



May 9, 2017
Ref: 12239.00

LEGAL DESCRIPTION – PROPOSED BU4 ZONE

TWO PARCELS OF LAND LOCATED OFF NEEDHAM STREET NORTH OF OAK STREET IN THE CITY OF NEWTON, IN THE COUNTY OF MIDDLESEX AND THE COMMONWEALTH OF MASSACHUSETTS BEING SHOWN AS "PROPOSED BU4 ZONE" ON A PLAN ENTITLED "ZONE CHANGE PLAN", SHEET C-3, DATED MAY 9, 2017, BOUNDED AND DESCRIBED AS FOLLOWS:

WEST PARCEL

A CERTAIN PARCEL OF LAND, COMPRISING THREE LOTS, LOCATED NORTH OF OAK STREET AND WEST OF NEEDHAM STREET BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY SIDELINE OF OAK STREET AND THE WESTERLY SIDELINE OF NEEDHAM STREET SAID POINT BEING THE SOUTHEASTERLY CORNER OF THE DESCRIBED PARCEL; THENCE

N 74°10'56" W A DISTANCE OF ONE HUNDRED SIXTY-SIX AND SIXTY-THREE HUNDREDTHS FEET (166.63') TO A POINT; THENCE

N 71°12'02" W A DISTANCE OF SIX HUNDRED FIFTY-NINE AND SEVENTY-THREE HUNDREDTHS FEET (659.73') TO A POINT; THENCE

NORTHWESTERLY AND CURVING TO THE RIGHT ALONG THE ARC OF A CURVE HAVING A RADIUS OF FIVE HUNDRED TWENTY-ONE AND EIGHTEEN HUNDREDTHS FEET (521.18'), A LENGTH OF THREE HUNDRED SIXTY-EIGHT AND FORTY-SIX HUNDREDTHS FEET (368.46') TO A POINT, THE LAST (3) COURSES BY THE NORTHERLY SIDELINE OF OAK STREET; THENCE

N 54°54'29" E A DISTANCE OF ONE HUNDRED THIRTY-SEVEN AND THIRTY-EIGHT HUNDREDTHS FEET (137.38') TO A POINT; THENCE

N 36°38'34" E A DISTANCE OF SIXTY-SIX AND FOUR HUNDREDTHS FEET (66.04') TO A POINT; THENCE

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N 54°54'29" E A DISTANCE OF SIX HUNDRED THIRTEEN AND TWENTY-FOUR HUNDREDTHS FEET (613.24') TO A POINT; THENCE

NORTHEASTERLY AND CURVING TO THE LEFT ALONG THE ARC OF A CURVE HAVING A RADIUS OF ONE THOUSAND NINE HUNDRED FORTY-FIVE AND EIGHT HUNDREDTHS FEET (1,945.08'), A LENGTH OF SIX HUNDRED SIX AND FIFTY-SIX HUNDREDTHS FEET (606.56') TO A POINT, THE LAST (2) COURSES BY THE EASTERLY SIDELINE OF THE MBTA RIGHT-OF-WAY; THENCE

S 02°07'59" W A DISTANCE OF ONE HUNDRED NINETY-FIVE AND SIXTEEN HUNDREDTHS FEET (195.16') TO A POINT; THENCE

S 05°50'01" W A DISTANCE OF SEVENTY-SIX AND NO HUNDREDTHS FEET (76.00') TO A POINT; THENCE

S 11°01'04" W A DISTANCE OF ONE HUNDRED SEVENTY-TWO AND FIFTY HUNDREDTHS FEET (172.50') TO A POINT; THENCE

S 72°27'07" E A DISTANCE OF THREE HUNDRED FIVE AND TWENTY-TWO HUNDREDTHS FEET (305.22') TO A POINT; THENCE

S 17°32'53" W A DISTANCE OF SEVEN AND SIXTY HUNDREDTHS FEET (7.60') TO A POINT; THENCE

S 71°17'17" E A DISTANCE OF TWO HUNDRED TWENTY-NINE AND THIRTEEN HUNDREDTHS FEET (229.13') TO A POINT; THENCE

S 23°46'24" W A DISTANCE OF THREE HUNDRED NINETY-ONE AND FIFTY HUNDREDTHS FEET (391.50') TO A POINT; THENCE

SOUTHWESTERLY AND CURVING TO THE RIGHT ALONG THE ARC OF A CURVE HAVING A RADIUS OF TWO THOUSAND SEVEN HUNDRED SIXTY-EIGHT AND TWENTY-FIVE HUNDREDTHS FEET (2,768.25'), A LENGTH OF TWO HUNDRED SIXTY-TWO AND FIFTEEN HUNDREDTHS FEET (262.15') TO A POINT; THENCE

S 34°37'30" W A DISTANCE OF TWO HUNDRED TWENTY-THREE AND EIGHTY-ONE HUNDREDTHS FEET (223.81') TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 986,610 S.F. OR 22.649 ACRES OF LAND IN NEWTON, MA.



