

NOTES:

- CIRCLED LOT NUMBERS ARE CITY OF NEWTON ASSESSOR'S LOT IDENTIFICATION NUMBERS.
- THE ELEVATIONS SHOWN ON THIS SURVEY ARE BASED ON THE FOLLOWING BENCHMARK: "B.M. TOP OF BAR NEXT TO FENCE POST" ELEVATION=143.42 (CITY OF NEWTON). AS SHOWN ON PLAN ENTITLED: "PLAN OF LAND IN NEWTON", DATED JUNE 30, 1992, PREPARED BY ANDREWS SURVEY AND ENGINEERING, INC.
- LOTS 85/35/4 & 85/35/4B ARE LOCATED WITHIN FLOOD ZONE X AS SHOWN ON F.E.M.A FLOOD INSURANCE RATE MAP FOR COMMUNITY NO. 250208 PANEL NO. 0562E, MAP NO. 2501700562E WITH AN EFFECTIVE DATE OF JUNE 4, 2010.
- PER CITY OF NEWTON ZONING MAP, LOT 85/35/4 IS LOCATED WITHIN ZONING DISTRICT "SINGLE RESIDENCE 1" & LOT 85/35/4B IS LOCATED WITHIN ZONING DISTRICT "MULTI-RESIDENCE 3". REFER TO CITY OF NEWTON ZONING RULES AND REGULATIONS FOR ADDITIONAL INFORMATION.
- PER CITY OF NEWTON HISTORIC PROPERTIES MAP, LOT 83/35/4 IS LOCATED ENTIRELY WITHIN THE "STATE/NATIONAL REGISTER OF HISTORIC PLACES".
- INVERTS, PIPE SIZES, AND PIPE CLASSIFICATIONS FOR SANITARY SEWER AND STORM DRAIN SYSTEMS, AS SHOWN HEREON, WERE DETERMINED BY INSPECTION AND MEASUREMENTS PERFORMED AT GROUND SURFACE LEVEL. (STRUCTURES WERE NOT PHYSICALLY ENTERED). THE RESULTS OF THE INSPECTIONS AND MEASUREMENTS MAY VARY FROM ACTUAL CONDITIONS AS COULD BE DETERMINED BY EXCAVATION OR USE OF CONFINED SPACE ENTRY PERSONNEL AND/OR EQUIPMENT. NO RECORD UTILITY PLANS WERE FOUND SHOWING LOCATIONS OF UNDERGROUND ELECTRIC LINES SERVICING LIGHT POLES IN SURVEY AREA. UNDERGROUND UTILITY LOCATIONS AS SHOWN HEREON ARE TAKEN FROM AVAILABLE RECORD AND FIELD INFORMATION AND ARE APPROXIMATE ONLY. CONTACT DIG-SAFE BEFORE PLANNING ANY CONSTRUCTION.
- LOTS 85/35/4 & 85/35/4B ARE BENEFITED BY EASEMENTS DESCRIBED IN BOOK 13765 PAGE 544 (DEED FROM WORKING BOYS HOME TO COMBINED JEWISH PHILANTHROPIES OF GREATER BOSTON, INC.), SAID EASEMENTS INCLUDE THE "ACCESS EASEMENT" (SHOWN HEREON) AS WELL AS EASEMENTS (NOT SHOWN HEREON): "BALL FIELD RECREATION EASEMENT", "RECREATION EASEMENT", & "ACCESS EASEMENT" (RUNNING TO SAID "BALL FIELD RECREATION EASEMENT" & "RECREATION EASEMENT"). REFER TO LICENSE AGREEMENT RECORDED IN BOOK 14422, PAGE 182 & NOTICE OF VARIANCE RECORDED IN BOOK 24199 PAGE 280(PARAGRAPH 11A & 11B) FOR RELATED INFORMATION.
- LOT 85/35/4 IS SUBJECT TO EASEMENT IN FAVOR OF THE CITY OF NEWTON TO SLOPE OR BANK UPON LAND ABUTTING WINCHESTER STREET, AS DESCRIBED IN BOOK 5165, PAGE 332.
