



MAP 115 BLOCK A LOT 2
N/F
CRP 70 INNER BELT ROAD
70 INNER BELT ROAD
SOMERVILLE, MA 02143
3520 PIEDMONT ROAD, #410
ATLANTA, GA 30305
BOOK 49287 PAGE 213

MAP 115 BLOCK A LOT 2
N/F
MASSACHUSETTS BAY
TRANSPORTATION AUTHORITY
0 INNER BELT ROAD
SOMERVILLE, MA 02143
10 PARK PLAZA, SUITE 5720
BOSTON, MA 02116
BOOK 64568 PAGE 124

INNER BELT ROAD
(PRIVATE - 52' WIDE)

STONE BOUND WITH LEAD PLUG
AND DRILL HOLE
(HELD FOR POSITION)

STONE BOUND/LEAD PLUG
WITH DRILL HOLE
(fnc)

MAP 115 BLOCK C1 LOT 1
N/F
GRANVILLE CREATIVE ENTERPRISE, LLC
65 INNER BELT ROAD
SOMERVILLE, MA 02143
BOOK 70609 PAGE 24

MAP 115 BLOCK C1 LOT 2
N/F
JUPITER PROPERTY MANAGEMENT
89 INNER BELT ROAD
SOMERVILLE, MA 02143
11401 ROOSEVELT BOULEVARD
PHILADELPHIA, PA 19154
BOOK 31436 PAGE 194

MAP 115 BLOCK C1 LOT 3
N/F
CARLUCCIO REALTY TRUST
63 INNER BELT ROAD
SOMERVILLE, MA 02143
P.O. BOX 203
LYNNFIELD, MA 01940
BOOK 19909 PAGE 501

MAP 115 BLOCK A LOT 1A
N/F
ATLANTIC INNERBELT REALTY LLC
121 INNER BELT ROAD
SOMERVILLE, MA 01852
205 NEWBURY STREET
FRAMINGHAM, MA 02143
BOOK 57113 PAGE 390
AREA 4.26± AC.
186,437± SQ. FT.

PROPOSED 20' WIDE
COMMUNICATIONS EASEMENT
AREA=15,943 SQUARE FEET

STONE BOUND/LEAD PLUG
WITH DRILL HOLE
(fnc)

STONE BOUND/LEAD PLUG
WITH DRILL HOLE
(fnc)

MAP 115 BLOCK A LOT 4
N/F
MASSACHUSETTS BAY
TRANSPORTATION AUTHORITY
0 INNER BELT ROAD
SOMERVILLE, MA 02143
10 PARK PLAZA, SUITE 5720
BOSTON, MA 02116
BOOK 61897 PAGE 328

STONE BOUND/LEAD PLUG
WITH DRILL HOLE
(HELD FOR ROTATION)
(fnc)

STONE BOUND/LEAD PLUG
WITH DRILL HOLE
(fnc)

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS. I CERTIFY THAT THE PROPERTY LINES SHOWN HEREON ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR SUBDIVISION OF EXISTING OWNERSHIP OR NEW WAYS ARE SHOWN.

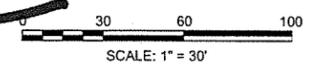


PLAN PREPARED BY:
CHAPPELL ENGINEERING ASSOCIATES, LLC
R.K. EXECUTIVE CENTRE
201 BOSTON POST ROAD WEST, SUITE 101
MARLBOROUGH, MA 01752

LEGEND

- STONE BOUND
- CONCRETE BOUND
- IRON PIPE
- UTILITY POLE
- DRILL HOLE
- PROPERTY LINE
- STREET LAYOUT LINE
- RAILROAD LAYOUT LINE
- EASEMENT LINE

DATE: 08/30/2021
WILLIAM E. TIRRELL, PLS #49930



- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO CREATE AND DEFINE A COMMUNICATIONS EASEMENT ON THE LOCUS AS DEPICTED.
 - EXISTING LAYOUT AND PROPERTY LINE INFORMATION ARE COMPILED FROM PLANS OF RECORD AND AN ON THE GROUND SURVEY PERFORMED BY CHAPPELL ENGINEERING ASSOCIATES, LLC. ON AUGUST 14, 2021.
 - OWNER OF RECORD, INNER BELT ROAD: CITY OF SOMERVILLE
93 HIGHLAND AVENUE
SOMERVILLE, MA 02143
 - THE PORTION OF INNER BELT ROAD IN WHICH THE PROPOSED COMMUNICATIONS EASEMENT LIES ON IS A PRIVATE WAY OWNED BY THE CITY OF SOMERVILLE, MASSACHUSETTS.
 - INNER BELT ROAD IS LOCATED IN FLOOD HAZARD ZONE X (AREAS OF MINIMAL FLOODING) AS SHOWN ON THE FLOOD INSURANCE RATE MAP, CITY OF SOMERVILLE, MASSACHUSETTS, COMMUNITY PANEL NUMBER 25017C0439E, EFFECTIVE DATE: JUNE 4, 2010.
 - BEARING SYSTEM OF THIS PLAN IS BASED ON MASSACHUSETTS STATE PLANE GRID, NORTH AMERICAN DATUM OF 1983 (NAD83).

