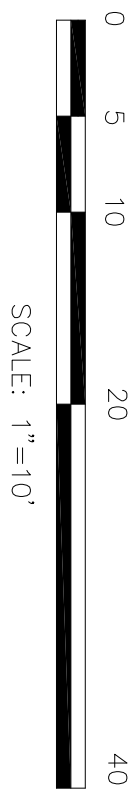


- UNDERGROUND UTILITIES SHOWN ARE FROM OBSERVED SURFACE EVIDENCE, SUBSURFACE EVIDENCE (SUCH AS DIG-SAFE PAINT MARKS), AND INFORMATION COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES. ALL INFORMATION SHOWN IS APPROXIMATE ONLY.
- THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND USING TOTAL STATION METHODS IN JUNE OF 2024.
- THE HORIZONTAL DATUM IS ASSUMED. THE VERTICAL DATUM IS SOMERVILLE DATUM AND WAS ESTABLISHED USING SOMERVILLE ENGINEER RECORD INVERTS.
- THE POSITIONAL ACCURACY OF THE DATA AND PHYSICAL IMPROVEMENTS ON THIS PLAN MAY BE APPROXIMATE. ANY USE OF ELECTRONIC DATA CONTAINED IN AUTOCAD VERSIONS OF THIS PLAN TO GENERATE COORDINATES OR DIMENSIONS NOT SHOWN ON THE PLAN IS NOT AUTHORIZED.
- THE SURVEYOR MAKE NO GUARANTEES ON THE PROPOSED USE AND ITS COMPLIANCE WITH ZONING REGULATIONS.
- BUILDING CORNER OFFSETS SHOWN DO NOT INCLUDE ANY OVERHANGING PROJECTIONS FROM ROOF LINES, CORNICES OR BELT COURSES.
- THE SURVEY HAS BEEN COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT. EXISTING RIGHTS SUCH AS EASEMENTS, PARTY WALL AGREEMENTS OR OTHER RECORDED OR UNRECORDED AGREEMENTS IMPACTING THE LOCUS PARCEL MAY EXIST. USERS OF THIS PLAN SHOULD SEEK LEGAL COUNSEL FOR ADVICE REGARDING SUCH MATTERS.
- THE DATA SHOWN ON THIS PLAN WAS COMPILED FOR AN INTENDED PURPOSE. USE OF THIS PLAN FOR OTHER PURPOSES WITHOUT THE SURVEYOR'S KNOWLEDGE OR CONSENT SHOULD BE CONSULTED PRIOR TO USE IN ALL OTHER CASES.
- PLAN SHOWS THE PROPOSED SUBDIVISION OF 33 AND 36 CEDAR STREET FROM 2 PARCELS TO 3 PARCELS.
- RECORDED OWNER IS MAZEL TOY LLC, DEED 83043/49, PLAN BK 22, PLAN 47.
- THE SURVEY HAS BEEN COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT. EXISTING RIGHTS SUCH AS EASEMENTS, PARTY WALL AGREEMENTS OR OTHER RECORDED OR UNRECORDED AGREEMENTS IMPACTING THE LOCUS PARCEL MAY EXIST. USERS OF THIS PLAN SHOULD SEEK LEGAL COUNSEL FOR ADVICE REGARDING SUCH MATTERS.
- ALL PRINCIPLE BUILDINGS, ACCESSORY BUILDINGS, AND ALL IMPERVIOUS AREAS ARE TO BE REMOVED ON EVERY LOT.
- THIS PLAN HAS NOT BEEN PREPARED TO REGISTRY OF DEEDS STANDARDS.

DANIEL BARTMAN, INTERIM DIRECTOR OF PLANNING AND ZONING BOARD OF APPEALS, APPROVED PER ARTICLE 10.1 & 15 OF SOMERVILLE ZONING REGULATIONS

SIGNATURE _____ DATE _____



SUBDIVISION OF LAND
33 & 35 CEDAR STREET
SOMERVILLE, MASSACHUSETTS
(MIDDLESEX-SOUTH REGISTRY OF DEEDS)

PREPARED FOR
EAGLE BROOK CAPITAL C/O MAXWELL SHORTSLEEVE
LEWIS WHARF
BOSTON, MA 02110



GREATER BOSTON SURVEYING AND ENGINEERING

CALC BY: PJT DATE: JUNE 3, 2025 SCALE: 1"=10'