SCHEDULE B-II (SURVEY RELATED ITEMS ONLY)

- 6B** EASEMENT IN COMMON WITH ALL OTHERS LAWFULLY ENTITLED THERETO IN AND OVER CUMMINGS STREET.
- 7B** EASEMENT FOR A SEWER AND WATER PIPE EASEMENT AS SET FORTH IN A GRANT TO THE CITY OF SOMERVILLE, DATED NOVEMBER 12, 1916 RECORDED IN BOOK 4103, PAGE 184. (SEE PLAN - EASEMENT WITHIN THE LIMITS OF CUMMINGS STREET)
- 8B** ORDER OF TAKING BY COMMONWEALTH OF MASSACHUSETTS FOR WATER SUPPLY PURPOSES DATED FEBRUARY 10, 1966 AND FILES AS DOCUMENT NUMBER 429717. (SEE PLAN - EASEMENT WITHIN THE LIMITS OF MIDDLESEX AVENUE)
- 9B** ORDER OF TAKING IN FAVOR OF THE COMMONWEALTH OF MASSACHUSETTS DATED NOVEMBER 22, 1967 AND FILED AS DOCUMENT NUMBER 450484. (SEE PLAN - TAKING FOR CUMMINGS STREET)

Record Owner

PARCEL A
DWCH ASSEMBLY ROW LLC
120 MIDDLESEX AVENUE
SOMERVILLE, MASS.
MAP 62 BLOCK B LOT 2
CERT#278393
DOC#19038939

PARCEL B
DWCH ASSEMBLY ROW LLC
132 MIDDLESEX AVENUE
SOMERVILLE, MASS.
MAP 62 BLOCK B LOT 3
CERT#278392
DOC#1903837

Certification

TO: 120 MIDDLESEX LLC
COMMONWEALTH LAND TITLE INSURANCE COMPANY
DIVCO WEST
132 MIDDLESEX LLC
DWCH ASSEMBLY ROW, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2-5, 7(a), 7(b)(1), 8, 9, 11, 13, 14 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 21, 2019 AND FIELD CHECK ON JUNE 10, 2021.

Feb 17, 2022
DATE

Russell J. Bousquet
PROFESSIONAL LAND SURVEYOR

101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770

Legend

- ① DRAIN MANHOLE
- ▨ CATCH BASIN
- ③ SEWER MANHOLE
- ⑤ ELECTRIC MANHOLE
- ⑦ TELEPHONE MANHOLE
- MANHOLE
- HH □ HAND HOLE
- WATER GATE
- ⊙ FIRE HYDRANT
- ⊙ GAS GATE
- ◆ BOLLARD w/LIGHT
- STREET SIGN
- ☆ LIGHT POLE
- UTILITY POLE
- GUY POLE
- GUY WIRE
- MONITORING WELL
- ▶ FLOOD LIGHT
- ⊙ WELL
- ▨ MARSH
- FF.E.=45.27' FINISHED FLOOR ELEVATION
- CNO COULD NOT OPEN
- NPV NO PIPES VISIBLE
- DYL DOUBLE YELLOW LINE
- DWL DASHED WHITE LINE
- SYL SINGLE YELLOW LINE
- LSA LANDSCAPED AREA
- EDGE OF PAVEMENT
- CONCRETE CURB
- VERTICAL GRANITE CURB
- SLOPED GRANITE EDGE
- BUTIMINOUS BERM
- BUTIMINOUS CURB
- GUARD RAIL
- CHAIN LINK FENCE
- DRAINAGE LINE
- SEWER LINE
- OVERHEAD WIRE
- UNDERGROUND ELECTRIC
- TELEPHONE LINE
- GAS LINE
- WATER LINE
- STONE WALL
- TREE LINE
- 100'±Z 100-FT BUFFER ZONE
- 100'±A 100-FT RIVER FRONT AREA
- 200'±A 200-FT RIVER FRONT AREA
- LIMIT MEAN ANNUAL HIGH WATER
- LIMIT OF BANK
- VEGETATED WETLAND BOUNDARY

DIVCO West

120-132 Middlesex Ave
Somerville, Massachusetts

No.	Revision	Date	Apprv.
1	OWNER & CERTIFICATION UPDATES	2/17/22	CDR

Designed By	Checked By
Issued for	Date
	June 10, 2021

Drawing Title

ALTA/NSPS Land Title Survey

Drawing Number

Sv-1

Sheet 1 of 1

Project Number
14674.01