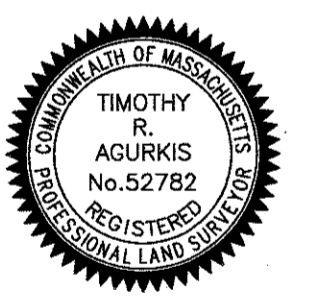


**NOTES:**

- ELEVATIONS ESTABLISHED BY GPS.
- ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
- CONTOUR INTERVAL EQUALS ONE (1) FOOT.
- THE PARCELS SHOWN HEREON LIE 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 2501700534E, CITY OF NEWTON COMMUNITY NUMBER 250208, PANEL NUMBER 0534E, HAVING AN EFFECTIVE DATE OF JUNE 4, 2010.
- UTILITY INFORMATION IS SHOWN ONLY ON LAND NOW OR FORMERLY OF BH NORMANDY OWNER, LLC AND IS BASED ON BOTH A FIELD SURVEY AND PLANS OF RECORD. THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM THE AFOREMENTIONED RECORD PLANS AND ARE APPROXIMATE ONLY. WE CANNOT ASSUME RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES THAT ARE OMITTED OR INACCURATELY SHOWN ON SAID RECORD PLANS, SINCE SUBSURFACE UTILITIES CANNOT BE VISIBLY VERIFIED. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED AND THE ACTUAL LOCATION OF SUBSURFACE 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.
- THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF FELDMAN LAND SURVEYORS ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO FELDMAN LAND SURVEYORS' SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS PROVIDED BY FELDMAN LAND SURVEYORS.
- PROPERTY LINE INFORMATION FOR LAND NOW OR FORMERLY MASSACHUSETTS BAY TRANSPORTATION AUTHORITY IS BASED ON AN ON-THE-GROUND SURVEY DATED MAY 14, 2009 (FLS JOB #12503). TOPOGRAPHICAL FEATURES ARE TAKEN FROM ORTHO PHOTOS DATED FEBRUARY 24, 2009 BY EASTERN TOPOGRAPHICS AND HAVE NOT BEEN UPDATED.
- PROPERTY LINE INFORMATION FOR LAND NOW OR FORMERLY BH NORMANDY OWNER, LLC, IS BASED ON AN ON-THE-GROUND SURVEY DATED APRIL 24, 2012 AND UPDATED ON MARCH 17, 2018 (FLS JOB #16093). TOPOGRAPHICAL FEATURES ARE BASED PARTIALLY ON AN ON-THE-GROUND SURVEY DATED APRIL 24, 2012 AND UPDATED ON MARCH 17, 2018 (FLS JOB#16093) AND ON ORTHO PHOTOS DATED FEBRUARY 24, 2009 BY EASTERN TOPOGRAPHICS AND HAVE NOT BEEN UPDATED.
- SEVERAL AREAS OF THE TRACKS WERE OCCUPIED BY TROLLEYS AT THE TIME OF SURVEY.

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND THE LATEST PLANS AND DEEDS OF RECORD.

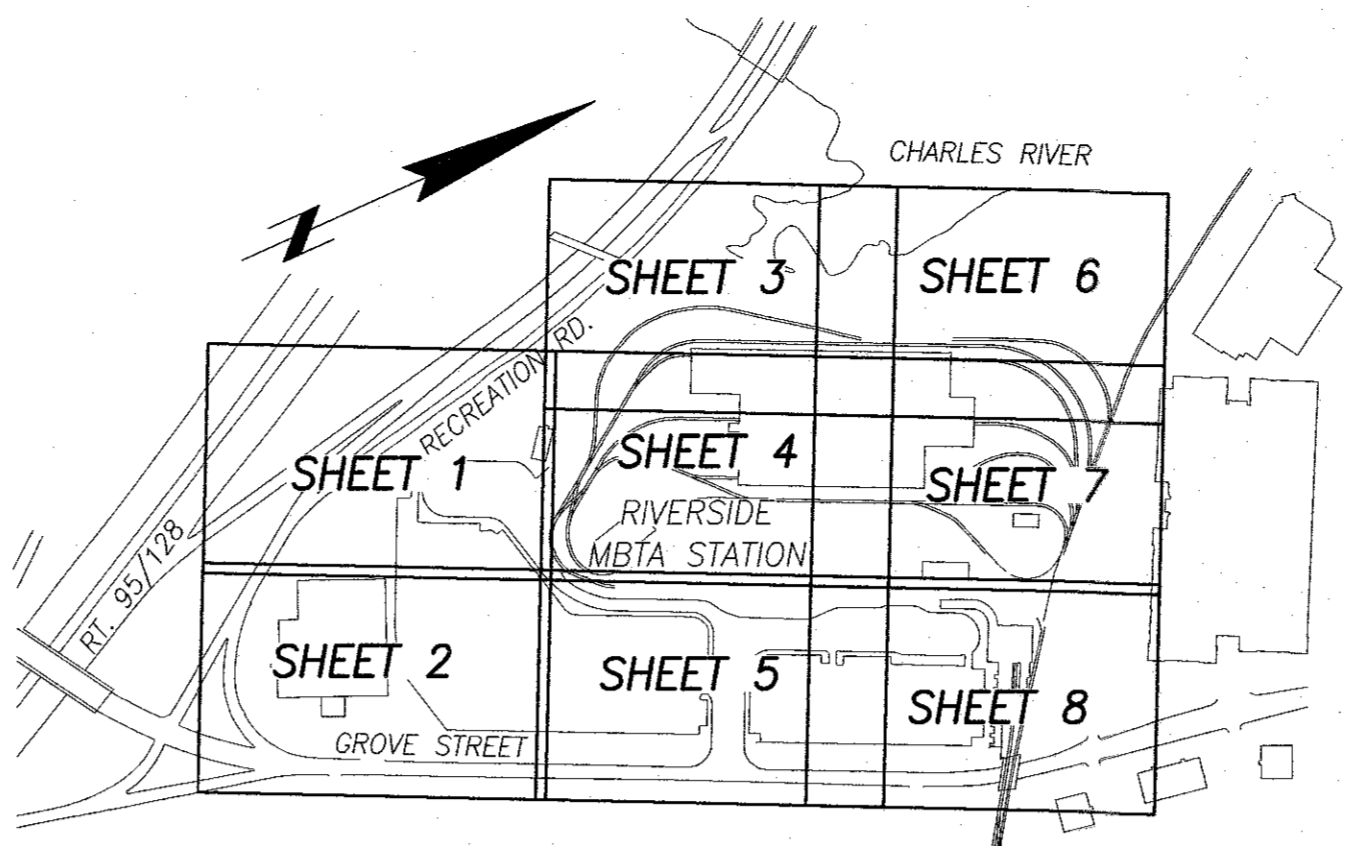
*Timothy R. Agurkis* 11/2/19  
 TIMOTHY R. AGURKIS, PLS (MA# 52782) DATE  
 TRA@FELDMANSURVEYORS.COM