EAST PARCEL

A CERTAIN PARCEL OF LAND, COMPRISING TWO LOTS, LOCATED ON THE EAST SIDE OF NEEDHAM STREET AT THE INTERSECTION OF NEEDHAM STREET AND CHARLEMONT STREET, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY SIDELINE OF NEEDHAM STREET AND THE SOUTHERLY SIDELINE OF CHARLEMONT STREET SAID POINT BEING THE BEGINNING OF A CURVE AND THE NORTHWESTERLY CORNER OF THE DESCRIBED PARCEL; THENCE

NORTHEASTERLY AND CURVING TO THE RIGHT ALONG THE ARC OF A CURVE HAVING A RADIUS OF TWENTY AND NO HUNDREDTHS FEET (20.00'), A LENGTH OF THIRTY-ONE AND EIGHTY-EIGHT HUNDREDTHS FEET (31.88') TO A POINT; THENCE

S 64°54'33" E A DISTANCE OF SIX HUNDRED NINETEEN AND FIFTY-THREE HUNDREDTHS FEET (619.53') TO A POINT, BY THE SOUTHERLY SIDELINE OF CHARLEMONT STREET; THENCE

S 46°51'38" E A DISTANCE OF ONE HUNDRED TWENTY AND FIFTY-FOUR HUNDREDTHS FEET (120.54') TO A POINT; THE LAST (2) COURSES BY THE SOUTHERLY SIDELINE OF CHARLEMONT STREET; THENCE

S 25°14'09" W A DISTANCE OF TWO HUNDRED TWENTY-SIX AND FIFTY HUNDREDTHS FEET (226.50') TO A POINT; THENCE

SOUTHWESTERLY AND CURVING TO THE RIGHT ALONG THE ARC OF A CURVE HAVING A RADIUS OF NINETY-ONE AND NINETY-EIGHT HUNDREDTHS FEET (91.98'), A LENGTH OF EIGHTY-ONE AND TWENTY-SEVEN HUNDREDTHS FEET (81.27') TO A POINT; THENCE

SOUTHWESTERLY AND CURVING TO THE LEFT ALONG THE ARC OF A CURVE HAVING A RADIUS OF ONE HUNDRED THIRTEEN AND EIGHTY-NINE HUNDREDTHS FEET (113.89'), A LENGTH OF NINETY-ONE AND FIFTY-FOUR HUNDREDTHS FEET (91.54') TO A POINT; THENCE

S 29°48'19" W A DISTANCE OF TWO HUNDRED NINETEEN AND THIRTY HUNDREDTHS FEET (219.30') TO A POINT; THENCE

N 57°54'09" W A DISTANCE OF FIFTY-NINE AND NO HUNDREDTHS FEET (59.00') TO A POINT; THENCE

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N 46°03'19" W A DISTANCE OF FIFTEEN AND THIRTY HUNDREDTHS FEET (15.30') TO A POINT; THENCE

N 55°29'08" W A DISTANCE OF ONE HUNDRED EIGHTEEN AND THIRTY-SIX HUNDREDTHS FEET (118.36') TO A POINT; THENCE

N 25°05'27" E A DISTANCE OF THREE HUNDRED SIXTY AND SEVENTY-FIVE HUNDREDTHS FEET (360.75) TO THE POINT OF BEGINNING.

N 64°54'33" W A DISTANCE OF FOUR HUNDRED SIXTY-FIVE AND FORTY-ONE HUNDREDTHS FEET (465.41) TO A POINT; THENCE

N 23°46'24" E A DISTANCE OF TWO HUNDRED NINETEEN AND SIXTY HUNDREDTHS FEET (219.60') TO THE POINT OF BEGINNING, BY THE EASTERLY SIDELINE OF NEEDHAM STREET.

THE ABOVE DESCRIBED PARCEL CONTAINS 262,317 S.F. OR 6.022 ACRES OF LAND IN NEWTON, MA.



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