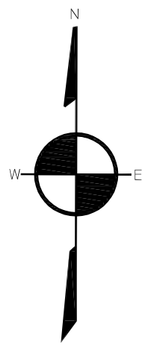
PLAN OF LAND

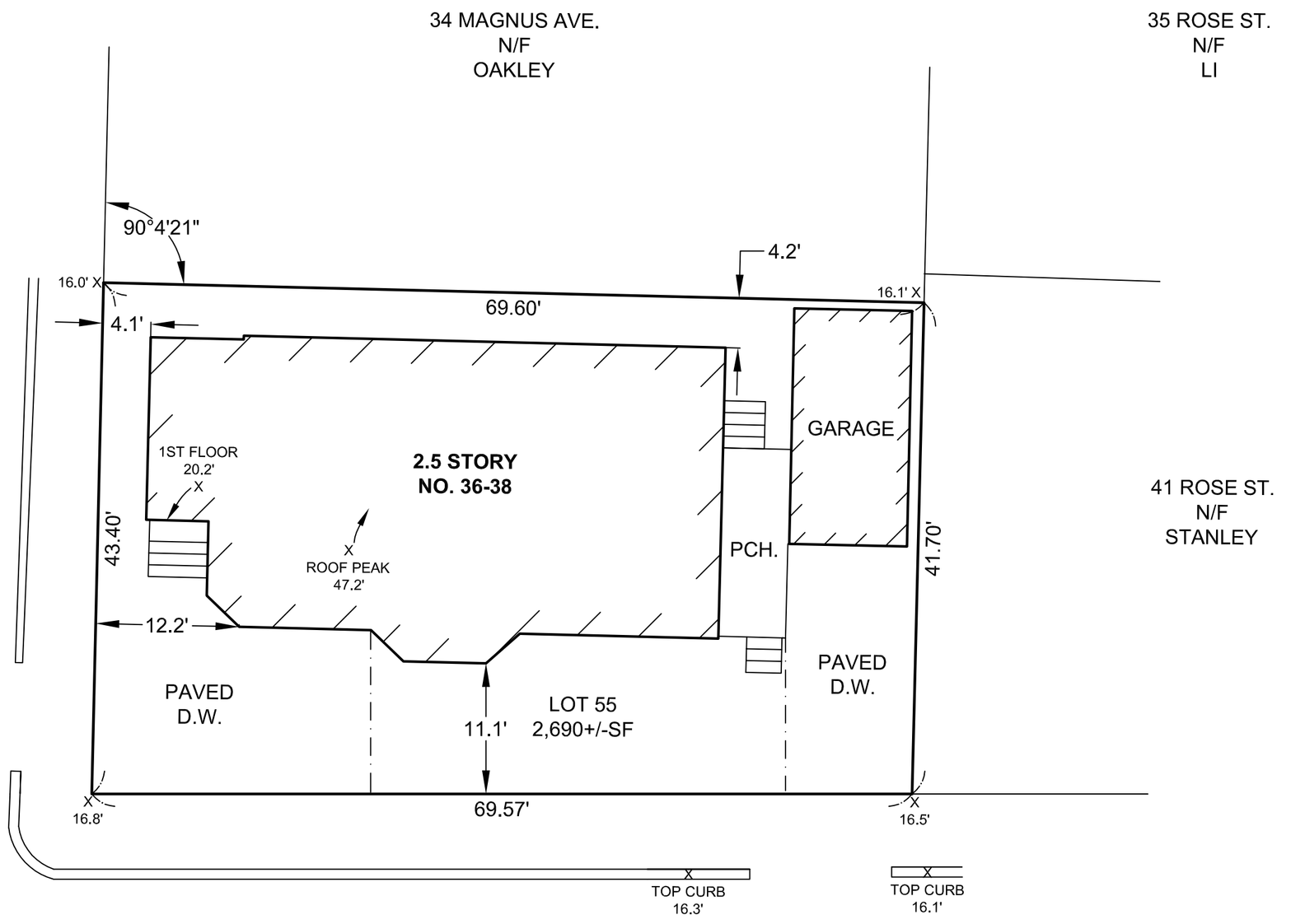
LOCATED AT
36-38 MAGNUS AVENUE
SOMERVILLE, MA

PREPARED FOR:
EMILY AND BENJAMIM SANDLER
AND
LEAH BERKENWALD

MASSACHUSETTS SURVEY CONSULTANTS, LLC
95 TERRACE HALL AVE
BURLINGTON, MA
(617) 899-0703



MAGNUS (PUBLIC - 40' WIDE) AVENUE



LEWIS (PUBLIC - 40' WIDE) STREET

X
NAIL SET
16.7'

ELEVATIONS NAVD88 (X):

FIRST FLOOR: 20.2'
ROOF PEAK FROM FIRST FLOOR: 27.0'

REFERENCES

DEED: BOOK 1632, PAGE 58
PLAN: 4729-C

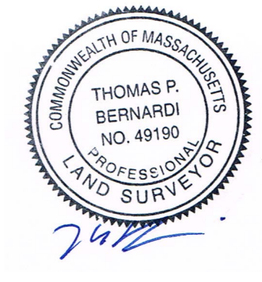
NOTES

THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND IN DECEMBER OF 2025 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

THE PROPERTY LINES SHOWN ARE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAY SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIPS OR FOR NEW WAYS ARE SHOWN.

THIS PLAN WAS PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

THOMAS BERNARDI P.L.S.
DATE: DECEMBER 22, 2025



SCALE: 1" = 10'