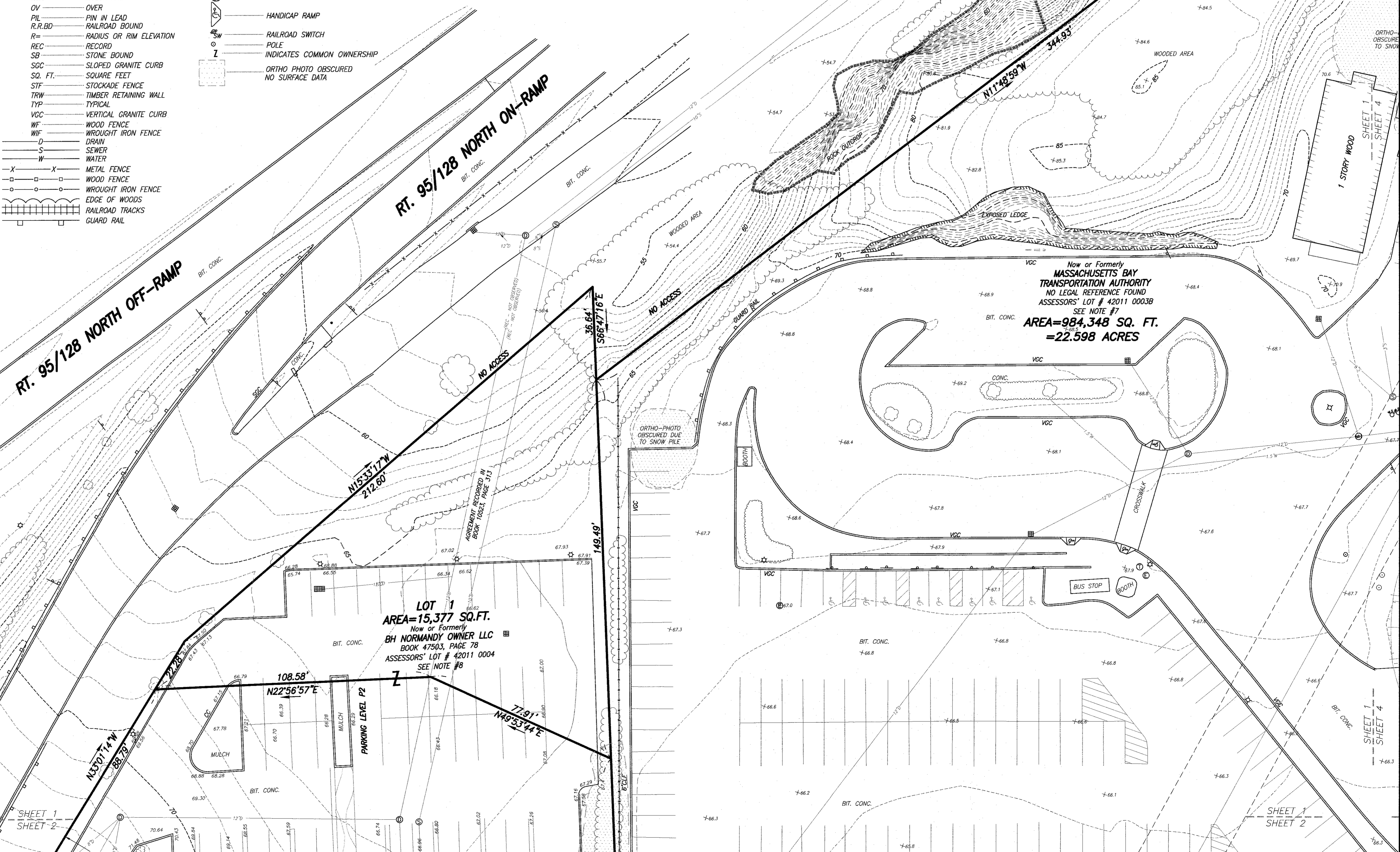
**LEGEND**

- BB BIT. CONC. BERM
- [X.X'] BUILDING DIMENSION
- BIT BITUMINOUS
- BK BACK
- CALC CALCULATED
- CB CONCRETE BOUND
- CC CONCRETE CURB
- CHB CHORD BEARING
- CHD CHORD LENGTH
- CLF CHAIN LINK FENCE
- CONC CONCRETE
- CRW CONCRETE RETAINING WALL
- Δ DELTA ANGLE
- DH DRILL HOLE
- ENT ENTRANCE
- EPLP ESCUTCHEON PIN IN LEAD PLUG
- FGC FLUSH GRANITE CURB
- FND FOUND
- GEN GENERATOR
- L ARC LENGTH
- LSA LANDSCAPE AREA
- MHB MASSACHUSETTS HIGHWAY BOUND
- M&S MULCH AND SHRUBS
- OV OVER
- PIL PIN IN LEAD
- R.R.BD RAILROAD BOUND
- R RADIUS OR RIM ELEVATION
- REC RECORD
- SB STONE BOUND
- SGC SLOPED GRANITE CURB
- SQ. FT. SQUARE FEET
- STF STOCKADE FENCE
- TRW TIMBER RETAINING WALL
- TYP TYPICAL
- VGC VERTICAL GRANITE CURB
- WF WOOD FENCE
- WIF WROUGHT IRON FENCE
- D DRAIN
- S SEWER
- W WATER
- X-X METAL FENCE
- WOOD FENCE
- WROUGHT IRON FENCE
- EDGE OF WOODS
- RAILROAD TRACKS
- GUARD RAIL

