PLAN OF LAND
CARTER STREET & FOURTH STREET
CHELSEA, MA

SCALE: 1" = 20' 0' 10' 20' 40' DATE: SEPTEMBER 10, 2018

WILLIAMS & SPARAGES
189 NORTH MAIN STREET
SUITE 101
MIDDLETON, MA 01949
PHONE: (978) 589-8088
FAX: (978) 589-8200
WSENGINEERS.COM

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 8875 PAGE 524
2. PLAN BOOK 8988 PLAN 103

ADDITIONAL PLAN REFERENCES:
1. PLAN BOOK 8974 PAGE 404
2. PLAN BOOK 2056 PAGE 102
3. PLAN BOOK 8118 PAGE 303
4. PLAN BOOK 8985 PAGE 243
5. AN UNRECORDED "PROGRESS" PLAN BY FELDMAN LAND SURVEYORS DATED MARCH 21, 2018
6. LAND COURT PLAN 8945-A
7. MASSACHUSETTS STATE HIGHWAY LAYOUT 4317
8. MASSACHUSETTS STATE HIGHWAY LAYOUT 4242

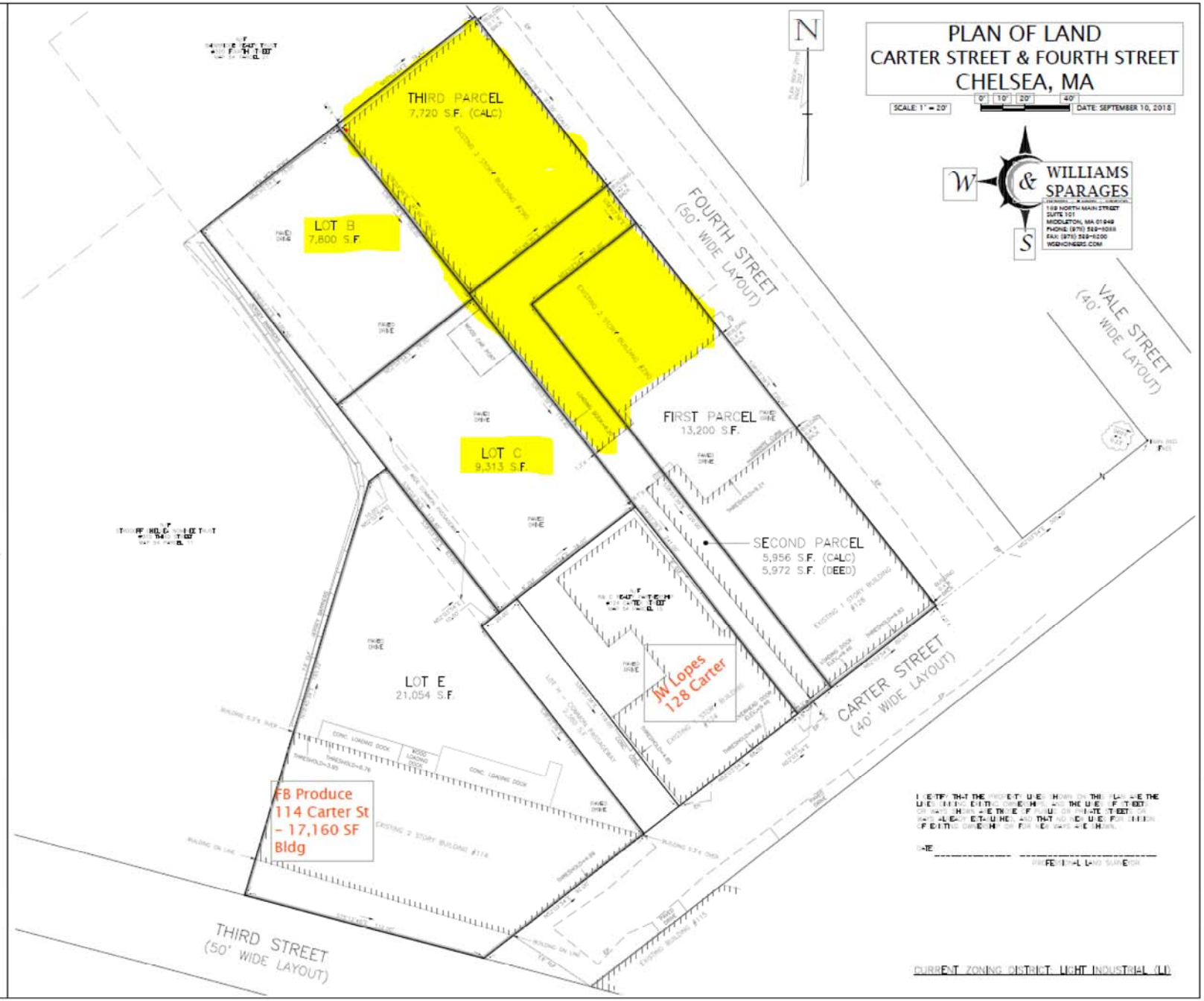
LEGEND OF ABBREVIATIONS:
HW = MASSACHUSETTS HIGHWAY BOUND
CB = CONCRETE BOUND
TB = STONE BOUND
T/L = TOWN LINE
DL = DRIVEN LEAD
FND = FOUND

PLAN NOTES:
1. THE ENTIRE PROPERTY LIES WITHIN SPECIAL FLOOD HAZARD ZONE (SHA) ELEVATION 10 FEET AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 25025C0578L EFFECTIVE DATE MARCH 16, 2018.
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 WHIP FOUND ON THE EASTERLY SIDELINE OF EVERETT AVENUE AND A WHIP FOUND ON THE SOUTHERLY SIDELINE OF CARTER STREET SEE LAND COURT PLAN 8945-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 REGISTRY OF DEEDS IN PREPARING THIS PLAN.

WILLIAMS & SPARAGES LLC

DRAFT



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