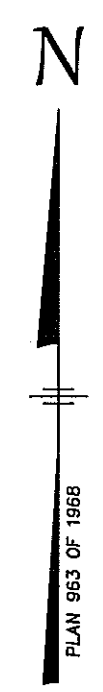
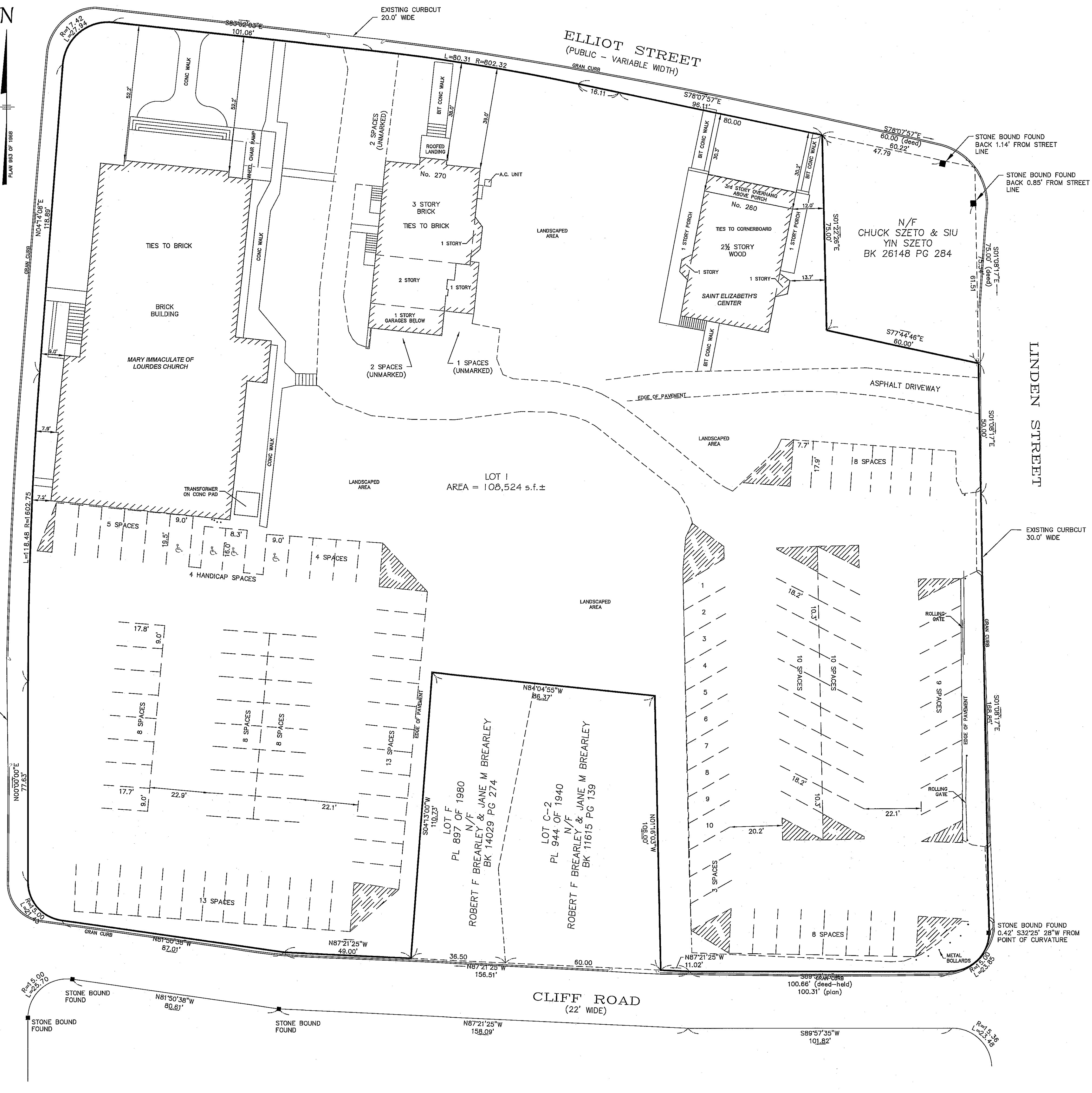