LEGAL DESCRIPTION OF COMMUNICATIONS EASEMENT AREA
LEGAL DESCRIPTION OF COMMUNICATIONS EASEMENT AREA FOR TOWARDEX LOCATED WITHIN "INNER BELT ROAD, SOMERVILLE, MA" ON A PORTION OF ROADWAY OWNED BY CITY OF SOMERVILLE, MA, REFERENCED AS CITY OF SOMERVILLE, INNER BELT ROAD.
A CERTAIN TRACT OF LAND SITUATED WITHIN INNER BELT ROAD OWNED BY THE CITY OF SOMERVILLE LOCATED ALONG INNER BELT ROAD IN THE CITY OF SOMERVILLE, MASSACHUSETTS, COUNTY OF MIDDLESEX, COMMONWEALTH OF MASSACHUSETTS AND AS SHOWN ON EASEMENT PLAN ISSUED BY CHAPPELL ENGINEERING ASSOCIATES, LLC., ENTITLED "COMMUNICATIONS EASEMENT PLAN", DATED AUGUST 30, 2021 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at a point, said point being S59°17'33"E 4.96 feet from a stone bound with a lead plug and drill hole at the Westerly sideline of Inner Belt Road at the 1.2' jog in said sideline;

Thence, running S59°17'33"E a distance of 24.00 feet to a point;

Thence, running S02°50'52"E a distance of 10.00 feet to a point;

Thence, running N87°09'08"E a distance of 15.08 feet to a point;

Thence, running S59°17'33"E a distance of 15.35 feet to a point;

Thence, running S02°50'52"E a distance of 11.52 feet to a point;

Thence, running S87°09'08"W a distance of 27.87 feet to a point;

Thence, running S02°50'52"E a distance of 111.50 feet to a point;

Thence, running S41°48'45"W a distance of 47.93 feet to a point;

Thence, running N89°08'59"W a distance of 62.82 feet to a point;

Thence, running N73°43'48"W a distance of 63.11 feet to a point;

Thence, running N55°06'52"W a distance of 68.27 feet to a point;

Thence, running S58°40'26"W a distance of 28.38 feet to a point;

Thence, running along a curve to the right with a radius of 1027.00 feet, a distance of 21.19 feet to a point;

Thence, running N58°40'26"E a distance of 28.57 feet to a point;

Thence, running N48°10'05"W a distance of 76.99 feet to a point;

Thence, running N43°27'49"W a distance of 108.69 feet to a point;

Thence, running N37°01'51"W a distance of 126.69 feet to a point;

Thence, running S52°08'59"W a distance of 27.12 feet to a point;

Thence, running N37°01'51"W a distance of 20.00 feet to a point;

Thence, running N52°58'09"E a distance of 47.12 feet to a point;

Thence, running S37°01'51"E a distance of 144.87 feet to a point;

Thence, running S43°27'09"E a distance of 106.74 feet to the point;

Thence, running S48°10'05"E a distance of 90.17 feet to the point;

Thence, running S55°06'52"E a distance of 69.72 feet to the point;

Thence, running S73°43'48"E a distance of 57.13 feet to a point;

Thence, running S89°08'59"E a distance of 50.99 feet to the point;

Thence, running S41°48'45"E a distance of 30.60 feet to the point;

Thence, running S02°50'52"E a distance of 146.56 feet to the point of beginning.

The Area described above contains 15,943 Square Feet of area more or less.

**PLAN OF COMMUNICATIONS EASEMENT
INNER BELT ROAD
SOMERVILLE, MA 02143**

PREPARED FOR AXIS ENGINEERING GROUP ON BEHALF OF
TOWARDEX TECHNOLOGIES INTERNATIONAL, INC.
ONE MARINA PARK DRIVE, 14TH FLOOR
BOSTON, MA 02210

SCALE: 1" = 30'	DATE: 08/30/2021
SHEET 1 OF 1	DRAWN: JNS