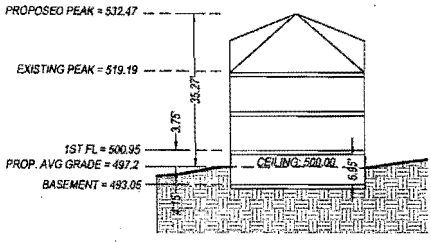


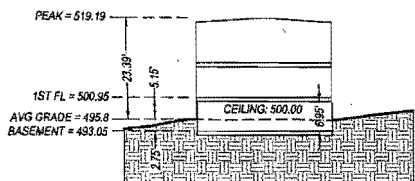
REFERENCES:
 DEED: BK: 54633 PG 515
 PLAN: No. 921 OF 1939
 No. 158 OF 2012
 BK: 4259, PG: END
 No. 13 OF 1995
 No. 12790 OF 1994
 PLAN: BEECHER PLACE PLAN & PROFILE

LEGEND:
 [498.00] = PROPOSED GRADE

PROPOSED HEIGHT PROFILE
 NOT TO SCALE



EXISTING HEIGHT PROFILE
 NOT TO SCALE



EXISTING AVERAGE GRADE

Segment	Elevation 1	Elevation 2	Average	Length	Average x Length
Segment 1	495.9	497.6	496.7	29.5	14659.7
Segment 2	497.6	496.0	496.3	25.5	12655.4
Segment 3	495.0	494.7	494.9	29.5	14598.1
Segment 4	494.7	495.9	495.3	25.5	12530.0
Sum of all segments =					54637.2
Perimeter (total length of all segments) =					110.0
Average grade plane =					495.8

PROPOSED AVERAGE GRADE

Segment	Elevation 1	Elevation 2	Average	Length	Average x Length
Segment 1	498.0	495.0	496.0	29.5	14691.0
Segment 2	498.0	498.0	498.0	35.5	17689.0
Segment 3	495.0	494.7	494.9	29.5	14598.1
Segment 4	496.0	498.0	497.0	25.5	12682.5
Sum of all segments =					54687.1
Perimeter (total length of all segments) =					110.0
Average grade plane =					497.2

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF AUGUST 28 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.



ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS ZONE "X UNSHADED" (AREA DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN).
 MAP No. 25017C0558E
 EFFECTIVE DATE: JUNE 4, 2010

PREPARED FOR:
 NAME GREGORY KESHISHYAN
 11 FAY LANE NEEDHAM
 NEEDHAM, MA

NOTES:
 ZONING: MR1
 DATUM: ASSUMED
 AVE GRADE: 495.8'
 LOT COVERAGE: 19.6%
 OPEN SPACE: 43.2%

PROPOSED:
 LOT COVERAGE: 19.6%
 OPEN SPACE: 43.6%

CERTIFIED PLOT PLAN
 SHOWING PROPOSED CONDITIONS AT
28 BEECHER PLACE
 NEWTON, MA

BOSTON SURVEY, INC.
 UNIT C-4 SHIPWAYS PLACE
 CHARLES TOWN, MA 02729
 (617) 842-1313
 JOB No. 15-00412

SCALE: 1 INCH = 20 FEET

GEORGE C. COLLINS, PLS

DATE: DECEMBER 8, 2015

CADD FILE: 15-00412 - CPP - R4.dwg