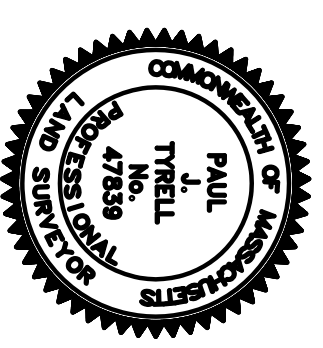
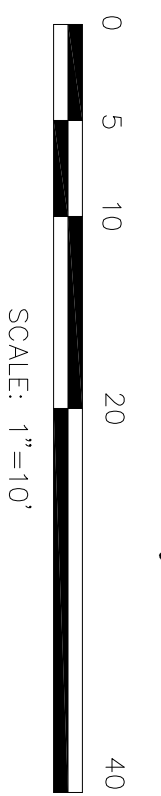


1. UNDERGROUND UTILITIES SHOWN ARE FROM OBSERVED SURFACE EVIDENCE, SUBSURFACE EVIDENCE (SUCH AS DIG-SAFE PAINT MARKS), AND INFORMATION COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES. ALL INFORMATION SHOWN IS APPROXIMATE ONLY.
2. THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND USING TOTAL STATION METHODS IN X-X-2024 AND SUPPLEMENTED IN FEBRUARY, 2026.
3. THE HORIZONTAL DATUM IS ASSUMED. THE VERTICAL DATUM IS NAVD 88 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.
5. THE SURVEYOR MAKE NO GUARANTEES ON THE PROPOSED USE AND ITS COMPLIANCE WITH ZONING REGULATIONS.
6. BUILDING CORNER OFFSETS SHOWN DO NOT INCLUDE ANY OVERHANGING PROJECTIONS FROM ROOF LINES, CORNICES OR BELT COURSES.
7. THE SURVEY HAS BEEN COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE RECORDS OF THE SURVEY AND HAS FOUND NO EVIDENCE OF UNRECORDED AGREEMENTS IMPACTING THE LOCUS PARCEL. MAY EXIST. USERS OF THIS PLAN SHOULD SEEK LEGAL COUNSEL FOR ADVICE REGARDING SUCH MATTERS.
8. 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.



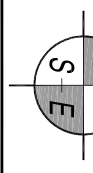
Paul J. Truall 2-23-26



PLAN OF LAND
28-30 VINALL AVENUE
SOMERVILLE, MASSACHUSETTS
(MIDDLESEX SOUTH REGISTRY OF DEEDS)

PREPARED FOR
 MAXWELL SHORTSLEAVE
 LEWIS WHARF 10
 BOSTON, MA 02110
 800-566-2782

GREATER BOSTON SURVEYING AND ENGINEERING



100 WASHINGTON ROAD
 WENDELL, MA 02158
 (781) 331-9128

CALC BY: PJT DATE: FEBRUARY 23, 2026 SCALE: 1"=10'

VINALL AVENUE (45.0 FT. WIDE - PUBLIC)
 BIT. CONC. SIDEWALK
 GRANITE EDGESTONE
 BIT. CONC. ROADWAY
 EDGESTONE
 BIT. CONC. ROADWAY
 SPEED HUMP

#26 VINALL AVENUE
 MBL 62-C-45
 N/F
 26 VINALL STREET
 CONDOMINIUM
 MASTER DEED 32188/507
 PLAN BOOK 16, PLAN 67
 3 STORY WOOD FRAME

