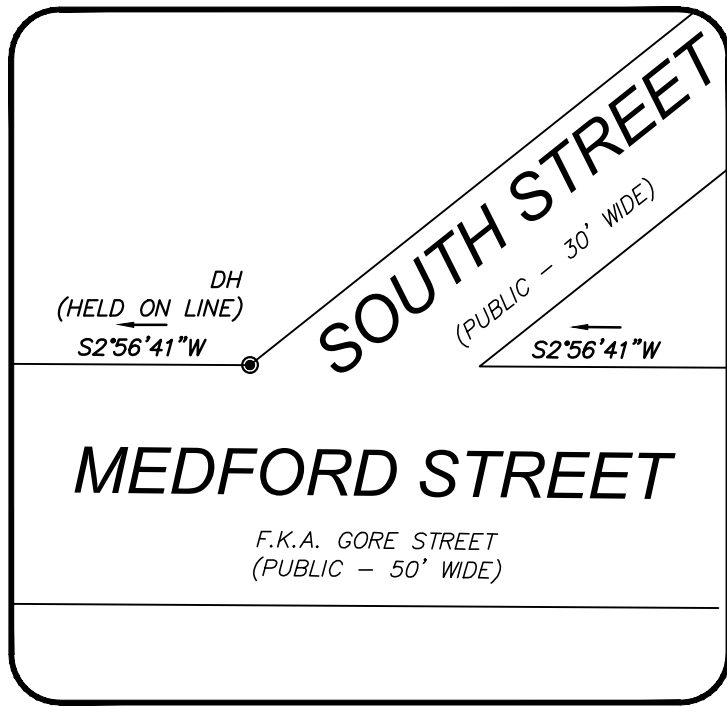
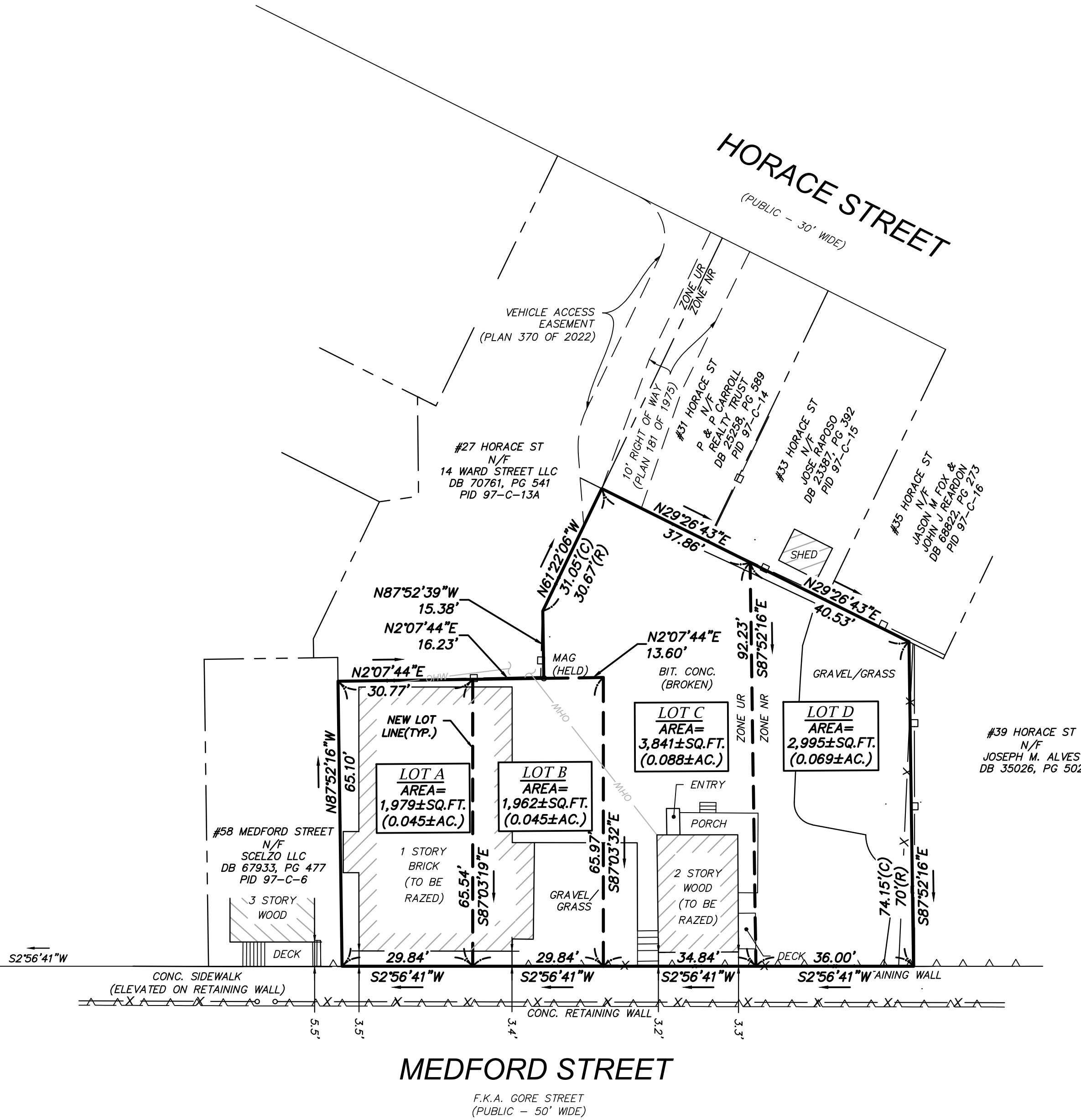