- LOTS 85/35/4 & 85/35/4B ARE SUBJECT TO TAKING MADE BY THE CITY OF NEWTON FOR THE RELOCATION, ALTERATION, AND WIDENING OF WINCHESTER STREET WITH THE RIGHT TO SLOPE OR BANK ON LAND ADJOINING FOR SUPPORT OF STREET, AS DESCRIBED IN BOOK 10281, PAGE 84.
- LOTS 85/35/4 & 85/35/4B ARE SUBJECT TO EASEMENT IN FAVOR OF THE CITY OF NEWTON TO SLOPE ON LAND ABUTTING WINCHESTER STREET, AS DESCRIBED IN BOOK 10522, PAGE 173.
- LOT 85/35/4 IS SUBJECT TO TAKING MADE BY THE CITY OF NEWTON FOR THE RELOCATION, ALTERATION, AND WIDENING OF NAHANTON STREET WITH THE RIGHT TO SLOPE OR BANK ON LAND ADJOINING FOR SUPPORT OF STREET, AS DESCRIBED IN BOOK 9141, PAGE 158.
- LOT 85/35/4 IS SUBJECT TO EASEMENT IN FAVOR OF THE CITY OF NEWTON TO SLOPE ON LAND ABUTTING NAHANTON STREET, AS DESCRIBED IN BOOK 9201, PAGE 399.
- LOT 85/35/4 IS SUBJECT TO CONDITIONS DESCRIBED IN DEED IN BOOK 61763, PAGE 451 & TO CONDITIONS DESCRIBED IN AGREEMENT RECORDED IN BOOK 61763, PAGE 465.
- LOTS 85/35/4 & 85/35/4B ARE SUBJECT TO/BENEFITED BY EASEMENTS DESCRIBED IN DEED IN BOOK 15289, PAGE 538 (DEED FROM COMBINED JEWISH PHILANTHROPIES OF GREATER BOSTON, INC. TO JEWISH COMMUNITY HOUSING FOR THE ELDERLY V. INC.), SAID EASEMENTS INCLUDE: "ACCESS AND UTILITY EASEMENT A", "ACCESS EASEMENT B", "ACCESS EASEMENT C", "ACCESS & UTILITY EASEMENT D", "ACCESS EASEMENT E", "ACCESS AND UTILITY EASEMENT F", & "ACCESS EASEMENT".
- LOT 85/35/4 IS SUBJECT TO CONSERVATION RESTRICTIONS GRANTED TO THE CITY OF NEWTON IN BOOK 15026, PAGE 335 (AREA SHOWN AS "THE KETTLE" ON PLAN #15 OF 1998) & IN BOOK 20818 PAGE 358 (AREA SHOWN AS "THE OAK GROVE" ON PLAN #15 OF 1998).
- LOTS 85/35/4 AND/OR 85/35/4B ARE SUBJECT TO/BENEFITED BY CONDITIONS SET FORTH IN VARIANCES/PERMITS RECORDED IN BOOK 14251, PAGE 474; BOOK 14965, PAGE 434; BOOK 14965, PAGE 448; BOOK 17533, PAGE 137; & BOOK 27420, PAGE 028.
- WELCH ASSOCIATES LAND SURVEYORS, INC. DOES NOT STATE ANY OPINION REGARDING WHETHER THE OCCUPATION AND USES NOT IN CONFORMANCE WITH THE RECORD LINES OF TITLE HAVE RIPPENED TO PRESCRIPTIVE EASEMENTS OR ADVERSE TITLE.
- CONTACT CITY OF NEWTON FIRE DEPARTMENT FOR INFORMATION REGARDING LOCATION/REMOVAL OF UNDERGROUND STORAGE TANKS.
- TREES WITHIN 50' OF WINCHESTER STREET AND NAHANTON STREET WERE NOT SURVEYED AS PART OF THE SCOPE OF THIS SURVEY AND NOT SHOWN HEREON.
- THIS PLAN IS COPYRIGHT PROTECTED. IT IS A VIOLATION OF COPYRIGHT LAWS TO EDIT THIS PLAN AND CONTINUE TO REPRESENT IT AS THE ORIGINAL WORK OF WELCH ASSOCIATES LAND SURVEYORS, INC. IT IS ALSO A VIOLATION OF COPYRIGHT LAWS FOR ANYONE TO REPRESENT THIS PLAN AS THEIR OWN ORIGINAL WORK, WITH OR WITHOUT EDITING.

