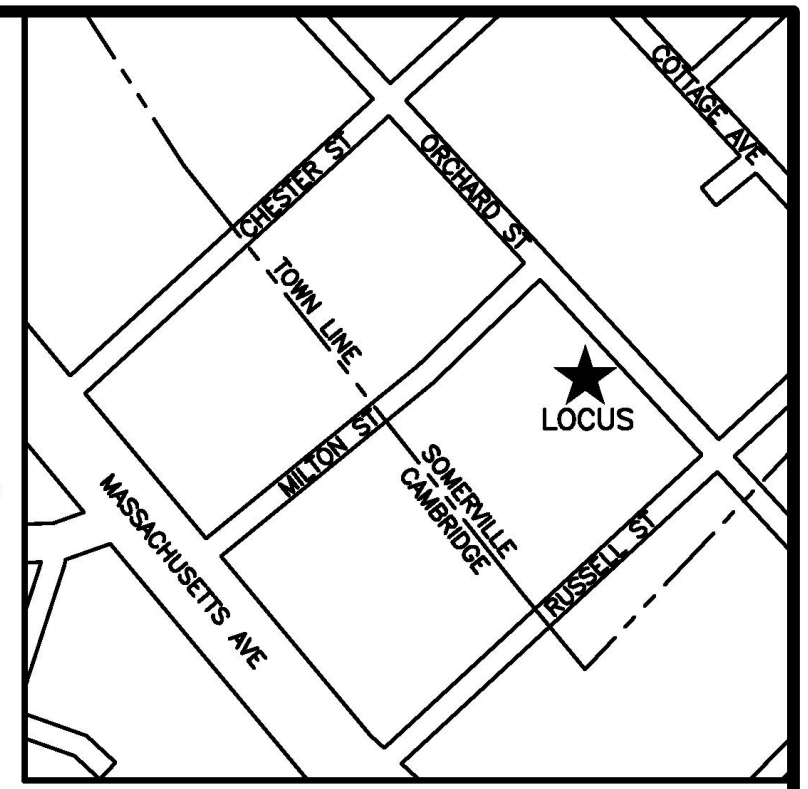




N/F
RUSSELL STREET
REALTY, LLC
BK. 64347 PG. 318

N/F
BRYNNA L. LEDYARD
& PAUL W. OVWEGAAG
BK. 49304 PG. 112



LOCUS MAP
(NOT TO SCALE)