Locus Map  
(Scale: 1" = 250')



Inset A  
(Scale: 1" = 10')



- GENERAL NOTES**
- THIS PLAN IS BASED UPON AN ON-THE-GROUND SURVEY PERFORMED BY NORTHEAST GEOSPATIAL CONSULTANTS, LLC IN APRIL, 2025.
  - THE PURPOSE OF THIS PLAN IS TO SPLIT THE LOTS DESCRIBED IN DEED BOOK 25050, PAGE 318 UNDER THE CURRENT RECORD OWNERSHIP OF P AND P CARROLL REALTY TRUST INTO FOUR SEPARATE LOTS AS SHOWN.
  - HORIZONTAL DATUM IS BASED UPON A PLAN ENTITLED "MERGER PLAN, 60-64 MEDFORD STREET SOMERVILLE, MASSACHUSETTS" PREPARED BY DESIGN CONSULTANTS, INC. DATED OCTOBER 21, 2021 AND RECORDED AS PLAN 370 OF 2022 WITH THE MIDDLESEX SOUTH REGISTRY OF DEEDS.
  - THE STATUS OF STREETS AND WAYS NOTED IS BASED UPON RECORDS REFERENCED AND WAS NOT DETERMINED AS PART OF THIS SURVEY.
  - THIS SURVEY WAS PERFORMED WITHOUT A TITLE EXAMINATION. THE BOUNDARIES SHOWN HEREON ARE BASED SOLELY ON INFORMATION RECOVERED FROM PUBLIC RECORDS, RECORDED DEEDS, AND PLANS. THIS SURVEY MAY NOT INCLUDE OR REFLECT ALL EASEMENTS, RIGHTS-OF-WAY, ADVERSE POSSESSION CLAIMS, OR ANY OTHER APPURTENANCE OR ENCUMBRANCE THAT MAY EXIST BUT ARE NOT DOCUMENTED IN THE RECOVERED RECORDS. THE SURVEYOR MAKES NO REPRESENTATION OR WARRANTY REGARDING TITLE, OWNERSHIP, OR LEGAL INTERESTS, AND ANY DISCREPANCIES OR UNDISCOVERED MATTERS SHOULD BE ADDRESSED THROUGH A FULL TITLE EXAMINATION.
  - LOCUS IS LOCATED WITHIN ZONE X - UNSHADED AS GRAPHICALLY DEPICTED ON FLOOD INSURANCE RATE MAP NUMBER 25001C0436J, EFFECTIVE DATE JULY 16, 2014.
  - THE CITY OF SOMERVILLE HAS NOT ADOPTED THE SUBDIVISION CONTROL LAW. THIS PLAN FOLLOWS REQUIREMENTS OUTLINED IN THE CITY OF SOMERVILLE ZONING ORDINANCE (SZO) AND CHAPTER 2.C: LOT SPLITS, LOT MERGERS, AND LOT LINE ADJUSTMENTS OF THE SUBMITTAL REQUIREMENTS MANUAL.
  - LOTS A, B, & C ARE ZONED URBAN RESIDENTIAL (UR) AND LOT D IS ZONED NEIGHBORHOOD RESIDENTIAL (NR) AS SHOWN.