- SEWER MANHOLE
- DRAIN MANHOLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- MBTA MANHOLE
- MANHOLE
- HYDRANT
- WATER SHUT OFF/WATER GATE
- GAS SHUT OFF/GAS GATE
- CATCH BASIN
- ROUND CATCH BASIN
- TRAFFIC CONTROL BOX
- TRAFFIC SIGNAL
- UTILITY POLE
- LIGHT POLE
- WALK LIGHT
- ELECTRIC HANDHOLE
- BOLLARD/POST
- MAIL BOX
- SIGN
- OBSERVATION WELL
- AIR CONDITIONING UNIT
- DECIDUOUS TREE
- HANDICAP RAMP
- RAILROAD SWITCH
- POLE
- INDICATES COMMON OWNERSHIP
- ORTHO PHOTO OBSCURED
- NO SURFACE DATA



KEY PLAN  
NOT TO SCALE



**ROUTE 128/95**  
 (SHLO 3684, 4758, 5090 -200' WIDE)  
 TAKEN FROM BOSTON & ALBANY RAILROAD CO. BOOK 7523, PAGE 520

Now or Formerly  
**MASSACHUSETTS BAY TRANSPORTATION AUTHORITY**  
 NO LEGAL REFERENCE FOUND  
 ASSESSORS' LOT # 42011 0003B  
 SEE NOTE #7  
**AREA=984,348 SQ. FT.**  
**=22.598 ACRES**

**LOT 1**  
**AREA=15,377 SQ.FT.**  
 Now or Formerly  
**BH NORMANDY OWNER LLC**  
 BOOK 47503, PAGE 78  
 ASSESSORS' LOT # 42011 0004  
 SEE NOTE #8

3/17/2018 ALTA/NSPS SURVEY "HOTEL INDIGO" LOT (FLS JOB#16093)

**EXISTING CONDITIONS PLAN**  
 RIVERSIDE MBTA STATION & HOTEL INDIGO  
 GROVE STREET  
**NEWTON, MASS.**

FELDMAN LAND SURVEYORS MAY 14, 2009  
 152 HAMPDEN STREET PHONE: (617)357-9740  
 BOSTON, MASS. 02119 www.feldmansurveyors.com

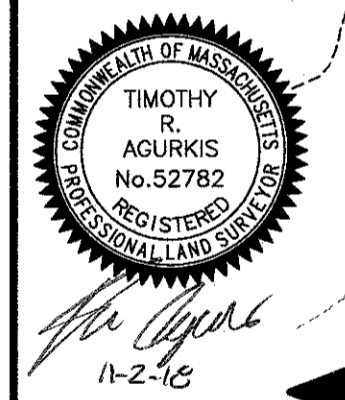
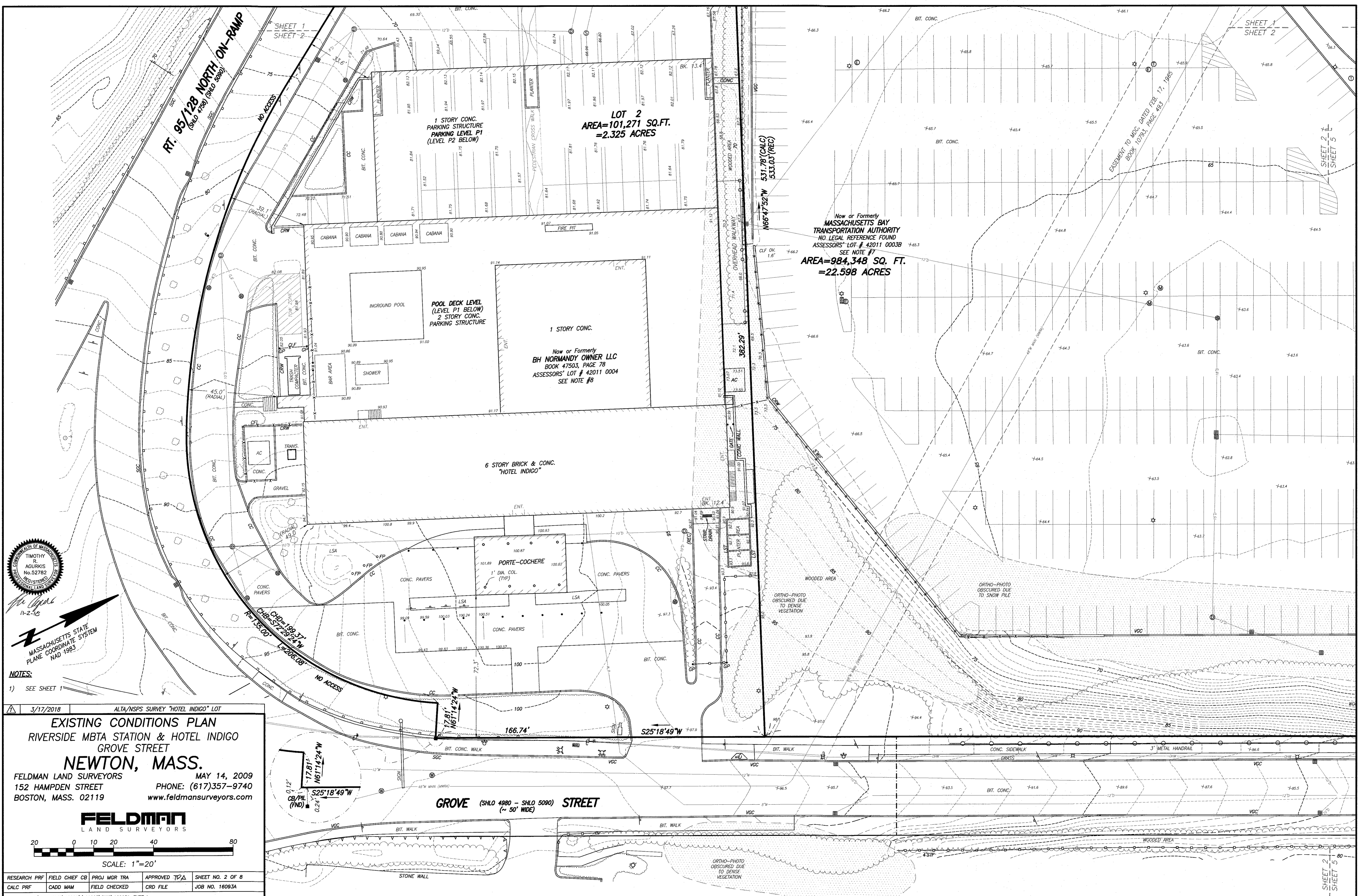
**FELDMAN**  
 LAND SURVEYORS

