

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NO.: 3020-1056034, WITH AN EFFECTIVE DATE OF MARCH 15, 2021 8:00 A.M.

LEGAL DESCRIPTION

THE LAND AND THE BUILDING THEREON, NOW KNOWN AND NUMBERED AS 336-352 WASHINGTON STREET, SITUATED IN SOMERVILLE IN THE COUNTY OF MIDDLESEX AND SAID COMMONWEALTH, BOUNDED AND DESCRIBED AS FOLLOWS:

NORTHWESTERLY BY WASHINGTON STREET, SEVENTY-TWO AND 53/100 FEET;
 EASTERLY BY PARKDALE STREET, FORTY-EIGHT AND 29/100 FEET;
 SOUTHEASTERLY BY LOT 156 AS SHOWN ON PLAN HERINAFTER MENTIONED, SEVENTY AND 86/100 FEET; AND
 WESTERLY BY LOT 25 ON SAID PLAN, FORTY AND 33/100 FEET.

SAID PARCEL IS SHOWN AS LOTS 23A AND 24A ON SAID PLAN (PLAN NO. 4729H).

ALL OF SAID BOUNDARIES ARE DETERMINED BY THE COURT TO BE LOCATED AS SHOWN ON A SUBDIVISION PLAN, AS APPROVED BY THE COURT, FILED IN THE LAND REGISTRATION OFFICE, A COPY OF WHICH IS FILED IN THE REGISTRY OF DEEDS FOR THE SOUTH REGISTRY DISTRICT OF MIDDLESEX COUNTY IN REGISTRATION BOOK 121, PAGE 317, WITH CERTIFICATE 18054.

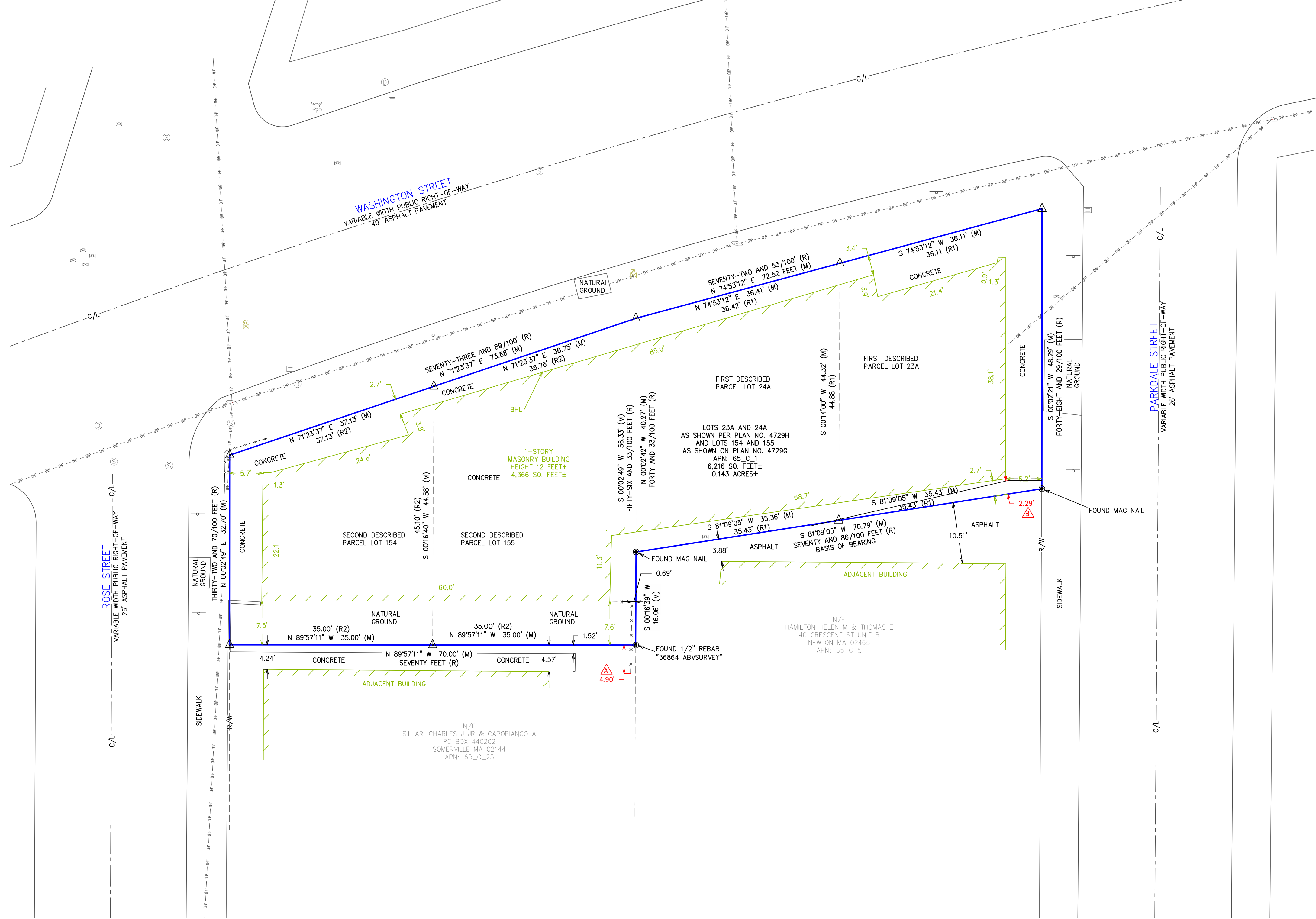
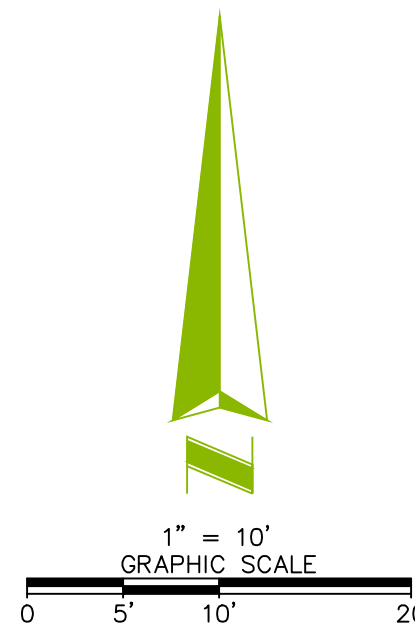
ALSO ANOTHER CERTAIN PARCEL OF LAND SITUATE IN SAID SOMERVILLE, BOUNDED AND DESCRIBED AS FOLLOWS:

