

**OWNER:**  
M.A. BROTHERS REALTY, LLC  
290 FOURTH STREET  
CHELSEA, MA

- LOCUS DEED REFERENCES:**
1. BOOK 53919 PAGE 250 (#290 FOURTH STREET)  
ASSESSOR'S MAP 54 PARCELS 16,17,18,19,20
  2. BOOK 53919 PAGE 245 (#114 CARTER STREET)  
ASSESSOR'S MAP 54 PARCEL 13

- LOCUS PLAN REFERENCES:**
1. PLAN BOOK 6973 PAGE 524
  2. PLAN BOOK 6999 PLAN 103

- ADDITIONAL PLAN REFERENCES:**
1. PLAN BOOK 6974 PAGE 404
  2. PLAN BOOK 2016 PAGE 102
  3. PLAN BOOK 8118 PAGE 303
  4. PLAN BOOK 6965 PAGE 243
  5. AN UNRECORDED "PROGRESS" PLAN BY FELDMAN LAND SURVEYORS DATED MARCH 21, 2018.
  6. LAND COURT PLAN 40453-A
  7. MASSACHUSETTS STATE HIGHWAY LAYOUT 4317
  8. MASSACHUSETTS STATE HIGHWAY LAYOUT 4242

**LEGEND OF ABBREVIATIONS:**  
MHB = MASSACHUSETTS HIGHWAY BOUND  
CB = CONCRETE BOUND  
SB = STONE BOUND  
T/L = TOWN LINE  
PIL = PIN IN LEAD  
FND = FOUND