20 0 10 20 40 80  
 SCALE: 1"=20'

RESEARCH PRF	FIELD CHIEF	CBJ	PROJ MGR	TRA	APPROVED	TRA	SHEET NO. 1 OF 8
CALC PRF	CADD MAM		FIELD CHECKED	CRD FILE			JOB NO. 16093A

FILENAME: S:\PROJECTS\16000's\16093\DWG\16093A-EXIST.dwg





MASSACHUSETTS STATE  
PLANE COORDINATE SYSTEM  
NAD 1983

NOTES:  
1) SEE SHEET 1

3/17/2018 ALTA/NSPS SURVEY "HOTEL INDIGO" LOT

**EXISTING CONDITIONS PLAN**  
RIVERSIDE MBTA STATION & HOTEL INDIGO  
GROVE STREET  
**NEWTON, MASS.**

FELDMAN LAND SURVEYORS MAY 14, 2009  
152 HAMPDEN STREET PHONE: (617)357-9740  
BOSTON, MASS. 02119 www.feldmansurveyors.com

**FELDMAN**  
LAND SURVEYORS

20 0 10 20 40 80  
SCALE: 1"=20'

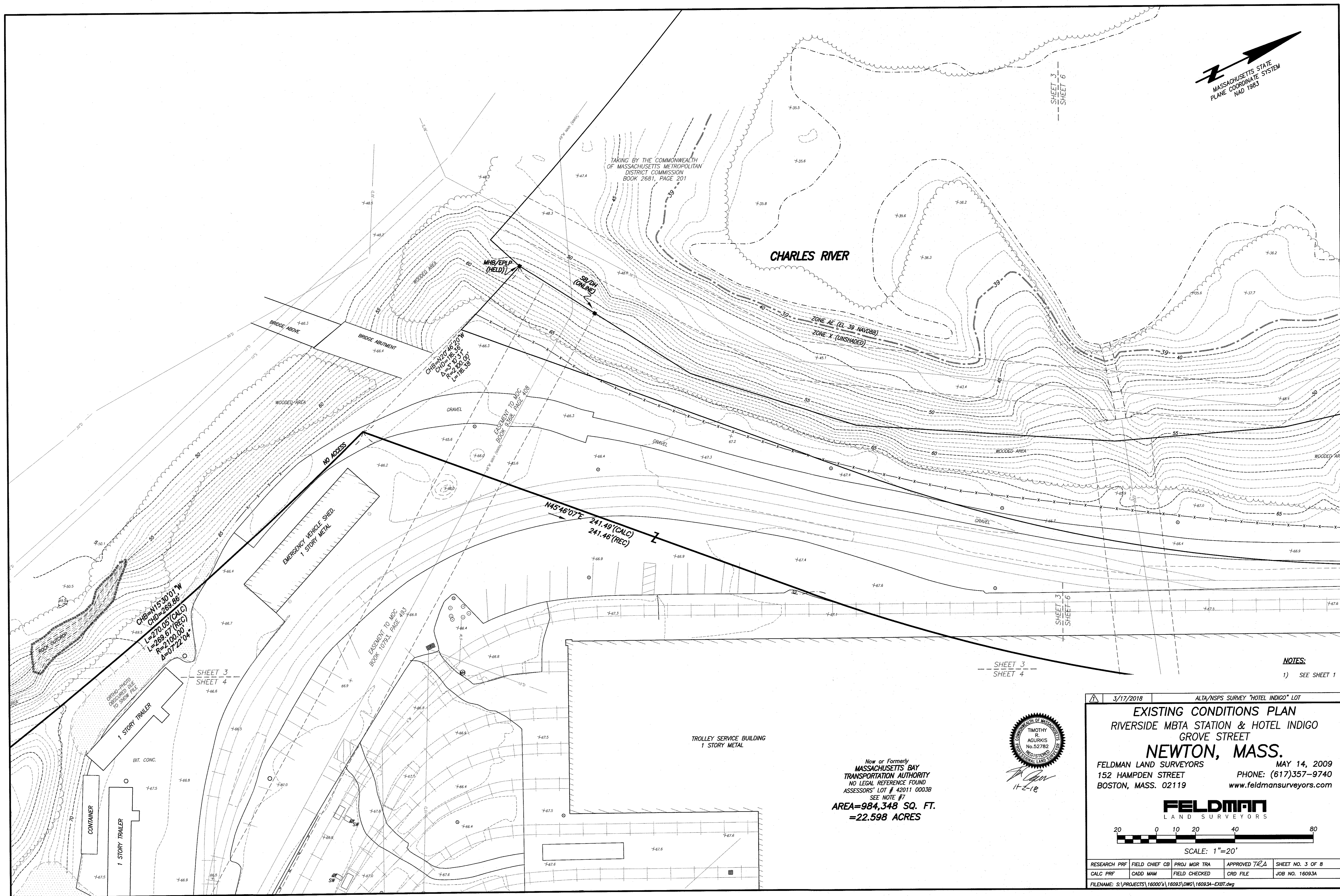
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CALC PRF	CADD MAM	FIELD CHECKED	CRD FILE	JOB NO. 18093A

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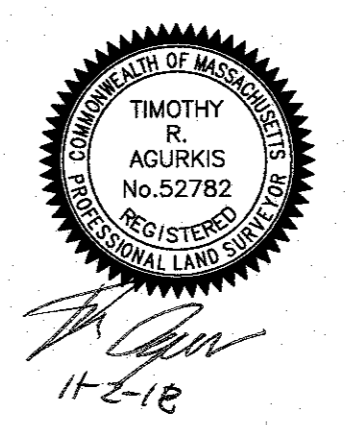
SHEET 1  
SHEET 2