N/F
JOAN N. WATTMAN
BK. 49516 PG. 558

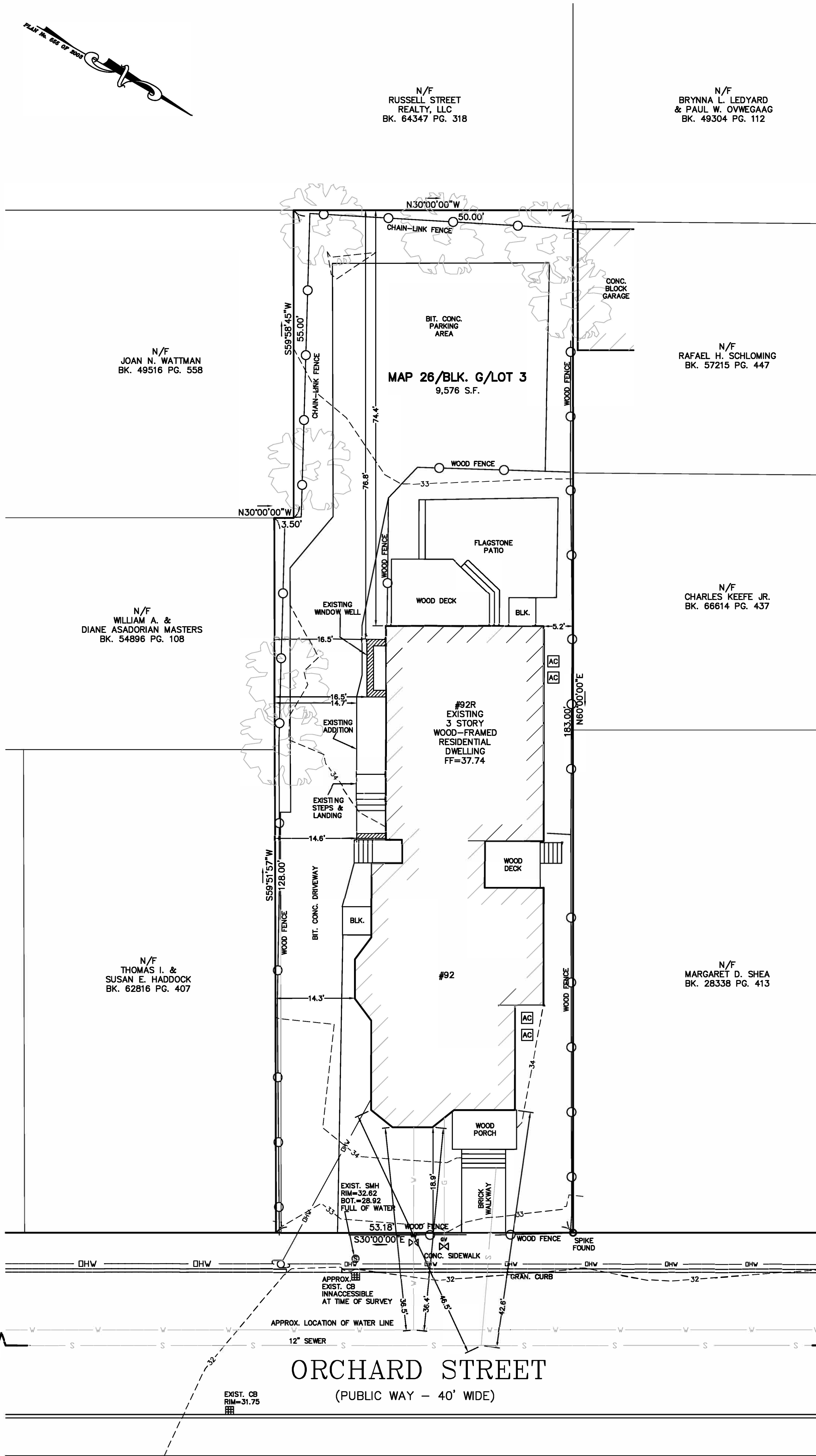
N/F
RAFAEL H. SCHLÖMING
BK. 57215 PG. 447