OCCUPATION NOT IN AGREEMENT WITH RECORD LINES OF TITLE (POSSIBLE ENCROACHMENTS):

- OCC-1: BIT CONC. WALK PARTIALLY CONSTRUCTED ON LOT 83/35/4.
- OCC-2: SEWER LINE CONSTRUCTED OVER PROPERTY LINE.
- OCC-3: CONCRETE PAD WITH AIR CONDITIONER CONSTRUCTED ON LOT 83/35/4.
- OCC-4: PARKING LOT PARTIALLY CONSTRUCTED ON LOT 83/35/4B.
- OCC-5: SIDEWALK CONSTRUCTED OUTSIDE OF ACCESS & UTILITY EASEMENT.
- OCC-6: GAS, TELEPHONE, & ELECTRIC LINES CONSTRUCTED ON LOT 83/35/4.
- OCC-7: DRAIN LINES CARRYING STORM WATER FROM LOT 83/35/4B CONSTRUCTED ON LOT 83/35/4.
- OCC-8: SIDEWALK SERVICING LOT 83/35/4 & 83/35/4B CONSTRUCTED ON LOT 83/35/4A (CITY OF NEWTON).
- OCC-9: JCC SIGN & ACCESSORIES CONSTRUCTED ON LOT 83/35/4A (CITY OF NEWTON).

ACCESS EASEMENT BK. 13765 PG. 544

SLOPE EASEMENT BK. 9201 PG. 399

ASSENT(RIGHTS TO CITY OF NEWTON) BK. 17637 PG. 007

ACCESS EASEMENT BK. 13765 PG. 544

SLOPE EASEMENT BK. 10522 PG. 173

ACCESS EASEMENT BK. 13765 PG. 544

SLOPE EASEMENT BK. 9201 PG. 399

ACCESS EASEMENT BK. 13765 PG. 544

SLOPE EASEMENT BK. 10522 PG. 173

ACCESS EASEMENT BK. 13765 PG. 544

SLOPE EASEMENT BK. 9201 PG. 399

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SLOPE EASEMENT BK. 10522 PG. 173

ACCESS EASEMENT BK. 13765 PG. 544



PAMELA M. WELCH AS AGENT FOR WELCH ASSOCIATES LAND SURVEYORS, INC. REGISTRATION NUMBER 36129

ORIGINAL IS STAMPED WITH PROFESSIONAL LAND SURVEYOR'S BLUE INK STAMP.

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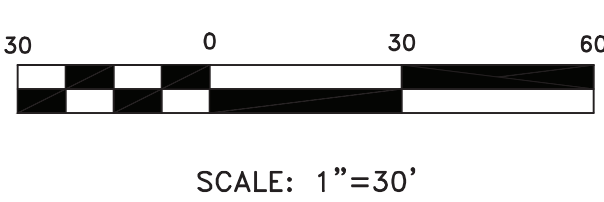
EXISTING CONDITIONS SURVEY