SHEET 2  
SHEET 5





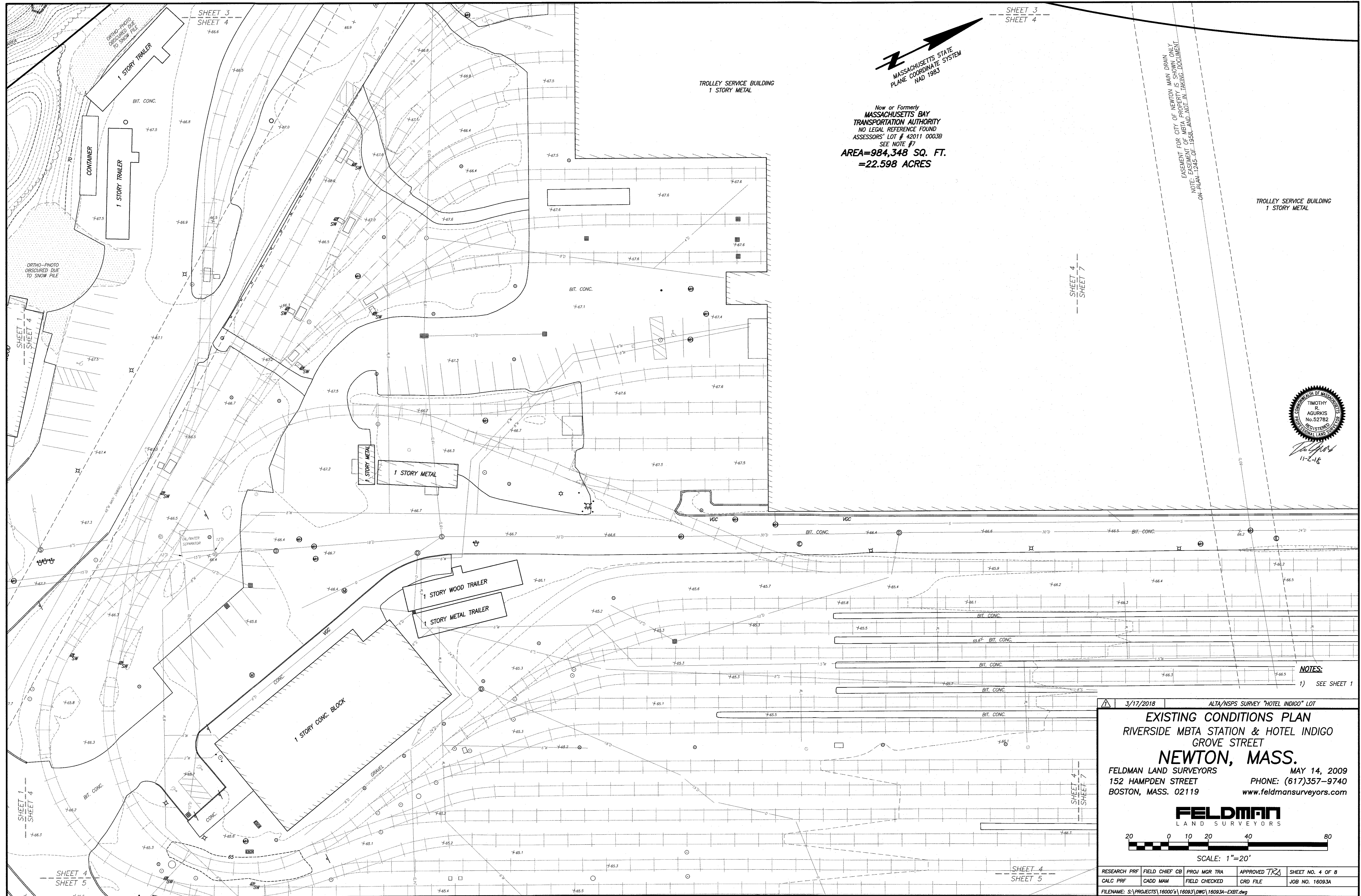
NOTES:  
1) SEE SHEET 1



Now or Formerly  
MASSACHUSETTS BAY  
TRANSPORTATION AUTHORITY  
NO LEGAL REFERENCE FOUND  
ASSESSORS' LOT # 42011 0003B  
SEE NOTE #7  
**AREA=984,348 SQ. FT.**  
**=22.598 ACRES**

3/17/2018		ALTA/NSPS SURVEY "HOTEL INDIGO" LOT	
<b>EXISTING CONDITIONS PLAN</b>			
RIVERSIDE MBTA STATION & HOTEL INDIGO			
GROVE STREET			
<b>NEWTON, MASS.</b>			
FELDMAN LAND SURVEYORS		MAY 14, 2009	
152 HAMPDEN STREET		PHONE: (617)357-9740	
BOSTON, MASS. 02119		www.feldmansurveyors.com	
<b>FELDMAN</b>			
LAND SURVEYORS			
SCALE: 1"=20'			
RESEARCH PRF	FIELD CHIEF CB	PROJ MGR TRA	APPROVED TRD
CALC PRF	CADD MAN	FIELD CHECKED	CRD FILE
SHEET NO. 3 OF 8		JOB NO. 16093A	
FILENAME: S:\PROJECTS\16000\16093\DWG\16093A-EXBT.dwg			



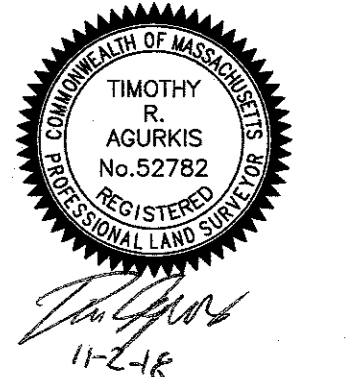


MASSACHUSETTS STATE  
PLANE COORDINATE SYSTEM  
NAD 1983

Now or Formerly  
MASSACHUSETTS BAY  
TRANSPORTATION AUTHORITY  
NO LEGAL REFERENCE FOUND  
ASSESSORS' LOT # 42011 0003B  
SEE NOTE #7  
**AREA=984,348 SQ. FT.**  
**=22.598 ACRES**

EASEMENT FOR CITY OF NEWTON MAIN DRAIN  
EASEMENT OF MBTA PROPERTY IS SHOWN ONLY  
NOTE: EASEMENT OF 1955, AND NOT IN TAKING DOCUMENT  
ON PLAN 1245-01

TROLLEY SERVICE BUILDING  
1 STORY METAL



NOTES:  
1) SEE SHEET 1

3/17/2018 ALTA/NSPS SURVEY "HOTEL INDIGO" LOT

**EXISTING CONDITIONS PLAN**  
RIVERSIDE MBTA STATION & HOTEL INDIGO  
GROVE STREET  
**NEWTON, MASS.**

FELDMAN LAND SURVEYORS MAY 14, 2009  
152 HAMPDEN STREET PHONE: (617)357-9740  
BOSTON, MASS. 02119 www.feldmansurveyors.com

