

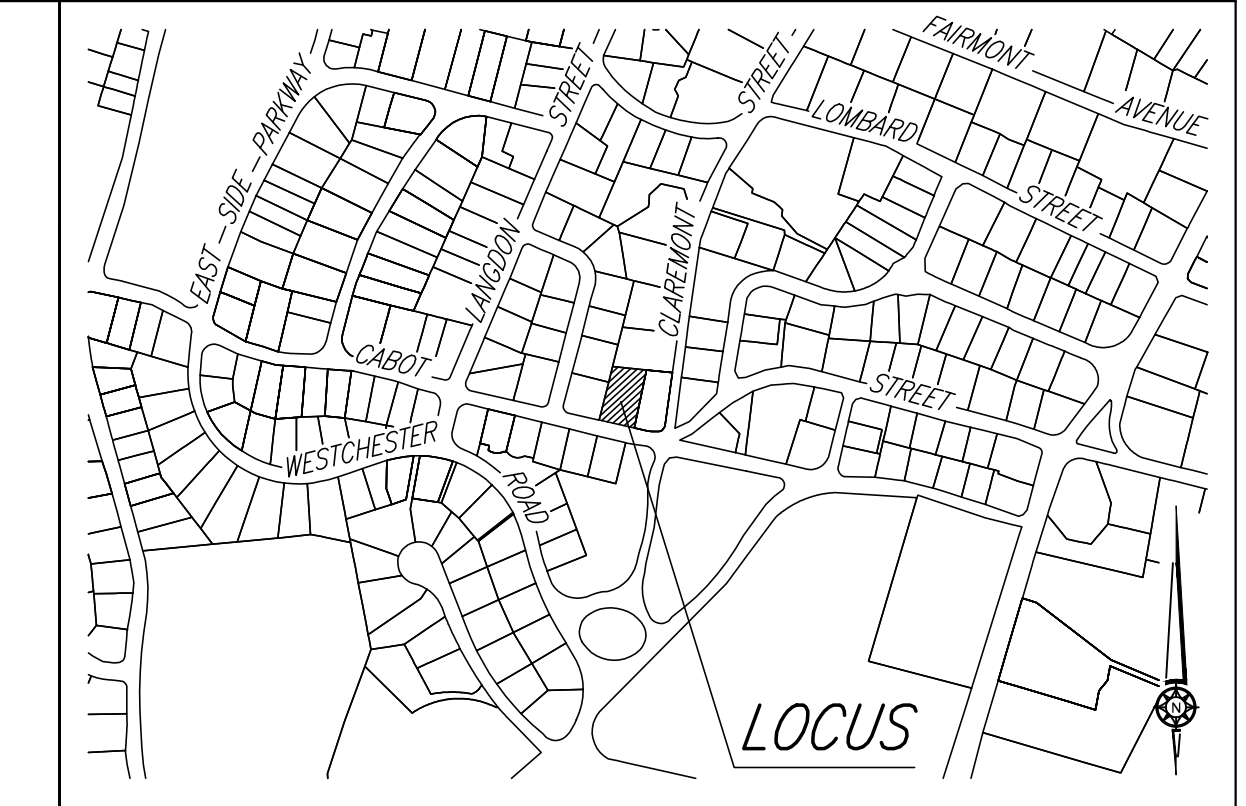
Now or Formerly
MINNIBEL TRUST OF 2016
Parcel ID: 13009 0003
BOOK 67400 - PAGE 529

