

LEGAL DESCRIPTION

A CERTAIN WATER EASEMENT, AS SHOWN HEREON, SITUATED ON MIDLAND AVENUE IN THE CITY OF NEWTON, BEGINNING AT THE SOUTH END POINT OF SAID EASEMENT AND PROCEEDING IN A SOUTHWESTLY DIRECTION TO BE DESCRIBED HEREIN, THENCE

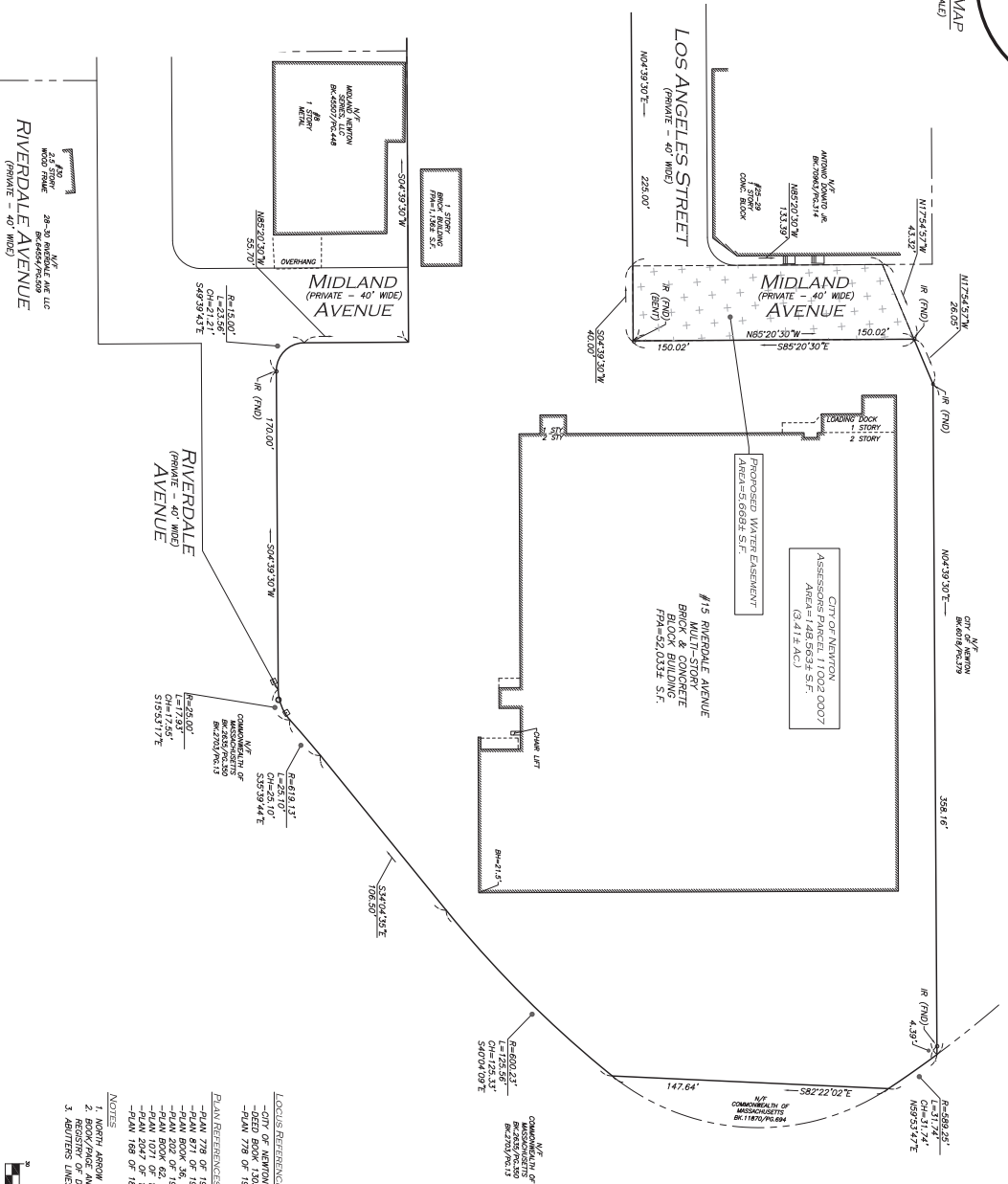
S89°30'30"E A DISTANCE OF 150.00' FEET TO AN IRON ROD, THENCE