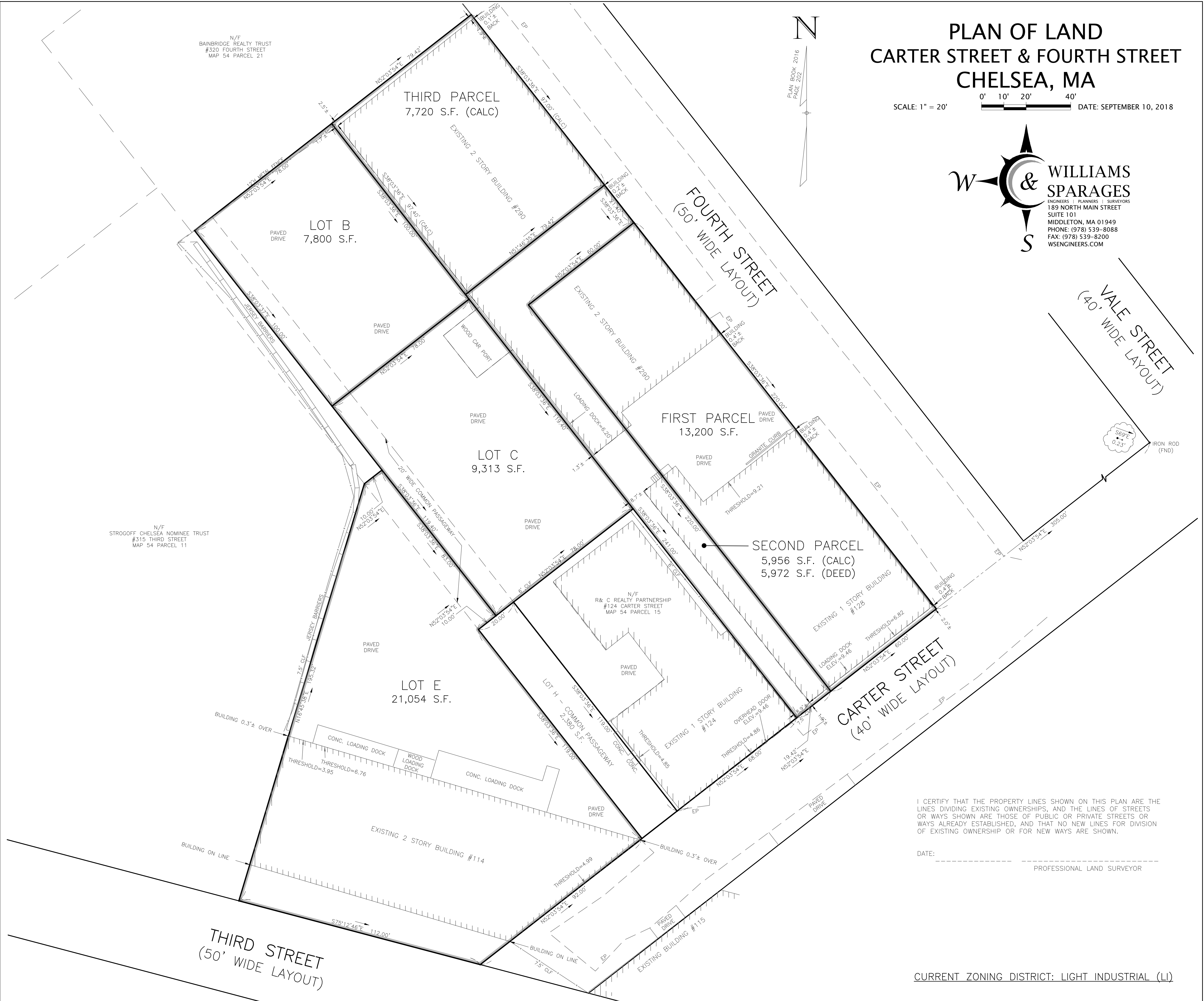
**PLAN NOTES:**

1. THE ENTIRE PROPERTY LIES WITHIN SPECIAL FLOOD HAZARD ZONE (SPHA) ELEVATION 10 FEET AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 25025C0018J, EFFECTIVE DATE MARCH 16, 2016.
2. THE ENTIRE PROPERTY LIES WITHIN THE FLOODPLAIN OVERLAY DISTRICT (FOD) ACCORDING TO THE CITY OF CHELSEA ZONING MAP.
3. EXISTING TOPOGRAPHIC INFORMATION IS THE RESULT OF AN ACTUAL INSTRUMENT SURVEY PERFORMED BY WILLIAMS & SPARAGES, LLC CONDUCTED IN AUGUST 2018.
4. ALL ELEVATIONS SHOWN ARE ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
5. IN ADDITION TO THE IRON ROD FOUND AT THE INTERSECTION OF CARTER STREET AND VALE STREET, THE BOUNDARY DETERMINATION SHOWN ALSO INCORPORATES THE LOCATION OF A MHB FOUND ON THE EASTERLY SIDELINE OF EVERETT AVENUE AND A MHB FOUND ON THE SOUTHERLY SIDELINE OF CARTER STREET. SEE LAND COURT PLAN 40453-A, MASSACHUSETTS STATE HIGHWAY LAYOUT 4317 AND MASSACHUSETTS STATE HIGHWAY LAYOUT 4242.
6. TOTAL BOUNDARY AREA (LOT B, LOT C, FIRST PARCEL, SECOND PARCEL & THIRD PARCEL) = 65,043 S.F. (CALCULATED)

I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

WILLIAMS & SPARAGES LLC

**DRAFT**



**PLAN OF LAND  
CARTER STREET & FOURTH STREET  
CHELSEA, MA**

SCALE: 1" = 20'      DATE: SEPTEMBER 10, 2018

**W & S WILLIAMS SPARAGES**  
ENGINEERS | PLANNERS | SURVEYORS  
189 NORTH MAIN STREET  
SUITE 101  
MIDDLETON, MA 01949  
PHONE: (978) 539-8088  
FAX: (978) 539-8200  
WSENGINEERS.COM

I CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS OR WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

DATE: \_\_\_\_\_  
PROFESSIONAL LAND SURVEYOR

CURRENT ZONING DISTRICT: LIGHT INDUSTRIAL (LI)