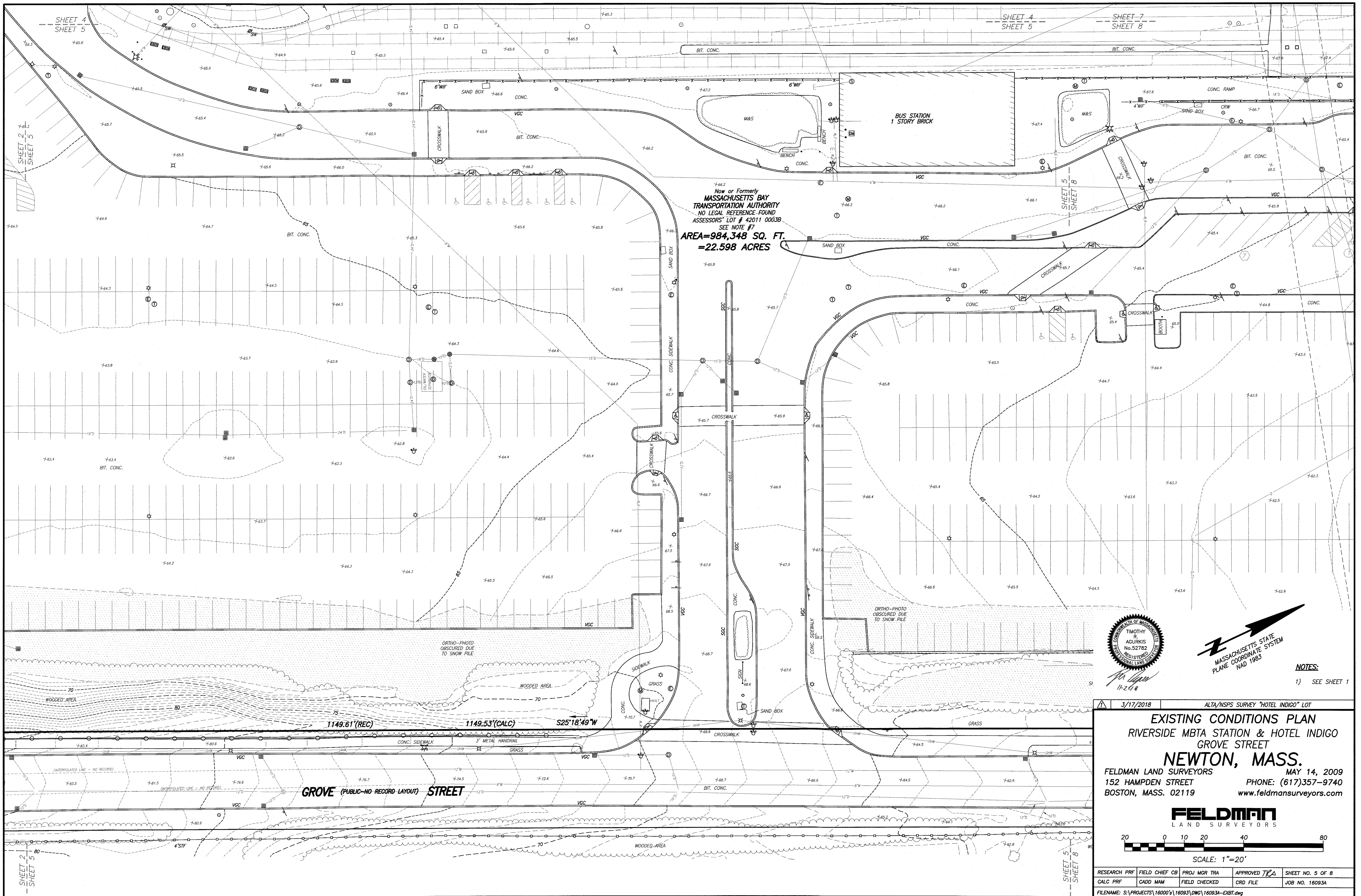
**FELDMAN**  
LAND SURVEYORS

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SCALE: 1"=20'

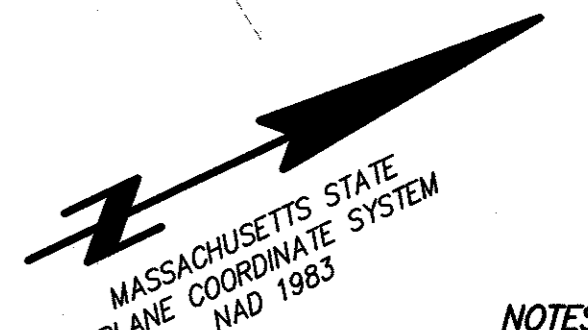
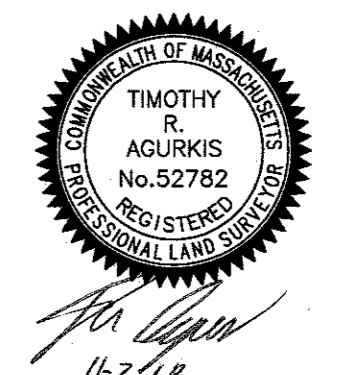
RESEARCH PRF	FIELD CHIEF CB	PROJ MGR TRA	APPROVED TRS	SHEET NO. 4 OF 8
CALC PRF	CADD MAM	FIELD CHECKED	CRD FILE	JOB NO. 16093A

FILENAME: S:\PROJECTS\16000\16093\DWG\16093A-EXBT.dwg





Now or Formerly  
 MASSACHUSETTS BAY  
 TRANSPORTATION AUTHORITY  
 NO LEGAL REFERENCE FOUND  
 ASSESSORS' LOT # 42011 0003B  
 SEE NOTE #7  
**AREA=984,348 SQ. FT.**  
**=22.598 ACRES**



NOTES:  
 1) SEE SHEET 1

3/17/2018 ALTA/NSPS SURVEY "HOTEL INDIGO" LOT

**EXISTING CONDITIONS PLAN**  
 RIVERSIDE MBTA STATION & HOTEL INDIGO  
 GROVE STREET  
**NEWTON, MASS.**  
 FELDMAN LAND SURVEYORS MAY 14, 2009  
 152 HAMPDEN STREET PHONE: (617)357-9740  
 BOSTON, MASS. 02119 www.feldmansurveyors.com

**FELDMAN**  
 LAND SURVEYORS

20 0 10 20 40 80  
 SCALE: 1"=20'