#28 VINALL AVENUE
 MBL 62-C-44
 N/F
 28 VINALL LLC
 DEED 84689/194
 6,529 S.F.±

#30 VINALL AVENUE
 MBL 62-C-43
 N/F
 TAYLOR MICHELLE FOR LIFE
 DEED 08091/057
 PLAN BOOK 16, PLAN 67
 6,816 S.F.±

#32 VINALL AVENUE
 MBL 62-C-42
 N/F
 TAYLOR MICHELLE FOR LIFE
 DEED 81623/0313
 PLAN BOOK 16, PLAN 67

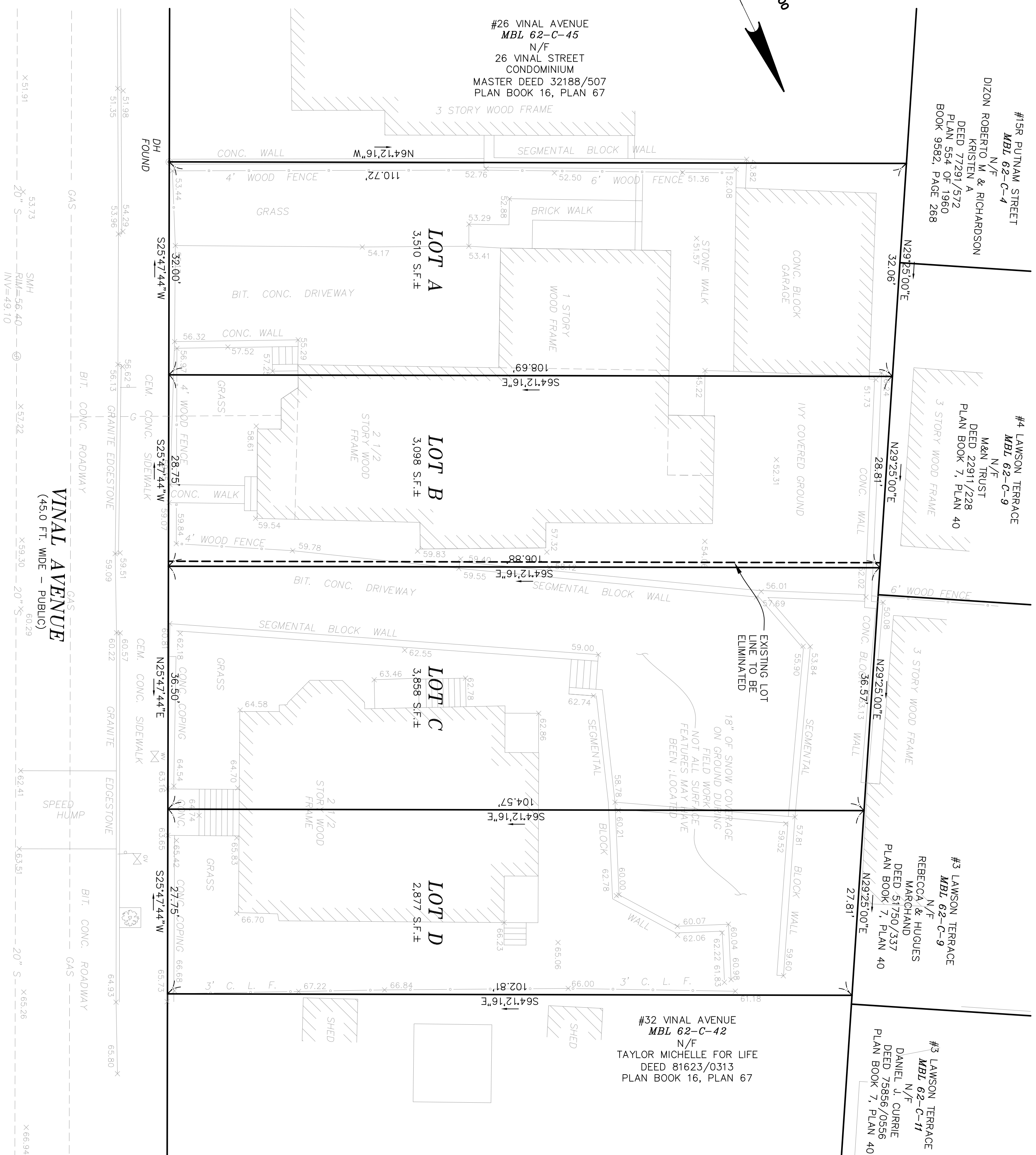
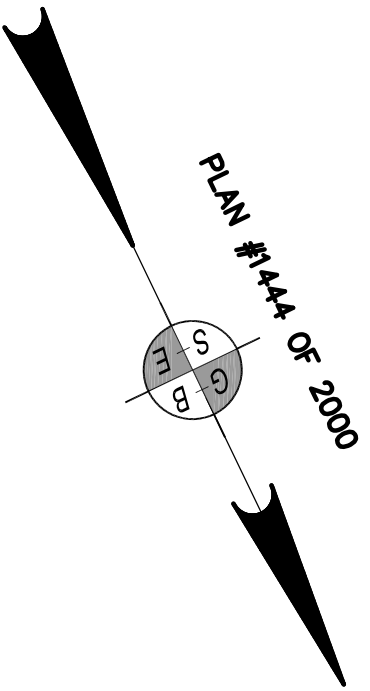
#33 VINALL AVENUE
 MBL 62-C-11
 N/F
 DANIEL & CURRIE
 DEED 75286/0556
 PLAN BOOK 7, PLAN 40