NORTHWESTERLY BY WASHINGTON STREET, SEVENTY-THREE AND 89/100 FEET;
 EASTERLY BY LOT 24 AS SHOWN ON PLAN HERINAFTER MENTIONED, FIFTY-SIX AND 33/100 FEET;
 SOUTHERLY BY LOT 153 ON SAID PLAN, SEVENTY FEET; AND
 WESTERLY BY ROSE STREET, THIRTY-TWO AND 70/100 FEET.
 SAID PARCEL IS SHOWN AS LOTS 154 AND 155 ON SAID PLAN (PLAN NO. 4729G).

ALL OF SAID BOUNDARIES ARE DETERMINED BY THE COURT TO BE LOCATED AS SHOWN ON A SUBDIVISION PLAN, AS APPROVED BY THE COURT, FILED IN THE LAND REGISTRATION OFFICE, A COPY OF WHICH IS FILED IN THE REGISTRY OF DEEDS FOR THE SOUTH REGISTRY DISTRICT OF MIDDLESEX COUNTY IN REGISTRATION BOOK 116, PAGE 229, WITH CERTIFICATE 17220.

THE ABOVE DESCRIBED LAND IS SUBJECT TO A RELEASE TO THE CITY OF SOMERVILLE TO USE ROSE STREET FOR MAIN DRAINS &C., DOCUMENT 21794.

AND IT IS FURTHER CERTIFIED THAT SAID LAND IS UNDER THE OPERATION AND PROVISIONS OF CHAPTER 185 OF THE GENERAL LAWS AND ANY AMENDMENTS THEREON.



NOTES CORRESPONDING TO SCHEDULE B

- 10 - EASEMENTS, RIGHTS AND RESTRICTIONS OF RECORD AND AS SHOWN ON CERTIFICATE 200914 (UNABLE TO DETERMINE AFFECTS, INSUFFICIENT LEGAL DOCUMENT)
- 11 - DECISION FILED AS DOCUMENT NO. 960528. (AFFECTS, BLANKET IN NATURE)
- 12 - RELEASE TO CITY OF SOMERVILLE TO USE ROSE ST 21794. (DOES NOT AFFECT, DESCRIPTION LIES WITHIN RIGHT-OF-WAY OF ROSE STREET)