RESEARCH PRF	FIELD CHIEF CB	PROJ MGR TRA	APPROVED TCA	SHEET NO. 5 OF 8
CALC PRF	CADD MAM	FIELD CHECKED	CRD FILE	JOB NO. 16093A

FILENAME: S:\PROJECTS\16000's\16093\DWG\16093A-EXIST.dwg



SHEET 3  
SHEET 6

MASSACHUSETTS STATE  
PLANE COORDINATE SYSTEM  
NAD 1983

CHARLES RIVER

ZONE AE (EL. 39 NAVD88)  
ZONE AE (EL. 38 NAVD88)  
ZONE AE (EL. 38 NAVD88)  
ZONE X (UNSHADED)

ZONE AE (EL. 39 NAVD88)  
ZONE X (UNSHADED)

R.R. BD

R.R. BD  
(ONLINE)

SB/DH

TAKING BY THE COMMONWEALTH  
OF MASSACHUSETTS METROPOLITAN  
DISTRICT COMMISSION  
BOOK 2681, PAGE 201

BOOK 8525, PAGE 182  
20.00' WIDE CITY OF NEWTON  
DRAIN & COMMON SEWER  
EASEMENT

EASEMENT FOR CITY OF NEWTON  
MAIN DRAIN & COMMON SEWER  
BOOK 8525, PAGE 182

FLOW RIGHTS IN  
RUMBLE BROOK

WOODED AREA

WOODED AREA

WOODED AREA

1 STORY TRAILER

STEPS

ELECTRIC GENERATORS

WOOD RAMP

GRANT FROM PENN CENTRAL TO  
MBTA OF INTEREST OF LAND  
BOOK 12370, PAGE 158

73.21 (REC)  
72.96 (CALC)  
532-39' 08" E

$\Delta = 53^{\circ} 06' 23''$   
 $R = 880.27'$   
 $L = 797.37'$   
 $CHB = N 97^{\circ} 42' 55'' E$   
 $CHD = 769.13'$

Now or Formerly  
MASSACHUSETTS BAY  
TRANSPORTATION AUTHORITY  
NO LEGAL REFERENCE FOUND  
ASSESSORS' LOT # 42011 0003B  
SEE NOTE #7  
**AREA=984,348 SQ. FT.**  
**=22.598 ACRES**



EASEMENT FOR CITY OF NEWTON MAIN DRAIN  
EASEMENT FOR MBTA PROPERTY IS SHOWN ONLY  
NOTE: EASEMENT OF 1998, AND NOT IN TAKING DOCUMENT  
ON PLAN 1245-01

TROLLEY SERVICE BUILDING  
1 STORY METAL

3/17/2018 ALTA/NSPS SURVEY "HOTEL INDIGO" LOT

**EXISTING CONDITIONS PLAN**  
RIVERSIDE MBTA STATION & HOTEL INDIGO  
GROVE STREET  
**NEWTON, MASS.**

FELDMAN LAND SURVEYORS MAY 14, 2009  
152 HAMPDEN STREET PHONE: (617)357-9740  
BOSTON, MASS. 02119 www.feldmansurveyors.com

**FELDMAN**  
LAND SURVEYORS

SCALE: 1"=20'

RESEARCH PRF FIELD CHIEF CB PROJ MGR TRA APPROVED TRC SHEET NO. 6 OF 8  
CALC PRF CADD MAN FIELD CHECKED CRD FILE JOB NO. 16093A  
FILENAME: S:\PROJECTS\16000's\16093\DWG\16093A-EXBT.dwg

NOTES:  
1) SEE SHEET 1



SHEET 6  
SHEET 7

$\Delta = 53^{\circ} 06' 23''$   
 $R = 980.27'$   
 $L = 797.37'$   
 $CHB = N 89^{\circ} 12' 55'' E$   
 $CHD = 769.13'$

Now or Formerly  
MASSACHUSETTS BAY  
TRANSPORTATION AUTHORITY  
NO LEGAL REFERENCE FOUND  
ASSESSORS' LOT # 42011 0003B  
SEE NOTE #7  
**AREA=984,348 SQ. FT.**  
**=22.598 ACRES**

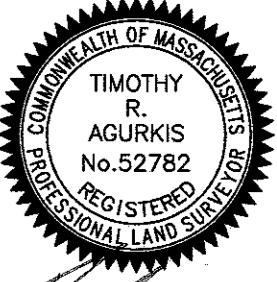
TROLLEY SERVICE BUILDING  
1 STORY METAL

SHEET 4  
SHEET 7



EASEMENT FOR CITY OF NEWTON MAIN DRAIN  
PROPERTY OF MBTA PROPERTY IS SHOWN ONLY  
NOTE: EASEMENT OF MBTA PROPERTY AND NOT IN TAKING DOCUMENT  
ON-PLAN 1245-DE-1995

$\Delta = 81^{\circ} 39'$   
 $L = 887.71'$  (CALC)  
 $R = 86.83'$  (REC)  
 $\Delta = 23^{\circ} 58' 43''$



11-2-18

**NOTES:**

1) SEE SHEET 1

3/17/2018 ALTA/NSPS SURVEY "HOTEL INDIGO" LOT

**EXISTING CONDITIONS PLAN**  
RIVERSIDE MBTA STATION & HOTEL INDIGO  
GROVE STREET  
**NEWTON, MASS.**

FELDMAN LAND SURVEYORS MAY 14, 2009  
152 HAMPDEN STREET PHONE: (617)357-9740  
BOSTON, MASS. 02119 www.feldmansurveyors.com

**FELDMAN**  
LAND SURVEYORS

20 0 10 20 40 80  
SCALE: 1"=20'

RESEARCH PRF	FIELD CHIEF CB	PROJ MGR TRA	APPROVED TPA	SHEET NO. 7 OF 8
CALC PRF	CADD MAM	FIELD CHECKED	CRD FILE	JOB NO. 16093A