N/F
WILLIAM A. &
DIANE ASADORIAN MASTERS
BK. 54896 PG. 108

N/F
CHARLES KEEFE JR.
BK. 66614 PG. 437

N/F
THOMAS I. &
SUSAN E. HADDOCK
BK. 62816 PG. 407

N/F
MARGARET D. SHEA
BK. 28338 PG. 413



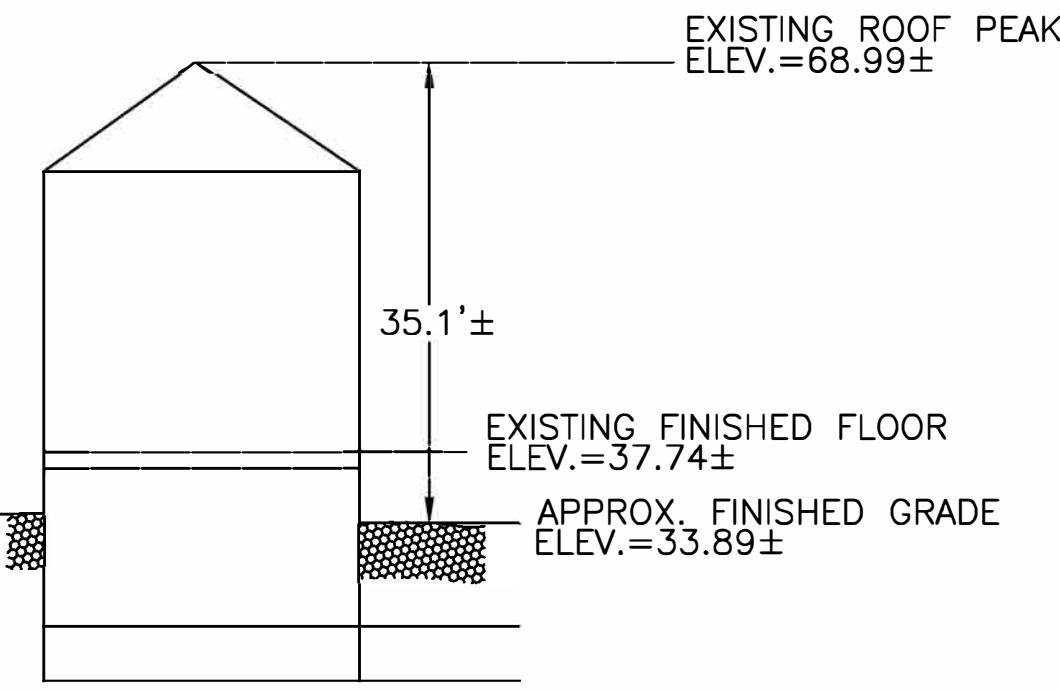
EXISTING LEGEND	
	IRON PIN/PIPE
	TREE
	SEWER MANHOLE
	CATCH BASIN
	WATER VALVE
	GAS VALVE
	UTILITY POLE
	SPOT GRADE
	EXISTING BUILDING
	FENCE
	DRAIN LINE
	WATER LINE
	GAS LINE
	OVERHEAD WIRES
	CONTOUR LINE (MJR)
	CONTOUR LINE (MNR)

ORCHARD STREET
(PUBLIC WAY - 40' WIDE)

EXIST. SMH
RIM=31.35
INV.=25.51

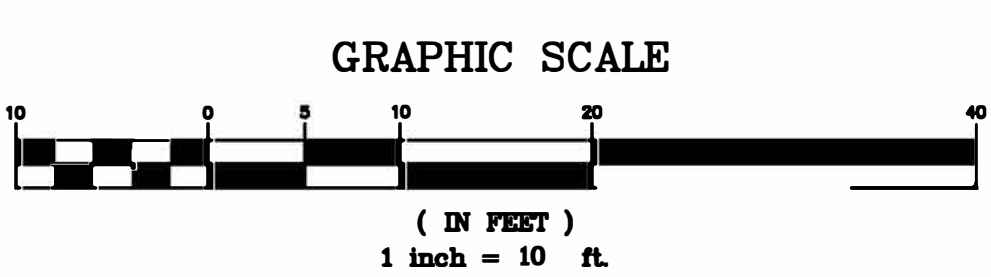
EXIST. CB
RIM=31.69
INV.=24.25

EXIST. CB
RIM=31.75



EXISTING PROFILE
NOT TO SCALE

- NOTES:
1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 06/10/2023.
 2. MASTER DEED REFERENCE: BOOK 39718, PAGE 446
PLAN REFERENCE 1: PLAN BOOK 46, PLAN 13
PLAN REFERENCE 2: PLAN BOOK 110, PLAN 10
PLAN REFERENCE 3: PLAN NO. 555 OF 2003
MIDDLESEX COUNTY SOUTH DISTRICT REGISTRY OF DEEDS.
 3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
 4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0438E, IN COMMUNITY NUMBER: 250214, DATED 6/4/2010.
 5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
 6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
 7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
 8. THE ELEVATIONS SHOWN ARE ON M.L.W. BASE.



SCALE 1"=10'			
DATE 06/26/2023	REV	DATE	REVISION
SHEET 1			
PLAN NO. 1 OF 1	92R ORCHARD STREET SOMERVILLE MASSACHUSETTS		
CLIENT:	EXISTING CONDITIONS PLAN		
DRAWN BY Y.A			
CHKD BY P.J.N			
APPD BY P.J.N			
PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 697 CAMBRIDGE STREET, SUITE 103 BRIGHTON MA 02135 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com		SHEET NO. 1	