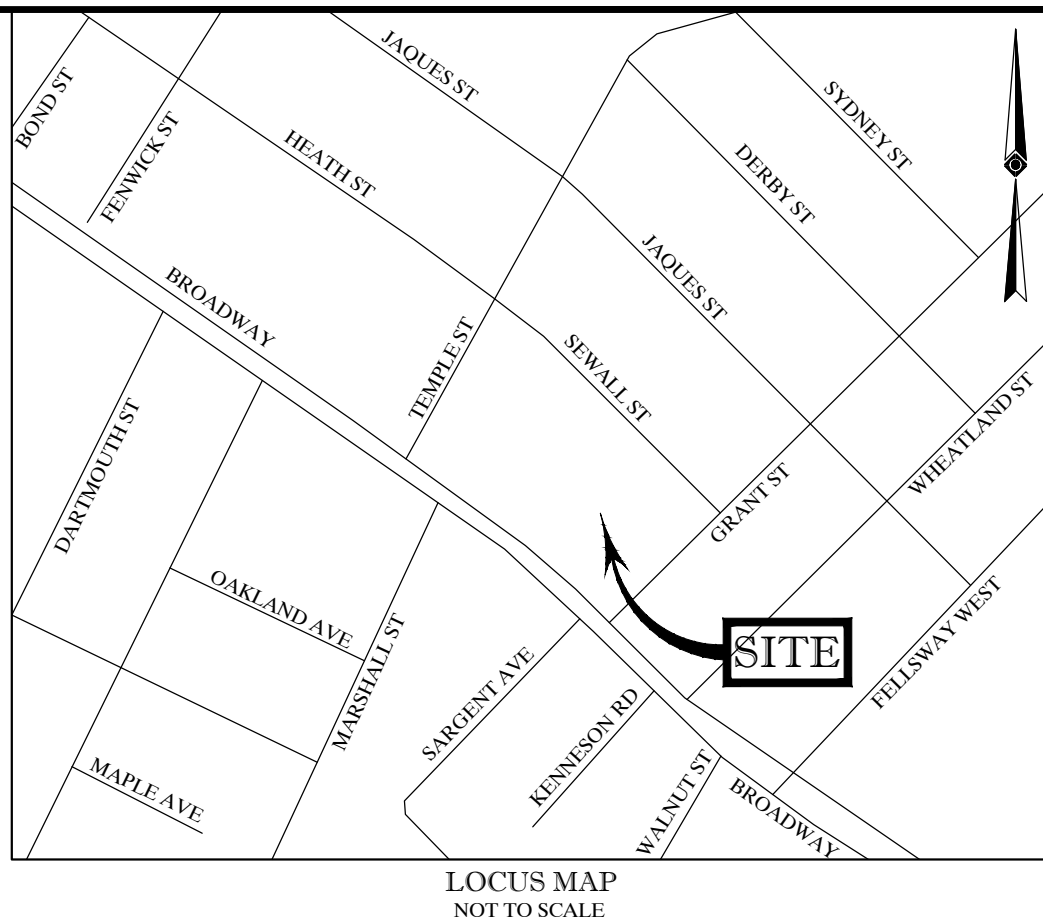
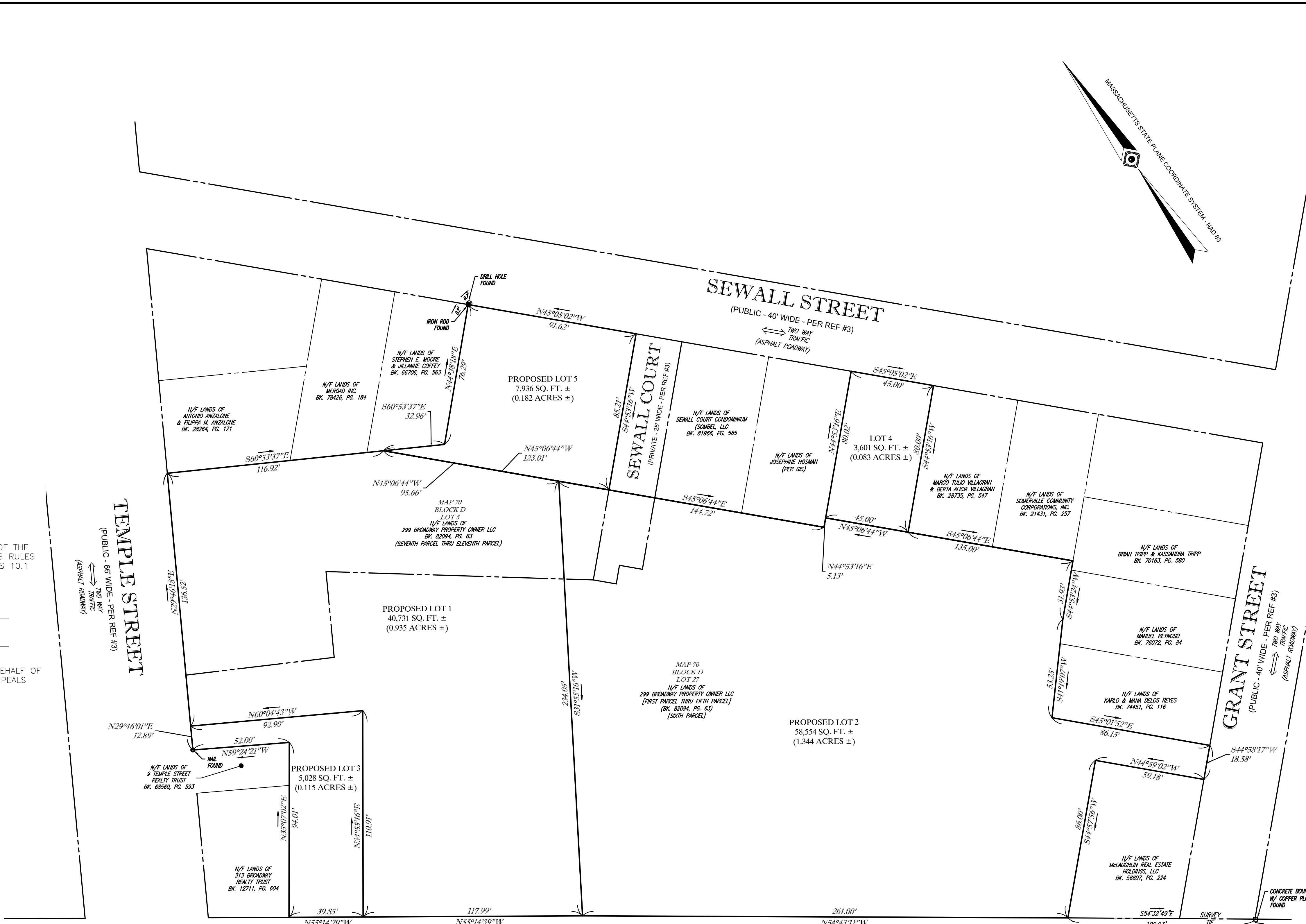
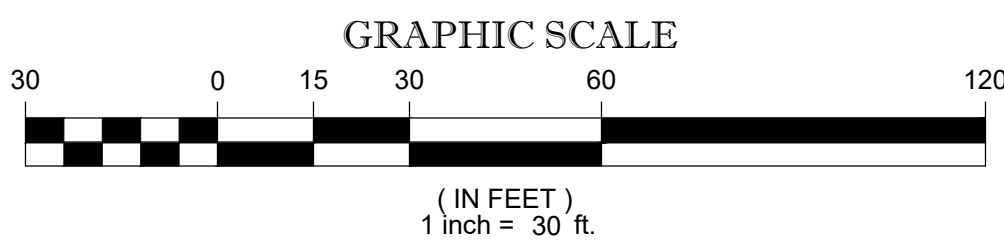
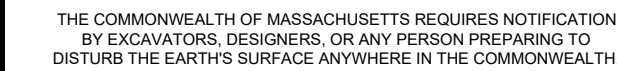