S04°39'30"W A DISTANCE OF 40.00' FEET TO A POUND, THENCE

N89°20'30"W A DISTANCE OF 131.39' FEET TO A POUND, THENCE

N17°24'37"W A DISTANCE OF 41.37' FEET TO THE POINT OF BEGINNING.

SAID EASEMENT CONTAINS 5,688 SQUARE FEET MORE OR LESS.



LOCUS REFERENCES

CITY OF NEWTON ASSESSOR'S PARCEL 11002 0007
 -DEED BOOK 13091, PAGE 31
 -PLAN 778 OF 1970

PLAN REFERENCES

-PLAN 811 OF 1970
 -PLAN BOOK 36, PLAN 30
 -PLAN 971 OF 1981
 -PLAN BOOK 62, PLAN 32
 -PLAN 1071 OF 1989
 -PLAN 168 OF 1998

NOTES

1. NORTH ARROW TAKEN FROM PLAN 778 OF 1970.
 2. BOOK/PAGE AND PLAN REFERENCES ARE TAKEN FROM MODERSEX (SOUTH).
 3. ALL OTHER LINES ARE SCALED AND SHOULD BE CONSIDERED APPROXIMATE.



LEGEND

STONE BOUND (SB)	□
IRON ROD (IR)	○
BUILDING	▭
PROPERTY LINE	——
ADJOINERS DUNE	---
IRON ROD FORMERLY	⊙
P.O.	⊙

FOR REVISION USE ONLY

WE HEREBY CERTIFY THAT:

THIS PLAN IS THE RESULT OF AN ACTUAL ON THE GROUND SURVEY PERFORMED ON OR ABOUT MARCH 26, 2012 AND ADJUSTED ON MARCH 26, 2012.

THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE MASSACHUSETTS REGISTERED PROFESSIONAL LAND SURVEYORS ACT, CHAPTER 260B, AS AMENDED, AND THE REGISTRATION OF DEEDS DATED JANUARY 1, 1978 ACCORDING TO DEEDS AND PLANS OF RECORD. THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED ON THE RECORDS OF THE REGISTERED PROFESSIONAL LAND SURVEYORS AND THE LINES OF THE STREETS SHOWN ON THIS PLAN ARE BASED ON THE RECORDS OF THE REGISTERED PROFESSIONAL LAND SURVEYORS AND THE LINES OF THE STREETS SHOWN ON THIS PLAN ARE BASED ON THE RECORDS OF THE REGISTERED PROFESSIONAL LAND SURVEYORS.

NO NEW LINES FOR NEW WAYS ARE SHOWN ON THIS PLAN OR FOR NEW WAYS ARE SHOWN ON THIS PLAN.

THE RECORDING OF THIS PLAN IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN NOR IS IT A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

ASSASSOR'S INFORMATION TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF.

ALLEN & MAJOR ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYOR FOR ALLEN & MAJOR ASSOCIATES, INC.

NO.	DATE	DESCRIPTION

PROJECT: THE RESIDENCES ON THE CHARLES 15 RIVERDALE AVENUE NEWTON, MA

CLIENT: CENTERION DEVELOPMENT PARTNERS 140 BARNBURY STREET WALTHAM, MA 02451

PROJECT NO. 137423 DATE 12/01/21

SCALE 1" = 30' DWG. NAME: 518743-03

DRAWN BY: CM/AM CHECKED BY: MNC

PROFESSOR: [Signature]

ALLEN & MAJOR ASSOCIATES, INC.
 100 CONNORCK WAY
 WALTHAM, MA 02451
 TEL: (781) 924-8800
 FAX: (781) 924-8890

DRAWING TITLE: EASEMENT EXHIBIT 1

SHEET NO. 1