Now or Formerly
DSB REALTY TRUST
Parcel ID: 13009 0018
BOOK 58781 - PAGE 529

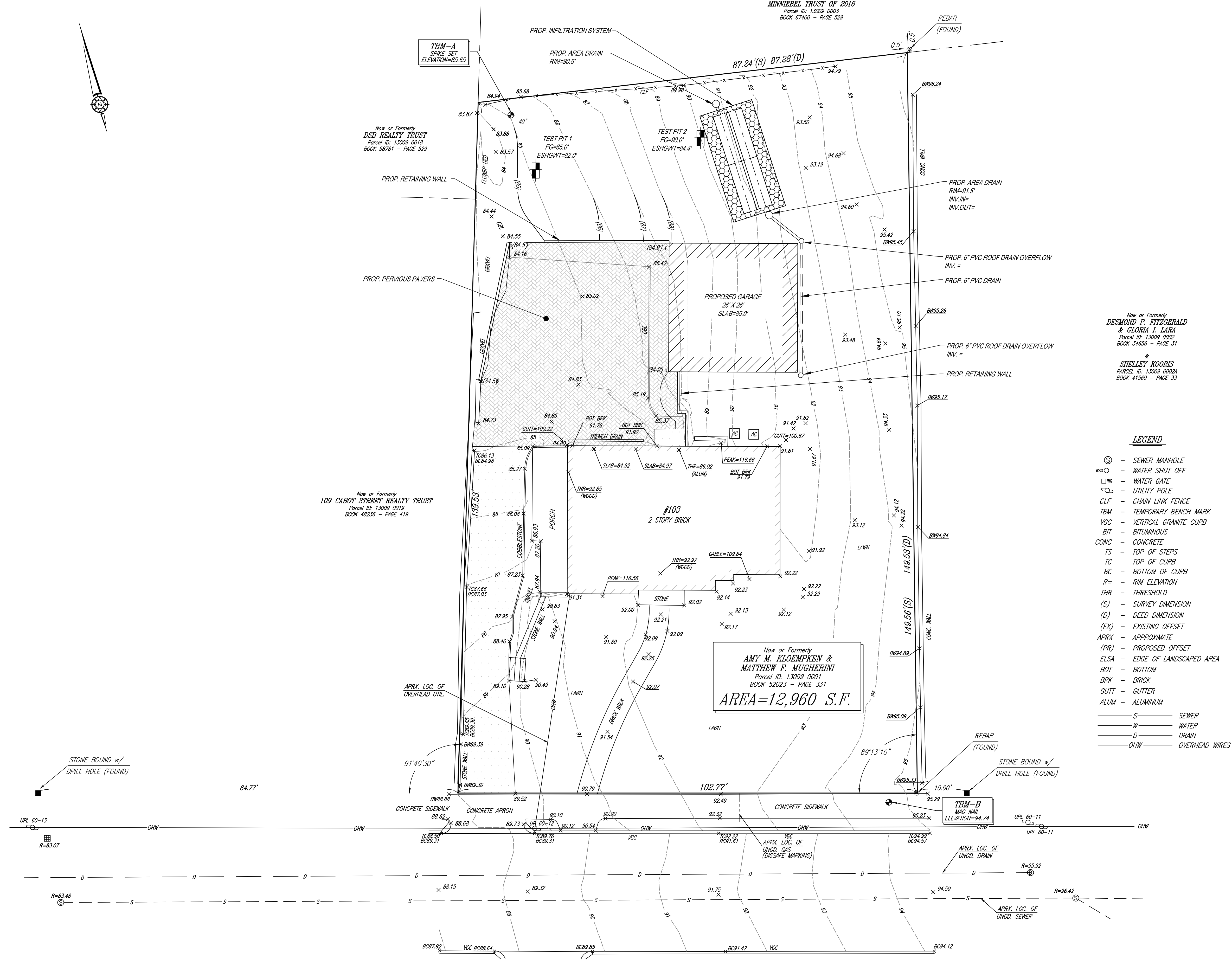
Now or Formerly
109 CABOT STREET REALTY TRUST
Parcel ID: 13009 0019
BOOK 49236 - PAGE 419

Now or Formerly
AMY M. KLOEMPKEN &
MATTHEW F. MUGHERINI
Parcel ID: 13009 0001
BOOK 52023 - PAGE 331
AREA=12,960 S.F.