#4 LAWSON TERRACE
 MBL 62-C-9
 N/F
 M&N TRUST
 DEED 22911/228
 PLAN BOOK 7, PLAN 40
 3 STORY WOOD FRAME

#5 LAWSON TERRACE
 MBL 62-C-9
 N/F
 REBECCA & HUGUES
 MARKSHAND
 DEED 31750/337
 PLAN BOOK 7, PLAN 40

#6 LAWSON TERRACE
 MBL 62-C-9
 N/F
 DANIEL & CURRIE
 DEED 75286/0556
 PLAN BOOK 7, PLAN 40

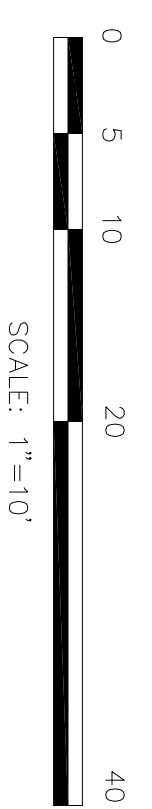
#8 PUTNAM STREET
 MBL 62-C-4
 N/F
 DIZON ROBERTO M & RICHARDSON
 DEED 291/572
 PLAN 554 OF 1960
 BOOK 9582, PAGE 288



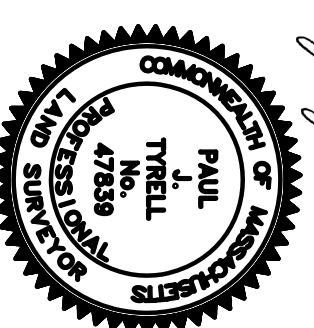
1. UNDERGROUND UTILITIES SHOWN ARE FROM OBSERVED SURFACE EVIDENCE, SUBSURFACE EVIDENCE (SUCH AS DIG-SAFE PAINT MARKS), AND INFORMATION COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES. ALL INFORMATION SHOWN IS APPROXIMATE ONLY.
2. THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY MADE ON 2023 (#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. THE SURVEYOR DOES NOT WARRANT THAT THE REPORT 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 VINIAL AVENUE FROM 2 PARCELS INTO 4 PARCELS.
11. RECORD OWNERS ARE 28 VINIAL 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 WAIVER AGREEMENTS OR OTHER RECORDED OR UNRECORDED AGREEMENTS IMPACTING THE LOCUS PARCEL SHOULD BE REVIEWED BY THE USER OF THIS PLAN. 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, INTERIM DIRECTOR OF
PLANNING ON BEHALF OF SOMERVILLE ZONING
BOARD OF APPEALS APPROVED PER ARTICLE 10.1
& IS OF SOMERVILLE ZONING REGULATIONS

SIGNATURE _____ DATE _____

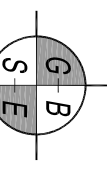


Paul J. Tyeall 4-13-26



SUBDIVISION OF LAND
28-30 VINIAL AVENUE
SOMERVILLE, MASSACHUSETTS
(MIDDLESEX SOUTH REGISTRY OF DEEDS)

PREPARED FOR
MAXWELL SHORTSLEAVE
LEWIS WHART
809-566-2782



GREATER BOSTON SURVEYING AND ENGINEERING
100 SOUTH ROAD
WENDELL, MA 01978
(781) 331-9128

CALC BY: PJT DATE: APRIL 13, 2026 SCALE: 1"=10'