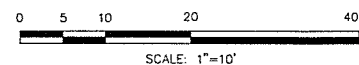


1. UNDERGROUND UTILITIES SHOWN ARE FROM OBSERVED SURFACE EVIDENCE, SUBSURFACE EVIDENCE (SUCH AS DIG-SAFE PAINT MARKS), AND INFORMATION COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES. ALL INFORMATION SHOWN IS APPROXIMATE ONLY.
2. THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND USING TOTAL STATION METHODS IN SEPTEMBER OF 2025 (#28) AND JANUARY OF 2026 (#30).
3. THE HORIZONTAL DATUM IS ASSUMED. THE VERTICAL DATUM IS NAVD AND WAS ESTABLISHED USING GPS.
4. 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.
6. THE SURVEYOR MAKE NO GUARANTEES ON THE PROPOSED USE AND ITS COMPLIANCE WITH ZONING REGULATIONS.
7. BUILDING CORNER OFFSETS SHOWN DO NOT INCLUDE ANY OVERHANGING PROJECTIONS FROM ROOF LINES, CORNICES OR BELT COURSES.
8. 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.
9. THE DATA SHOWN ON THIS PLAN WAS COMPILED FOR AN INTENDED PURPOSE. USE OF THIS PLAN FOR OTHER PURPOSES MAY OR MAY NOT BE SUFFICIENT. THE SURVEYOR SHOULD BE CONSULTED PRIOR TO USE IN ALL OTHER CASES.
10. PLAN SHOWS THE PROPOSED SUBDIVISION OF 28 AND 30 VINAL AVENUE FROM 2 PARCELS INTO 4 PARCELS.
11. RECORD OWNERS ARE 28 VINAL LLC (DEED 84689/194) AND MICHELLE TAYLOR FOR LIFE (DEED 70815/577).
12. 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.
13. ALL PRINCIPLE BUILDINGS, ACCESSORY BUILDINGS, AND ALL IMPERVIOUS AREAS ARE TO BE REMOVED ON EACH LOT.
14. THIS PLAN HAS NOT BEEN PREPARED TO REGISTRY OF DEEDS STANDARDS AND IS NOT INTENDED TO BE RECORDED.

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

SIGNATURE _____ DATE _____



SUBDIVISION OF LAND 27 SPRINGFIELD STREET SOMERVILLE, MASSACHUSETTS (MIDDLESEX-SOUTH REGISTRY OF DEEDS)		
PREPARED FOR JOSH FETTERMAN 49 OSBORN PATH NEWTON MA 02459 617-470-2111		
GREATER BOSTON SURVEYING AND ENGINEERING 19 FREDDITH ROAD WEYMOUTH, MA 02189 (617) 947-1319		
CALC BY: PJT	DATE: APRIL 13, 2026	SCALE: 1"=10'