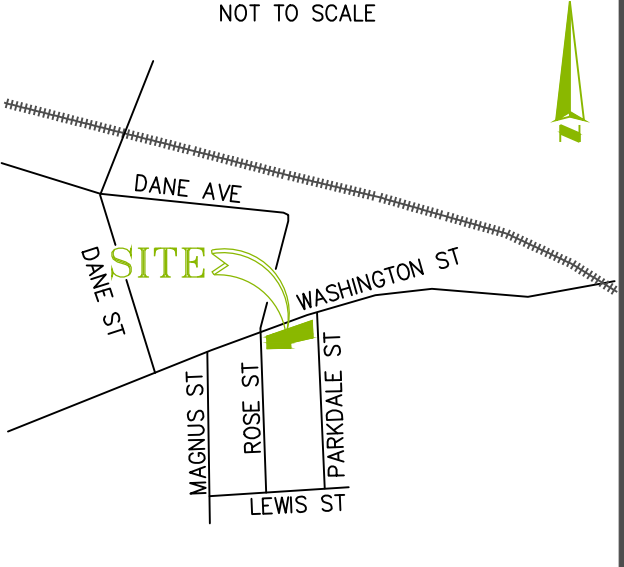
LEGEND

- FOUND MONUMENT AS NOTED
- △ COMPUTED/MEASURED POINT
- SQ.FT. SQUARE FEET
- PS PARKING SPACE(S)
- R/W RIGHT-OF-WAY
- C/L CENTERLINE
- N/F NOW OR FORMERLY
- BHL BUILDING HEIGHT LOCATION
- (R1) PLAN NO. 4729H
- (R2) PLAN NO. 4729G
- BOUNDARY LINE
- OVERHEAD UTILITY LINE
- x-x- CHAINLINK FENCE
- HAND RAIL
- CENTERLINE
- RIGHT-OF-WAY
- ⊕ GAS VALVE
- ⊖ DRAIN GRATE
- ⊕ WATER VALVE
- ⊖ STORM MANHOLE
- ⊕ SANITARY MANHOLE
- ⊖ UTILITY POLE
- ⊕ FIRE HYDRANT
- ⊖ SIGN

STATEMENT OF ENCROACHMENTS

- △ FENCE APPEARS TO EXTEND OVER THE SOUTH PROPERTY LINE BY AS MUCH AS 4.90'.
- △ ASPHALT APPEARS TO EXTEND OVER THE SOUTH PROPERTY LINE BY AS MUCH AS 2.29'.

VICINITY MAP



SHEET 1 OF 1

LAND AREA

6,216± SQUARE FEET
0.143± ACRES

PARKING

NO DESIGNATED STRIPED PARKING

FLOOD INFORMATION

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 25017C0438E, WHICH BEARS AN EFFECTIVE DATE OF 06/04/2010 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM.

BEARING BASIS

THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH PER MASSACHUSETTS STATE PLANE COORDINATE SYSTEM, MAINLAND ZONE, NAD83-2011, AS MEASURED ALONG THE SOUTH LINE OF THE SUBJECT PROPERTY WHICH BEARS S81°09'05" W PER GPS COORDINATE OBSERVATIONS
 LATITUDE: 42°22'44.6600"
 LONGITUDE: -71°06'07.9874"
 CONVERGENCE ANGLE: 00°16'01.9239"

GENERAL NOTES

1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEY REQUIREMENTS.
4. AT THE TIME OF THE SURVEY THERE WERE NO CURB CUTS FOR ACCESS LOCATED ON THE SUBJECT PROPERTY. PROPERTY HAS PEDESTRIAN ACCESS TO WASHINGTON STREET, ROSE STREET AND PARKDALE STREET.
5. THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
6. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
7. THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
8. BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
9. NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION, NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
10. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
11. THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF WASHINGTON STREET AND ROSE STREET, WHICH ABUTS THE NW CORNER OF THE SUBJECT PROPERTY.
12. IN REGARDS TO ALTA TABLE A ITEM 10(A), NO VISIBLE CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WERE OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED, NOR WERE ANY DESIGNATED BY THE CLIENT, NECESSARY PERMISSIONS WERE NOT PROVIDED.
13. THE DISTANCES SHOWN HEREON ARE GRID. COMBINED SCALE FACTOR (GRID TO GROUND) = 1.0000306142.

ALTA/NSPS LAND TITLE SURVEY

AEI JOB # 435992
352 WASHINGTON STREET

MIDDLESEX COUNTY SOMERVILLE, MA 2143



COORDINATED BY:
 AEI CONSULTANTS
 2500 CAMINO DIABLO
 WALNUT CREEK, CA, 94597
 TELEPHONE: 925.746.6000
 EMAIL: SURVEYS@AEICONSULTANTS.COM

SURVEYOR'S CERTIFICATE

TO: FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6A, 6B, 7A, 7B1, 7C, 8, 9, 10, 13, 14, 16, 17, 19, 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 04/07/2021.
 DATE OF PLAT OR MAP: 04/09/2021.

PRELIMINARY

IAN WISURI
 PROFESSIONAL LAND SURVEYOR NO.: 47403
 STATE OF MASSACHUSETTS

DATE	REVISION HISTORY	BY	SURVEYOR JOB NUMBER:
4/15/2021	CLIENT COMMENTS	JL	21-1845
5/28/2021	CLIENT COMMENTS	SS	SCALE: 1" = 10'
			DRAWN BY: SS
			APPROVED BY: IW

SURVEYED BY:
 BLEW & ASSOCIATES, P.A.
 3825 N SHILOH DRIVE
 FAYETTEVILLE, AR 72703.
 SURVEY@BLEWNC.COM