**LEGEND**

●	DRILL HOLE
○	NAIL
(C)	CALCULATED
(R)	RECORD
BIT.	BITUMINOUS
CONC.	CONCRETE
DH	DRILL HOLE
— OHW —	OVERHEAD WIRE
— X —	CHAINLINK FENCE
— ○ —	VINYL FENCE
— □ —	WOOD FENCE
— — —	RETAINING WALL

**PARCEL REFERENCE**

RECORD OWNER:	P AND P CARROLL REALTY TRUST
ADDRESS:	#60-66 MEDFORD STREET
DEED REFERENCE:	DB 25050, PG 318
PLAN REFERENCE:	PLAN 41 OF 1855 PLAN 181 OF 1975 PLAN 370 OF 2022
PARCEL ID:	97-C-13
LOT AREA:	10,777±SQ.FT.(0.247±AC.)(C)

- REFERENCES**
- PLAN BOOK 17B, PAGE 89
  - PLAN 41 OF 1855
  - PLAN 1203 OF 1968
  - PLAN 181 OF 1975
  - PLAN 687 OF 1996
  - PLAN 467 OF 2010
  - PLAN 361 OF 2011
  - PLAN 80 OF 2018
  - PLAN 370 OF 2022
  - LCC 202140
  - LCC 43196A
  - LCC 43409A

CITY OF SOMERVILLE PLANNING,  
PRESERVATION, AND ZONING DIVISION

DAN BARTMAN, DIRECTOR OF PLANNING, ON BEHALF  
OF THE SOMERVILLE ZONING BOARD OF APPEALS  
APPROVED PER ARTICLES 10.1 AND 15 OF THE  
SOMERVILLE ZONING ORDINANCE"

DATE

I CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF  
THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND  
REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF  
MASSACHUSETTS.

*Shane R. Bonin*  
PROFESSIONAL LAND SURVEYOR

7/8/2025  
DATE



For Registry Use Only

## PLAN OF LAND

60-66 MEDFORD STREET

IN

SOMERVILLE

MASSACHUSETTS

(MIDDLESEX COUNTY)

JULY 8, 2025

LOT SPLIT

Prepared For:

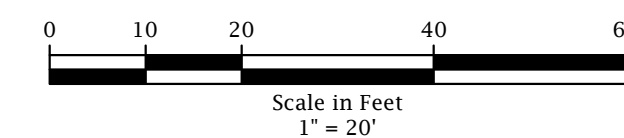
PAUL R & PAULA M CARROLL TRUST  
30 CHAMPA ROAD  
BILLERICA, MA 01822

NORTHEAST GEOSPATIAL  
CONSULTANTS

LAND SURVEYING | REMOTE SENSING  
278 Shawshen Avenue, Wilmington, MA 01887  
617.453.8234  
www.northeastgeospatial.com

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Graphic Scale:



Project No.: 1-5139.00

File Name: 1513900POL

Prepared By: S. Bonin

Checked By: S. Bonin

Approved By: S. Bonin

Sheet 1 of 1