LOCUS MAP NOT TO SCALE



OAK STREET



CURRENTLY ZONED: MR-1

	REQUIRED
MINIMUM LOT AREA	20,000 s.f. LOT 1
LOT AREA PER UNIT	5,000 s.f./D.U.
FRONTAGE	80'
FRONT YARD SETBACK	30'
REAR YARD SETBACK	10'
REAR SETBACK	15'
FLOOR AREA RATIO	0.47982
BUILD FACTOR (SEE FORMULA DETAIL)	20 MAX
MAXIMUM BLDG. LOT COVERAGE	30%
MINIMUM OPEN SPACE	50%
BUILDING HEIGHT (MAX)	36'

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED.

CLERK - NEWTON PLANNING BOARD ACTING AS A BOARD OF SURVEY DATE:

THE ABOVE ENDORSEMENT IS NOT A DETERMINATION AS CONFORMANCE WITH ZONING REGULATIONS

LOT 1  
 GARAGE PARKING SPOTS LOT 1 = 2  
 TOTAL MARKED PARKING SPOTS LOT 1 = 113  
 TOTAL UNMARKED PARKING SPOTS = 5  
 TOTAL PARKING SPOTS LOT 1 = 120

CURRENT OWNER: THE ROMAN CATHOLIC ARCHBISHOP OF BOSTON

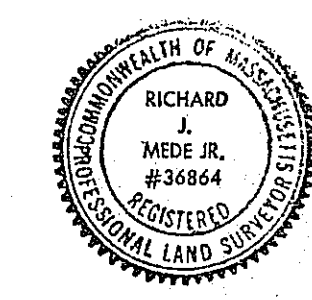
TITLE REFERENCE: BOOK 6172 PAGE 457

PLAN REFERENCE: PLAN 963 OF 1968  
 PLAN 944 OF 1940  
 PLAN 897 OF 1980  
 PLAN 1166 OF 1937

NOTES:

1. THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ADJACENT PROPERTIES IS ACCORDING TO ASSESSOR'S RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.
2. LOTS 1 & 2 SHOWN ON THIS PLAN ARE A SUBDIVISION OF LOT C-1 & C-2 SHOWN ON PLAN 944 OF 1940, AND LOT E SHOWN ON PLAN 897 OF 1980.
3. THE FIELD WORK ON WHICH THIS PLAN WAS BASED WAS CONDUCTED BETWEEN FEBRUARY 27, 2012 & MARCH 9, 2012.
4. LOT 1, CURRENTLY OWNED BY THE ROMAN CATHOLIC ARCHBISHOP OF BOSTON, A CORPORATION SOLE, WILL REMAIN IN THAT OWNERSHIP.
5. LOT 2, CURRENTLY OWNED BY THE ROMAN CATHOLIC ARCHBISHOP OF BOSTON, A CORPORATION SOLE, WILL BE CONVEYED TO 260 ELLIOT LLC. c/o KAREN OSBORNE, MANAGER

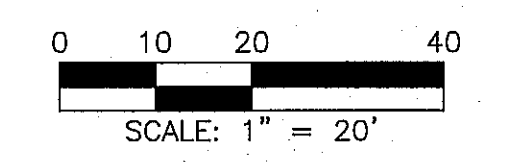
I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.



*[Signature]* 03/15/2016  
 RICHARD J. MEDE, JR. P.L.S. DATE:

EXISTING CONDITIONS PLAN  
 260, 270 & 280 ELLIOT STREET  
 ROMAN CATHOLIC ARCHDIOCESE OF BOSTON  
 MARY IMMACULATE OF LOURDES PARISH  
 NEWTON, MASS.  
 (MIDDLESEX COUNTY)

PREPARED BY:  
 MEDFORD ENGINEERING & SURVEY  
 ANGELO B. VENEZIANO ASSOCIATES  
 15 HALL ST. MEDFORD, MA. 02155  
 781-396-4466 fax: 781-396-8052



FIELD	DESIGN	DRAW	CALC.	CHECK	FILE No.
BN/BB	---	CAV	CAV	RJM	18223

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