677 WINCHESTER STREET
333 NAHANTON STREET
NEWTON, MASSACHUSETTS
(MIDDLESEX COUNTY)

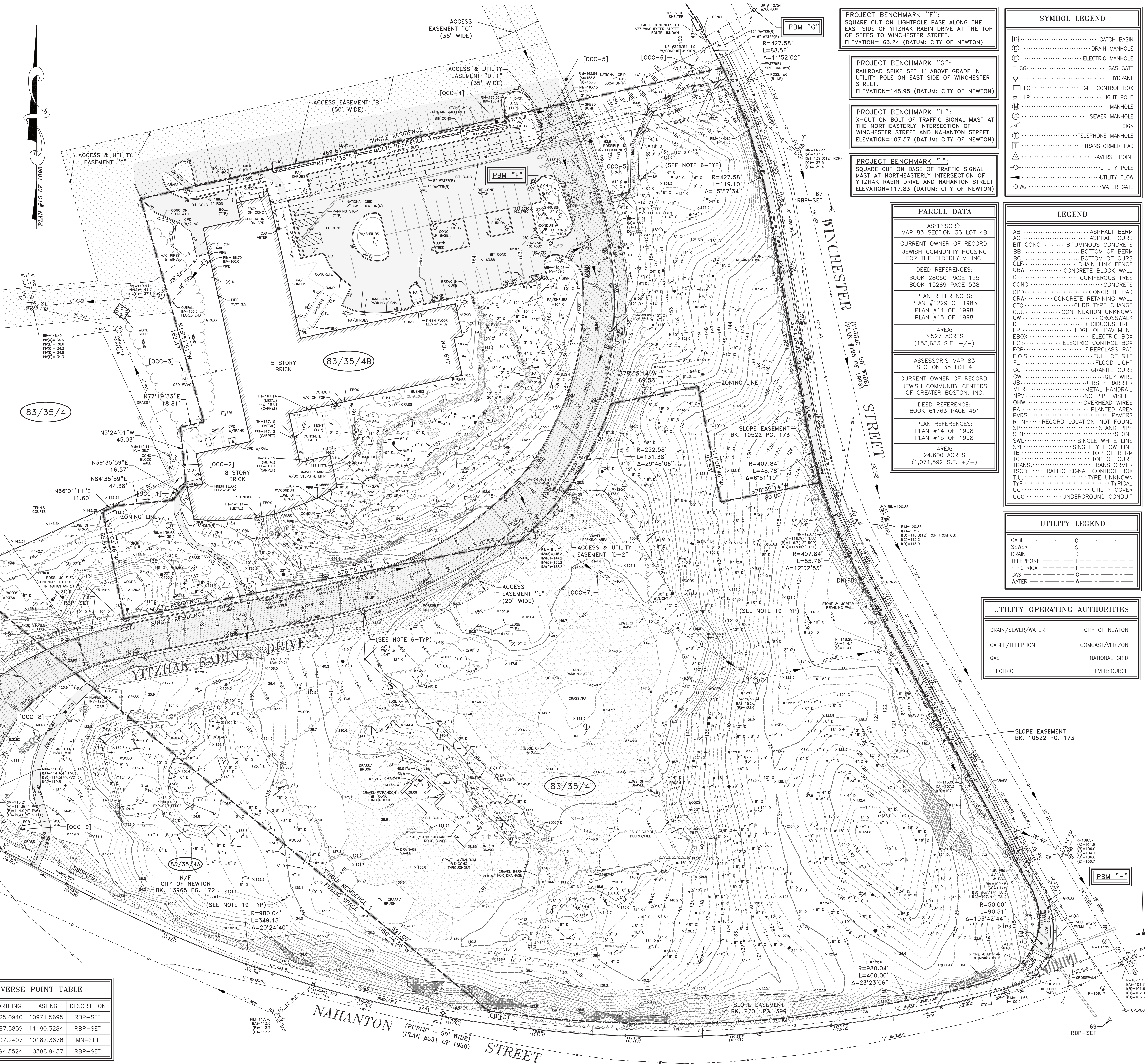
Prepared for:
JCHE

ACAD FILE: N160904E CAD: BC DATE: JANUARY 31, 2017

TRAVERSE POINT TABLE			
POINT #	NORTHING	EASTING	DESCRIPTION
67	8825.0940	10971.5695	RBP-SET
69	8187.5859	11190.3284	RBP-SET
72	8307.2407	10187.3678	MN-SET
73	8494.5524	10388.9437	RBP-SET