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SIGNATURE _____

● □ MONUMENT FOUND



1. PROPERTY KNOWN AS LOTS 5, 8, 27, BLOCK D, AS SHOWN ON THE CITY OF SOMERVILLE, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS MAP NO. 70.
2. THE PURPOSE OF THIS PLAN IS TO CREATE PROPOSED LOTS 1-5 OUT OF EXISTING LOTS 5 & 27, BLOCK D, MAP NO. 70.
3. EXISTING AREA: 115,850 SQ FT OR 2.659 ACRES ±
 - PROPOSED LOT 1 AREA = 40,731 SQ FT OR 0.935 ACRES ±
 - PROPOSED LOT 2 AREA = 58,554 SQ FT OR 1.344 ACRES ±
 - PROPOSED LOT 3 AREA = 5,028 SQ FT OR 0.115 ACRES ±
 - PROPOSED LOT 4 AREA = 3,601 SQ FT OR 0.083 ACRES ±
 - PROPOSED LOT 5 AREA = 7,536 SQ FT OR 0.172 ACRES ±

1. THE TAX ASSESSOR'S MAP OF CITY OF SOMERVILLE, MIDDLESEX COUNTY, MAP 70.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, MASSACHUSETTS (ALL JURISDICTIONS), PANEL 439 OF 656," MAP NUMBER 2501700456, EFFECTIVE DATE: JUNE 4, 2010.
3. MAP ENTITLED "PLAN OF LAND IN SOMERVILLE, MASS.: PREPARED BY: SCHOFIELD BROTHERS, INC., DATED: SEPTEMBER 25, 1975, AND RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN 622 OF 1976.
4. MAP ENTITLED "SUBDIVISION OF LOTS 1, 2, 3 & 4 SHOWN ON PLAN 11193B FILED WITH CERT. OF TITLE NO. 24301 SOUTH REGISTRY DISTRICT OF MIDDLESEX COUNTY LAND IN SOMERVILLE," PREPARED BY: WILLIAM S. CROCKER, CIVIL ENGINEER, DATED: APRIL 8, 1946, AND RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS LAND COURT AS PLAN 11193C.
5. MAP ENTITLED "SUBDIVISION OF LAND SHOWN ON PLANS 4706A & 11193A FILED WITH CERT. OF TITLE NOS. 4905 & 23119 SO. REGISTRY DISTRICT OF MIDDLESEX CO. LAND IN SOMERVILLE," PREPARED BY: ALFRED MILLHOUSE, C.E., DATED: NOVEMBER 1925, AND RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS LAND COURT AS PLAN 11193B.
6. MAP ENTITLED "PLAN OF LAND IN SOMERVILLE," PREPARED BY: ALFRED MILLHOUSE, C.E., DATED: NOVEMBER 1925, AND RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS LAND COURT AS PLAN 11193A.
7. MAP ENTITLED "PLAN OF BUILDING LOTS IN SOMERVILLE, MASS. OWNED BY RUFUS B. STICKNEY," PREPARED BY: GEO. A. KIMBALL, CIVIL ENGINEER, DATED: FEBRUARY 18, 1886, AND RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS IN PLAN BOOK 54, PLAN 39.
8. MAP ENTITLED "BUILDING LOTS IN SOMERVILLE, MASS. FORMERLY OWNED BY RUFUS B. STICKNEY," PREPARED BY: GEO. A. KIMBALL, CIVIL ENGINEER, DATED: FEBRUARY 28, 1889, AND RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS AT THE END OF PLAN BOOK 1900 AS PLAN 32 OF 1889.
9. MAP ENTITLED "SUBDIVISION OF LOTS A & B SHOWN ON PLAN FILED WITH CERT. OF TITLE 17138 SOUTH REGISTRY DISTRICT OF MIDDLESEX COUNTY LAND IN SOMERVILLE," PREPARED BY: CHAS. J. ELLIOT, ENGINEER & SURVEYOR, DATED: FEBRUARY 3, 1926, AND RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS LAND COURT AS PLAN 9978B.
10. MAP OF LAND IN SOMERVILLE ENTITLED "PLAN OF TON HILLS FARM," PREPARED BY: ALEXANDER WARDSWORTH, DATED: MAY 18, 1942, AND RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS IN PLAN BOOK 1-B, PLAN 48.
11. MAP ENTITLED "PLAN OF LAND IN SOMERVILLE, MASS." PREPARED BY: FRED W. GOULD, SURVEYOR, DATED: JULY 22, 1957, AND RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN 1087 OF 1967.
12. MAP ENTITLED "ALTANPS LAND TITLE SURVEY, MARK DEVELOPMENT, LLC, 299 BROADWAY & 15 TEMPLE STREET, LOTS 27, BLOCK D, MAP 70 & LOT 5, BLOCK D, MAP 70, CITY OF SOMERVILLE, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS," PREPARED BY: CONTROL POINT ASSOCIATES, INC., DATED FEBRUARY 29, 2024, LAST REVISED MARCH 5, 2024.

No	1	REVISE PER CITY COMMENTS	N/A	G.R.D.	G.L.H.	04-23-2025
		DESCRIPTION OF REVISION	FIELD CROW	DRAWN:	APPROVED:	DATE
FIELD DATE	SUBDIVISION PLAN OF LAND					
N/A	MARK DEVELOPMENT, LLC					
FIELD BOOK NO.	299 BROADWAY & 15 TEMPLE STREET					
N/A	LOT 27, BLOCK D, MAP 70 LOT 5, BLOCK D, MAP 70					
FIELD BOOK PG.	CITY OF SOMERVILLE, MIDDLESEX COUNTY					
N/A	COMMONWEALTH OF MASSACHUSETTS					
FIELD CREW						
N/A	 CONTROL POINT ASSOCIATES, INC.					
DRAWN:	ALBANY, NY 518-217-5010 CHATHAM, PA 215-712-9800 HAUPAUGE, NJ 609-880-2645 MANHATTAN, NJ 609-887-0411 MT LAUREL, NJ 609-857-2699 WARREN, NJ 908-666-0099					
G.R.D.	352 TURNPIKE ROAD SOUTHBOROUGH, MA 01772 508.948.3000 • 508.948.3003 FAX WWW.CPASURVEY.COM					
REVIEWED:	APPROVED:	DATE	SCALE	FILE NO.	DWG. NO.	
G.L.H.	G.L.H.	03-07-2025	"1" = "30"	3-21021-001	1	OF 1

THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN
PREPARED IN CONFORMITY WITH THE RULES AND
REGULATIONS OF THE REGISTERS OF DEEDS. NO NEW
RIGHT OF WAY LINES ARE BEING CREATED AND THOSE
SHOWN ARE EXISTING AND ARE NOT BEING CHANGED
OR ALTERED.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED
WITH RAISED IMPRESSION OR STAMPED WITH A BLACK
INK SEAL



GERRY L. HOLDRIGHT, PLS
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

04-23-2025
DATE