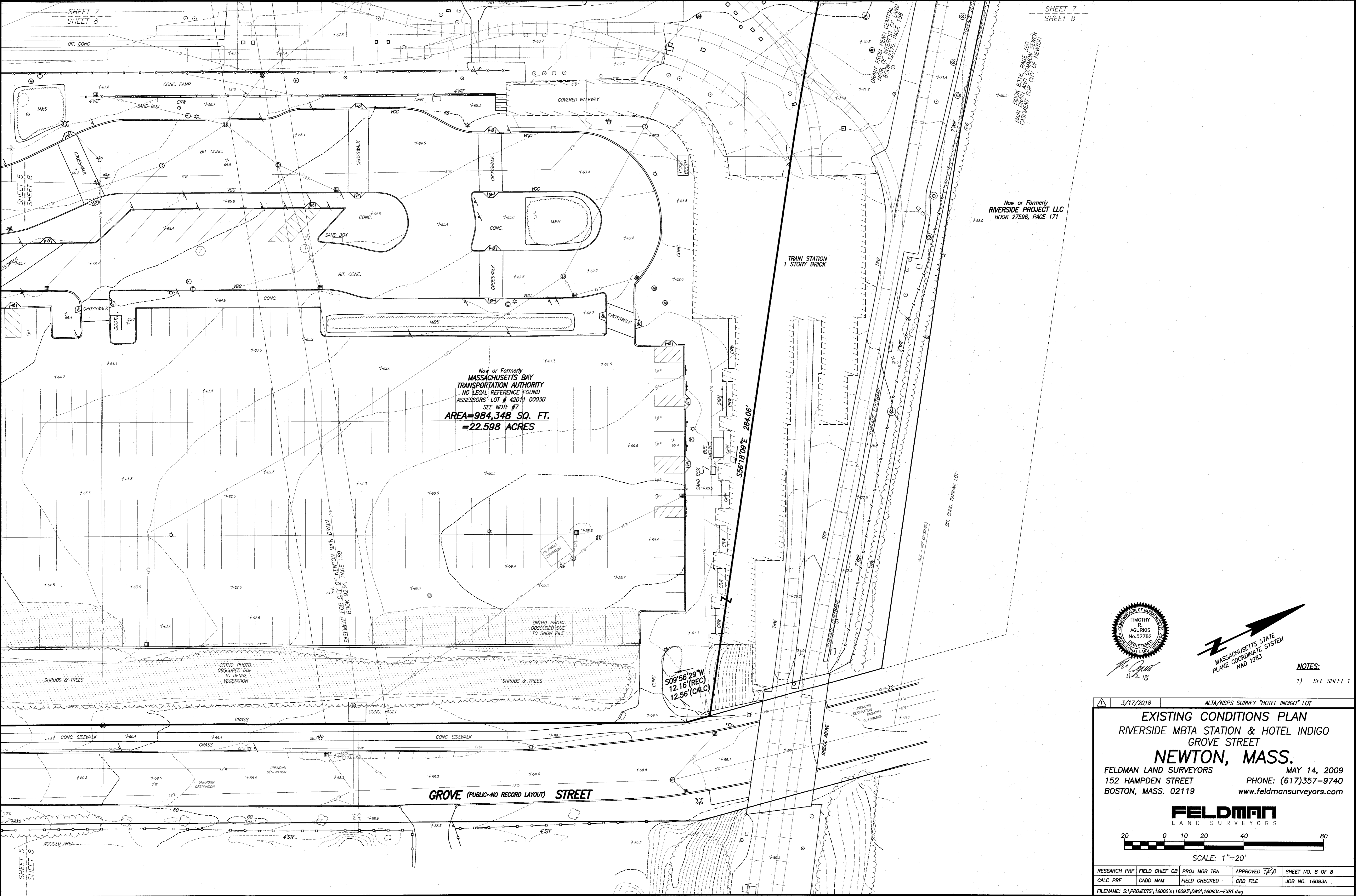
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SHEET 7  
SHEET 8

SHEET 4  
SHEET 7

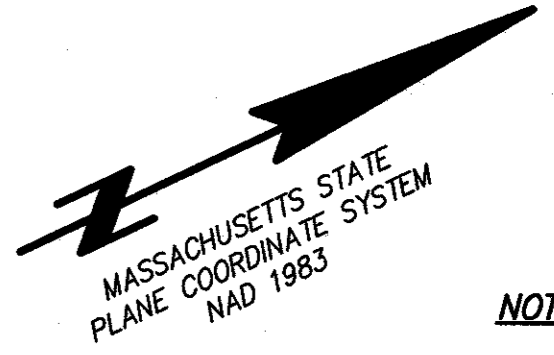
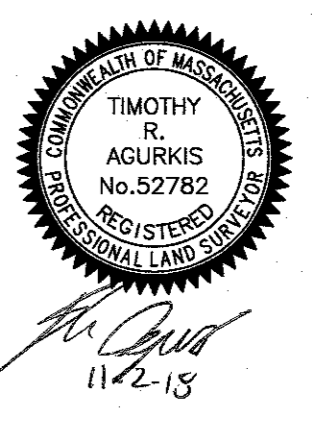
SHEET 7  
SHEET 8



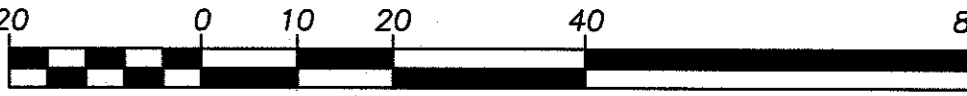


Now or Formerly  
MASSACHUSETTS BAY  
TRANSPORTATION AUTHORITY  
NO LEGAL REFERENCE FOUND  
ASSESSOR'S LOT # 42011 0003B  
SEE NOTE #7  
AREA=984,348 SQ. FT.  
=22.598 ACRES

Now or Formerly  
RIVERSIDE PROJECT LLC  
BOOK 27596, PAGE 171



NOTES:  
1) SEE SHEET 1

3/17/2018		ALTA/NSPS SURVEY "HOTEL INDIGO" LOT	
<b>EXISTING CONDITIONS PLAN</b>			
RIVERSIDE MBTA STATION & HOTEL INDIGO			
GROVE STREET			
<b>NEWTON, MASS.</b>			
FELDMAN LAND SURVEYORS		MAY 14, 2009	
152 HAMPDEN STREET		PHONE: (617)357-9740	
BOSTON, MASS. 02119		www.feldmansurveyors.com	
<b>FELDMAN</b>			
LAND SURVEYORS			
			
SCALE: 1"=20'			
RESEARCH PRF	FIELD CHIEF CB	PROJ MGR TRA	APPROVED TRA
CALC PRF	CADD MAM	FIELD CHECKED	CRD FILE
FILENAME: S:\PROJECTS\16000's\16093\DWG\16093A-EXBT.dwg			SHEET NO. 8 OF 8
			JOB NO. 16093A