



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

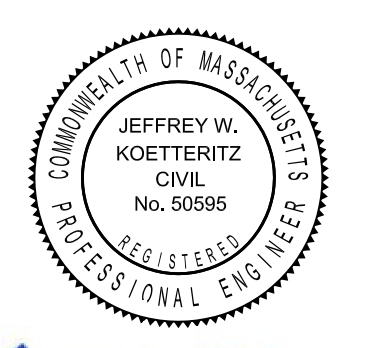
THIS PROPERTY MAY BE SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS EITHER WRITTEN OR IMPLIED.

METES & BOUNDS DESCRIPTION PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED MARCH 30, 2022.

Legend

	PARCEL BOUNDARY
	ZONING DISTRICT BOUNDARY
	DEVELOPMENT PARCEL BOUNDARY
	PUB ZONE BOUNDARY
	MAN ZONE BOUNDARY
	MR1 ZONE BOUNDARY
	MR2 ZONE BOUNDARY
	BU1 ZONE BOUNDARY
	BU2 ZONE BOUNDARY

NOTES:
 DEVELOPMENT PARCEL BOUNDARY BEARINGS AND DISTANCES SHOWN ON THIS PLAN ARE BASED ON THE ALTA/NSPS LAND TITLE SURVEY FOR MARK DEVELOPMENT, LLC FOR 34, 36, 38, 48 & 50 CRAFTS STREET, 19 & 21 COURT STREET, PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED OCTOBER 13, 2016 AND REVISED THROUGH JANUARY 31, 2022.



Jeffrey W. Koetteritz

Zone Change Plan
 Elderly Housing with Services
 Crafts Street & Court Street, Newton, MA

Source: VHB
 Prepared for: Zone Change Petition
 Date: March 31, 2022

