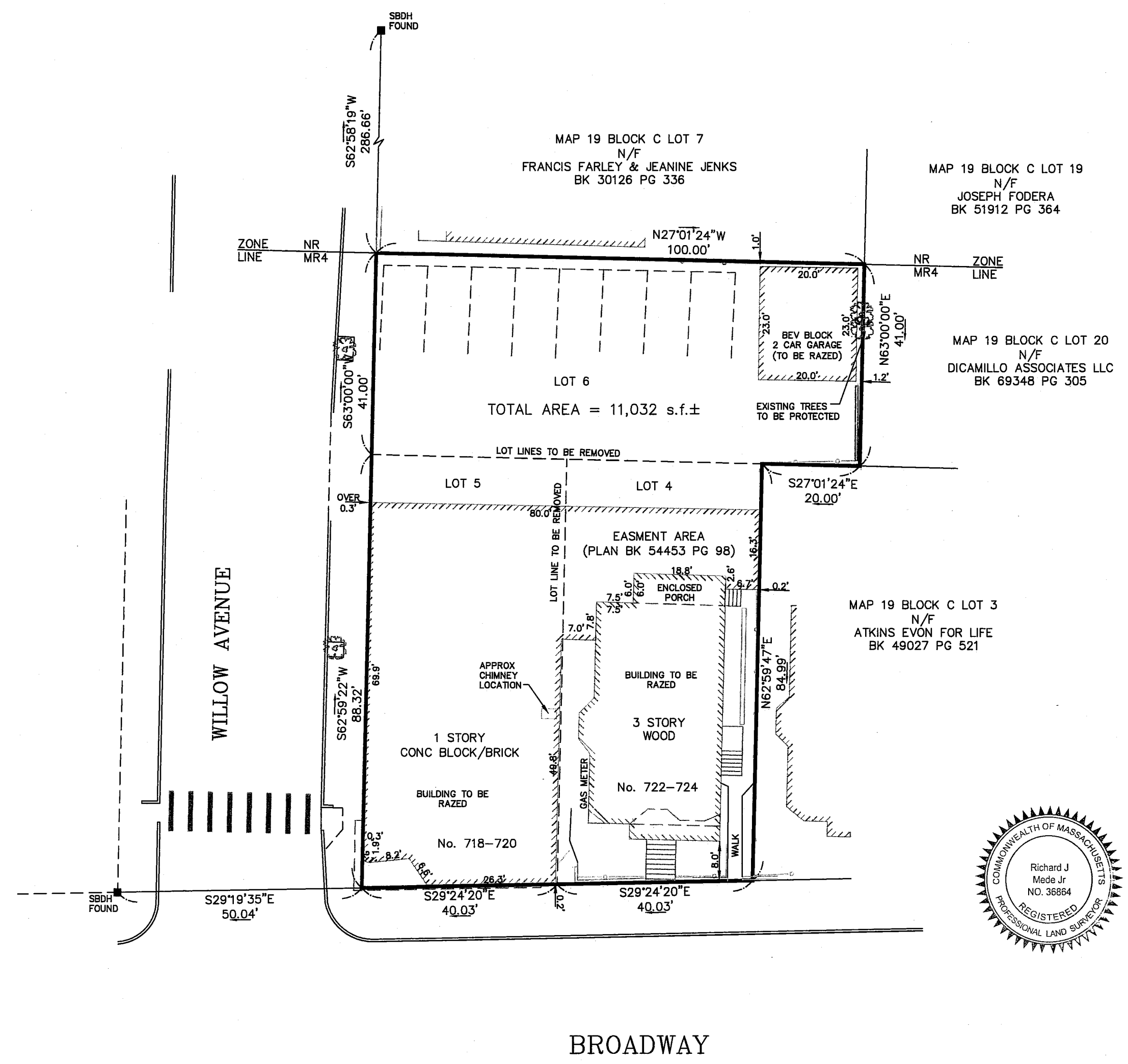
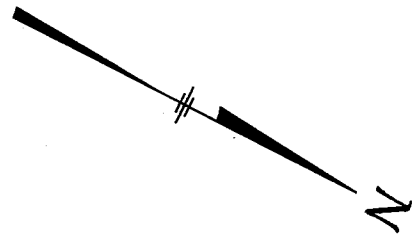
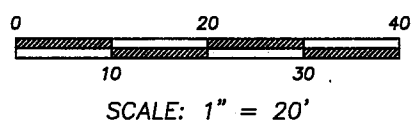


\*NOTE:  
LOCATION OF FENCES SHOWN ARE APPROXIMATE AND ARE FOR  
AESTHETIC PURPOSES ONLY. A DETAILED LOCATION WOULD BE REQUIRED  
FOR THE EXACT LOCATION



APPROVED PER ARTICLES 10.1 AND 15 OF THE  
SOMERVILLE ZONING ORDINANCE

DANIEL BARTMAN, DIRECTOR OF PLANNING  
ON BEHALF OF THE SOMERVILLE PLANNING BOARD

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

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

NOTE: THE PURPOSE OF THIS PLAN IS TO COMBINE LOTS 4, 5 & 6 ALL IN  
COMMON OWNERSHIP INTO ONE PARCEL HAVING A TOTAL AREA OF 11,032 s.f.±  
AND 80.06 FEET OF FRONTAGE ON BROADWAY AND 129.32 FEET OF  
FRONTAGE ON WILLOW AVENUE. EXISTING LOT LINES TO BE REMOVED

DEED REFERENCE: MSRD DEED BK. 58361 PG. 503 & 506

PLAN REFERENCE: END BK 3156

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

SURVEYOR'S CERTIFICATION:

TO: JOSEPH FODERA

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ARE THE LINES DIVIDING  
EXISTING OWNERSHIPS, AND THE THE LINES OF STREETS AND WAYS SHOWN  
ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED,  
AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIPS OR FOR  
NEW WAYS ARE SHOWN.  
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 5, 2022  
DATE OF PLAN: JUNE 16, 2025

RICHARD J MEDE, JR. P.L.S.

DATE

FOR REGISTRY USE ONLY

CURRENT ZONE: MR4 (MID-RISE 4)

	REQUIRED	PROPOSED
FRONT SETBACK	MIN 2'- MAX 15'	0.0
MIN. SIDE SETBACK	0' TO 30'	0.0
MIN. REAR SETBACK	0' TO 30'	0.0
MAX. LOT COV. %	90%	39.7%
MIN. LOT WIDTH	30'	80.0'
MIN. OPEN SPACE %	15%	60.3%

ASSESSORS MAP 19 BLOCK C LOTS 4-6  
SOMERVILLE  
PLOT MERGER PLAN OF LAND  
718-724 BROADWAY  
SOMERVILLE, MASS.  
(MIDDLESEX COUNTY)

PREPARED BY:



**MEDFORD  
ENGINEERING  
& SURVEY**

ANGELO B. VENEZIANO ASSOCIATES  
15 HALL STREET, MEDFORD, MA 02155  
781-396-4466 fax: 781-396-8052

REVISION: JULY 09, 2025  
DATE: JUNE 16, 2025

FIELD	DRAW	CALC.	CHECK	FILE No.
DN	CV	CV	RJM	21239