Now or Formerly
DESMOND P. FITZGERALD
& GLORIA I. LARA
Parcel ID: 13009 0002
BOOK 34656 - PAGE 31
&
SHELLEY KOORIS
Parcel ID: 13009 0004
BOOK 41580 - PAGE 33



VICINITY MAP - NOT TO SCALE



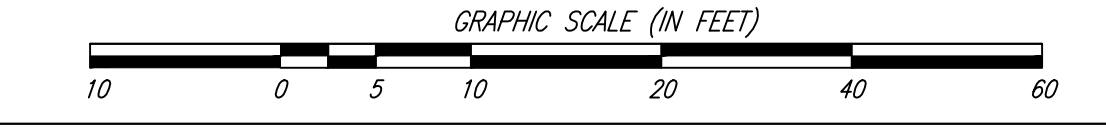
- LEGEND**
- ⊙ - SEWER MANHOLE
 - WSO - WATER SHUT OFF
 - W - WATER GATE
 - ⊙U - UTILITY POLE
 - CLF - CHAIN LINK FENCE
 - TBM - TEMPORARY BENCH MARK
 - VGC - VERTICAL GRANITE CURB
 - BIT - BITUMINOUS
 - CONC - CONCRETE
 - TS - TOP OF STEPS
 - TC - TOP OF CURB
 - BC - BOTTOM OF CURB
 - R= - RIM ELEVATION
 - THR - THRESHOLD
 - (S) - SURVEY DIMENSION
 - (D) - DEED DIMENSION
 - (EX) - EXISTING OFFSET
 - APRX - APPROXIMATE
 - (PR) - PROPOSED OFFSET
 - ELSA - EDGE OF LANDSCAPED AREA
 - BOT - BOTTOM
 - BRK - BRICK
 - GUTT - GUTTER
 - ALUM - ALUMINUM
 - S - SEWER
 - W - WATER
 - D - DRAIN
 - OHW - OVERHEAD WIRES

- NOTES**
- 1) - TEMPORARY BENCH MARKS SET:
TBM-A: SPIKE SET IN 40" TREE ON THE NORTHWESTERLY CORNER OF THE PROPERTY AS SHOWN. ELEVATION = 85.65

TBM-B: MAG NAIL SET ON THE SOUTHEASTERLY CORNER OF THE PROPERTY IN ASPHALT SIDEWALK, AS SHOWN. ELEVATION = 94.74
 - 2) - ELEVATIONS REFER TO NEWTON CITY BASE.
 - 3) - THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF FRAMINGHAM SURVEY CONSULTANTS ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO FRAMINGHAM SURVEY CONSULTANTS SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT.
 - 4) - UNDERGROUND CABLE CONDUIT, TELEPHONE AND STREET LIGHTING WERE NOT AVAILABLE AT THE TIME OF THE SURVEY.
 - 5) - BY GRAPHIC PLOTTING ONLY, THE PARCEL SHOWN HEREON LIES WITHIN A ZONE "X" (UNSHADED), AN AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A) FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR MIDDLESEX COUNTY, MASSACHUSETTS, MAP NUMBER 25017C0552E HAVING AN EFFECTIVE DATE OF JUNE 4, 2010.
 - 6) - THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
 - 7) - UNDERGROUND UTILITIES SHOWN ARE FROM FIELD OBSERVATIONS AND RECORD INFORMATION AND ARE NOT WARRANTED TO BE EXACT IT'S SIZE, LOCATION, OR PLANNING FUTURE CONNECTIONS, THE PROPER UTILITY ENGINEERING DEPTH NOR IS IT WARRANTED THAT ALL UNDERGROUND DEPARTMENTS SHOULD BE CONSULTED AND THE ACTUAL LOCATION OF PIPES OR STRUCTURES ARE SHOWN. SUB-SURFACE STRUCTURES SHOULD BE DETERMINED IN THE FIELD. CALL, TOLL FREE, THE DIG SAFE CALL CENTER AT 1-888-344-7233 SEVENTY TWO HOURS PRIOR TO EXCAVATION.
 - 8) - EXISTING PROPERTY WAS CREATED BY E.S SMILE, SURVEYOR, RECORDED IN THE MIDDLESEX COUNTY REGISTRY OF DEED IN PLAN BOOK 406, PLAN 24, DATED NOVEMBER 1924.

**PROPOSED SITE PLAN
103 CABOT STREET
NEWTON, MASSACHUSETTS**

SCALE: 1"=10'	DRAWN BY: RDN/RM	DWG: 5179_19ECP
DATE: JUNE 18, 2019	CHECKED BY: SPD	JOB NO: 5179_19



IN ASSOCIATION WITH FRAMINGHAM SURVEY CONSULTANTS, INC.