

May 16, 2022  
06-170034-00

**SURVEYOR'S**  
**METES AND BOUNDS DESCRIPTION**  
**(PROPOSED ZONING DISTRICT)**  
MAP 33, BLOCK 10, LOTS 1, 11, & 12  
CITY OF NEWTON  
MIDDLESEX COUNTY, MASSACHUSETTS

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF WASHINGTON STREET (AKA ROUTE 16 - PUBLIC- VARIABLE WIDTH) AND FROM SAID POINT OF BEGINNING, RUNNING THENCE;

1. ALONG THE SOUTHERLY LINE OF WASHINGTON STREET, NORTH 74 DEGREES - 42 MINUTES - 12 SECONDS EAST, A DISTANCE OF 99.39 FEET TO A POINT, THENCE;
2. SOUTH 15 DEGREES - 56 MINUTES - 48 SECONDS EAST, A DISTANCE OF 150.00 FEET TO A POINT, THENCE;
3. NORTH 75 DEGREES - 15 MINUTES - 57 SECONDS EAST, A DISTANCE OF 0.64 FEET TO A POINT, THENCE;
4. ALONG THE DIVIDING LINE WITH MAP 33, BLOCK 10, LOT 10, SOUTH 14 DEGREES - 58 MINUTES - 47 SECONDS EAST, A DISTANCE OF 109.59 FEET TO A POINT ON THE NORTHERLY LINE OF DAVIS STREET (PUBLIC - VARIABLE WIDTH), THENCE;
5. ALONG SAID NORTHERLY LINE OF DAVIS STREET, SOUTH 79 DEGREES - 20 MINUTES - 01 SECONDS WEST, A DISTANCE OF 105.00 FEET TO A POINT, THENCE;
6. ALONG A TANGENT CURVE AT THE INTERSECTION OF DAVIS STREET AND HIGHLAND STREET (PUBLIC - VARIABLE WIDTH) HAVING A RADIUS OF 13.42 FEET, A CENTRAL ANGLE OF 83 DEGREES - 15 MINUTES - 14 SECONDS, AN ARC LENGTH OF 19.50 FEET, A CHORD BEARING OF NORTH 57 DEGREES - 55 MINUTES - 36 SECONDS WEST, AND A CHORD DISTANCE OF 17.83 FEET, THENCE;
7. ALONG THE EASTERLY LINE OF HIGHLAND STREET, NORTH 16 DEGREES - 17 MINUTES - 59 SECONDS WEST, A DISTANCE OF 218.25 FEET TO A POINT, THENCE;
8. ALONG A TANGENT CURVE AT THE INTERSECTION OF HIGHLAND STREET AND SAID WASHINGTON STREET HAVING A RADIUS OF 19.44 FEET, A CENTRAL ANGLE OF 90 DEGREES - 59 MINUTES - 01 SECONDS, AN ARC LENGTH OF 30.87 FEET, A CHORD BEARING OF NORTH 29 DEGREES - 11 MINUTES - 31 SECONDS EAST, AND A CHORD DISTANCE OF 27.73 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 30,031 SQUARE FEET OR 0.689 ACRES

CONTROL POINT ASSOCIATES, INC.



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GERRY L. HOLDRIGHT  
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