SCALE: 1"=30'



PROJECT BENCHMARK "F":
SQUARE CUT ON LIGHTPOLE BASE ALONG THE EAST SIDE OF YITZHAK RABIN DRIVE AT THE TOP OF STEPS TO WINCHESTER STREET.
ELEVATION=163.24 (DATUM: CITY OF NEWTON)

PROJECT BENCHMARK "G":
RAILROAD SPIKE SET 1' ABOVE GRADE IN UTILITY POLE ON EAST SIDE OF WINCHESTER STREET.
ELEVATION=148.95 (DATUM: CITY OF NEWTON)

PROJECT BENCHMARK "H":
X-CUT ON BOLT OF TRAFFIC SIGNAL MAST AT THE NORTHEASTERLY INTERSECTION OF WINCHESTER STREET AND NAHANTON STREET
ELEVATION=107.57 (DATUM: CITY OF NEWTON)

PROJECT BENCHMARK "I":
SQUARE CUT ON BASE OF TRAFFIC SIGNAL MAST AT NORTHEASTERLY INTERSECTION OF YITZHAK RABIN DRIVE AND NAHANTON STREET
ELEVATION=117.83 (DATUM: CITY OF NEWTON)

SYMBOL LEGEND

- ⊠ CATCH BASIN
- ⊙ DRAIN MANHOLE
- ⊕ ELECTRIC MANHOLE
- ⊖ GAS GATE
- ⊘ HYDRANT
- ⊙ LIGHT CONTROL BOX
- ⊙ LIGHT POLE
- ⊙ MANHOLE
- ⊙ SEWER MANHOLE
- ⊙ SIGN
- ⊙ TELEPHONE MANHOLE
- ⊙ TRANSFORMER PAD
- ⊙ TRAVERSE POINT
- ⊙ UTILITY POLE
- ⊙ UTILITY FLOW
- ⊙ WATER GATE

LEGEND

- AB ASPHALT BERM
- AC ASPHALT CURB
- BIT CONC BITUMINOUS CONCRETE
- BB BOTTOM OF BERM
- BC BOTTOM OF CURB
- CH CHAIN LINK FENCE
- CBW CONCRETE BLOCK WALL
- C CONIFEROUS TREE
- CONC CONCRETE
- CPD CONCRETE PAD
- CRW CONCRETE RETAINING WALL
- CTC CURB TYPE CHANGE
- C.U. CONTINUATION UNKNOWN
- CW CROSSWALK
- D DECIDUOUS TREE
- EP EDGE OF PAVEMENT
- EBOX ELECTRIC CURB
- EW GUY WIRE
- FCB FIBERGLASS PAD
- F.O.S. FULL OF SILT
- FL FLOOD LIGHT
- GC GRANITE CURB
- GW GUY WIRE
- JB JERSEY BARRIER
- MHR METAL HANDRAIL
- NP NO PIPE VISIBLE
- OHW OVERHEAD WIRES
- PA PLANTED AREA
- PVRS PAVERS
- R-NF RECORD LOCATION-NOT FOUND
- STC STAND PIPE
- STW STONE
- SWL SINGLE WHITE LINE
- SYL SINGLE YELLOW LINE
- TC TOP OF BERM
- TC TOP OF CURB
- TRANS. TRANSFORMER
- TSCS TRAFFIC SIGNAL CONTROL BOX
- T.U. TYPE UNKNOWN
- TYP TYPICAL
- UC UTILITY COVER
- UGC UNDERGROUND CONDUIT

UTILITY LEGEND

- CABLE C
- SEWER S
- DRAIN D
- TELEPHONE T
- ELECTRICAL E
- GAS G
- WATER W

UTILITY OPERATING AUTHORITIES

- DRAIN/SEWER/WATER CITY OF NEWTON
- CABLE/TELEPHONE COMCAST/VERIZON
- GAS NATIONAL GRID
- ELECTRIC EVERSOURCE