

MARCH 30, 2022  
03-160212-00  
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**SURVEYOR'S**  
**METES & BOUNDS DESCRIPTION**  
MBL'S 23016 0008, 23016 0009 & 23016 0011  
CITY OF NEWTON  
MIDDLESEX COUNTY  
COMMONWEALTH OF MASSACHUSETTS

BEGINNING AT A POINT ON THE NORTHERLY LINE OF CRAFTS STREET (PUBLIC-50' WIDE R.O.W.) THENCE RUNNING;

1. SOUTH 47 DEGREES 53 MINUTES 45 SECONDS WEST, A DISTANCE OF 393.37 FEET TO A POINT, THENCE;
2. SOUTH 65 DEGREES 25 MINUTES 22 SECONDS WEST, A DISTANCE OF 85.60 FEET TO A POINT, THENCE;
3. SOUTH 80 DEGREES 43 MINUTES 46 SECONDS WEST, A DISTANCE OF 30.00 FEET TO A POINT, THENCE;
4. NORTH 09 DEGREES 16 MINUTES 14 SECONDS WEST, A DISTANCE OF 110.00 FEET TO A POINT, THENCE;
5. NORTH 80 DEGREES 43 MINUTES 46 SECONDS EAST, A DISTANCE OF 12.50 FEET TO A POINT, THENCE;
6. NORTH 09 DEGREES 16 MINUTES 14 SECONDS WEST, A DISTANCE OF 72.50 FEET TO A POINT, THENCE;
7. NORTH 57 DEGREES 02 MINUTES 15 SECONDS EAST, A DISTANCE OF 19.49 FEET TO A POINT, THENCE;
8. NORTH 35 DEGREES 22 MINUTES 55 SECONDS WEST, A DISTANCE OF 205.97 FEET TO A POINT, THENCE;
9. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 383.71 FEET, A CENTRAL ANGLE OF 11 DEGREES 52 MINUTES 06 SECONDS, AN ARC LENGTH OF 79.48 FEET, A CHORD BEARING OF NORTH 70 DEGREES 32 MINUTES 09 SECONDS EAST, AND A CHORD DISTANCE OF 79.34 FEET TO A POINT OF TANGENCY, THENCE;
10. NORTH 76 DEGREES 28 MINUTES 12 SECONDS EAST, A DISTANCE OF 165.40 FEET TO A POINT, THENCE;
11. NORTH 73 DEGREES 12 MINUTES 12 SECONDS EAST, A DISTANCE OF 10.85 FEET TO A POINT, THENCE;
12. SOUTH 67 DEGREES 46 MINUTES 37 SECONDS EAST, A DISTANCE OF 114.80 FEET TO A POINT, THENCE;
13. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1421.90 FEET, A CENTRAL ANGLE OF 06 DEGREES 52 MINUTES 25 SECONDS, AN ARC LENGTH OF 170.58 FEET, A CHORD BEARING OF NORTH 64 DEGREES 20 MINUTES 24 SECONDS WEST, AND A CHORD DISTANCE OF 170.48 FEET TO A POINT OF TANGENCY, THENCE;
14. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1425.29 FEET, A CENTRAL ANGLE OF 00 DEGREES 36 MINUTES 54 SECONDS, AN ARC LENGTH OF 15.30 FEET, A CHORD BEARING OF NORTH 60 DEGREES 35 MINUTES 44 SECONDS WEST, AND A CHORD DISTANCE OF 15.30 FEET TO A POINT OF TANGENCY AT THE POINT AND PLACE OF BEGINNING.

CONTAINING 115,744 SQUARE FEET OR 2.657 ACRES

THIS PROPERTY MAY BE SUBJECT TO RESTRICTIONS, COVENANTS AND/ OR EASEMENTS EITHER WRITTEN OR IMPLIED.



CONTROL POINT ASSOCIATES, INC.

  
GERRY L. HOLDRIGHT  
DATE  
MARCH 30, 2022  
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

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