

SECTION: 24 BLOCK: 09 LOT: 7, 9, 10
ZONING DISTRICT: BU-5

MASSACHUSETTS TURNPIKE
(RTE.90)

LOWELL AVE

LOWELL AVE

AUSTIN ST

AUSTIN ST

LOWELL AVENUE
24008 0001

ZONE: PUB
ZONE: MR1

ZONE: MR1
ZONE: BU2

ZONE: BU2
ZONE: MR1

ZONE: BU2
ZONE: MU5

ZONE: BU2
ZONE: MU5

LOWELL AVE

ELMWOOD PARK

HIGHLAND PARK

HIGHLAND TER

HIGHLAND

#104
24007 0001

#9
24007 0002

#15
24007 0003

#19
24007 0004

#86
24009 0004

#76
24009 0005

#70-72
24009 0006

#216
24009 0003

#222
24009 0002

#228
24009 0001A

#77
24009 0001

#69
24009 0042

#65
24009 0041

#63

#16
24009 0037

#14
24009 0038

#10
24009 0039

#59-61
24009 0040

#17
24009 0036

#11-15
24009 0035

#9
24009 0034

#55
24009 0033

#6
24009 0030A

#4
24009 0031

#2
24009 0032

#43
24009 0029

#33-35
24009 0028

#23-31
24009 0026

#28
24009 0015

#40
24009 0012

#33-41
24001 0001

#66-68
24009 0007
2 STORY
WOOD
#66-68

#60
24009 0009
3 STORY
BRICK
#60

#46-48
24009 0010
2 1/2 STORY
WOOD
#46-48

ENTRANCE

7 PARKING SPACES
6 PARKING SPACES

STALL TO BE REMOVED

BITUMINOUS CONCRETE

5 PARKING SPACES

GARAGE

5 PARKING SPACES

5 PARKING SPACES

BITUMINOUS CONCRETE

27.3'

103.0'

103.2'

12 PARKING SPACES

9 PARKING SPACES (8.0'x18.0')

HANDICAP PARKING

17 PARKING SPACES

15 AC UNITS (3)

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220210_ALTA.dwg (2-2020)

LEGAL DESCRIPTION

PARCEL ONE (46-48 STREET)

A certain parcel of land with improvements thereon situated in that part of Newton, Middlesex County, Massachusetts called Newtonville, as shown in a plan entitled "Plan of Land on Newton, Mass.", dated March 18, 1986, prepared by Apex Associates, Land Surveyors, Newton Highlands, Mass, recorded with Middlesex South Registry of Deeds as Plan No. 345 of 1986, Book 16847, Page End, and described as follows:

- NORTHERLY by Austin Street, eighty (80.0) feet;
EASTERLY by land of now or formerly of Newton Savings Bank, one hundred sixty-four and 5/100 (164.53) feet;
SOUTHERLY by land now or formerly of City of Newton and John Montepare and Donald P. Fabrizio, as Trustees of Faber Realty Trust, seventy-nine and 9/100 (79.92) feet; and
WESTERLY by land now or formerly of Robert C. Sechrest and Arnold G. Haynes, one hundred fifty-seven and 9/100 (157.97) feet.

Containing 12,883 square feet, more or less, as shown on said Plan.

PARCEL TWO (60 AUSTIN STREET, PARCEL 1)

The premises being shown as Lot 17 on a plan drawn by S.P. Fuller, dated May 14, 1846, recorded with Middlesex South District Registry of Deeds, Plan Book 1, Plan 73, bounded and described as follows:

- NORTHERLY on Washington Place (now Austin Street), eighty (80) feet;
EASTERLY on Lot 18 on said plan; one hundred sixty-one (161) feet;
SOUTHERLY on land now or formerly of E.W. Lyman, as shown on said plan, eighty feet and five inches (80'5"); and
WESTERLY on Lot 16 on said plan, one hundred fifty-four and four inches (154'4").

Containing 12,613 2/3 square feet, all of said measurements being approximate.

PARCEL THREE (60 AUSTIN STREET, PARCEL 2)

The premises known as and numbered 60-62 Austin Street and shown on a plan entitled "Plan of Land in Newtonville belonging to the Estate of Otis Morton", dated Nov. 10, 1905, by E.S. Smilie, Surveyor, and recorded with Middlesex South District Registry of Deeds at the End of Book 3206, bounded and described more particularly as follows:

- NORTHERLY by Austin Street (formerly Washington Place), eighty (80) feet;
EASTERLY by land now or formerly of Harriet A. Almy, one hundred fifty-one and 10/100 (151.10) feet;
SOUTHERLY by land now or formerly of Boston Safe Deposit and Trust Company, eighty and 1/100 (80.18) feet; and
WESTERLY by land now or formerly of David Thomas, one hundred forty-four and 5/100 (144.55) feet.

Containing 11,832 square feet of land, all of said measurements being approximate.

PARCEL FOUR (66-68 AUSTIN STREET)

The premises shown as Lot 15 on a plan entitled "Plan of Lands in Newton at Hulls Crossing" belonging to Luke Robinson et al, dated May 4, 1846, recorded with Middlesex South District Registry of Deeds in Book 1-B, Plan 73, and bounded and described as follows:

- NORTHERLY by Austin Street (formerly Washington Place), eighty (80) feet;
EASTERLY by Lot 16 on said plan one hundred forty-seven feet, eight inches (147'8");
SOUTHERLY by land now or formerly of E.W. Lyman, eighty feet, five inches (80'5"); and
WESTERLY by Lot 14, as shown on said plan, one hundred forty-one feet (141').

Containing, according to said plan, 11,546 2/3 feet.

FLOOD ZONE:

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA OF MINIMAL FLOOD HAZARD BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP No. 250170052E, WITH A DATE OF IDENTIFICATION OF JUNE 4, 2010, IN MIDDLESEX SOUTH COUNTY, STATE OF MASSACHUSETTS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

GENERAL NOTE:

- NO EVIDENCE OF CEMETERIES.
LEGAL DESCRIPTION FORMS MATHEMATICALLY CLOSED FIGURE WITH OUT GAPS, GORES OR OVERLAPS.
NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
NO OBSERVED EVIDENCE OF SIDE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

UTILITY NOTE:

UNDERGROUND LOCATIONS AS SHOWN HEREON ARE TAKEN FROM AVAILABLE RECORD INFORMATION AND ARE APPROXIMATE ONLY. BEFORE PLANNING ANY CONSTRUCTION THE VARIOUS UTILITY COMPANY ENGINEERING DEPARTMENTS SHOULD BE CONSULTED.

PLAN REFERENCE:

PLAN BOOK 1 PLAN 73
BOOK 16847 PAGE End
BOOK 3206 PAGE End

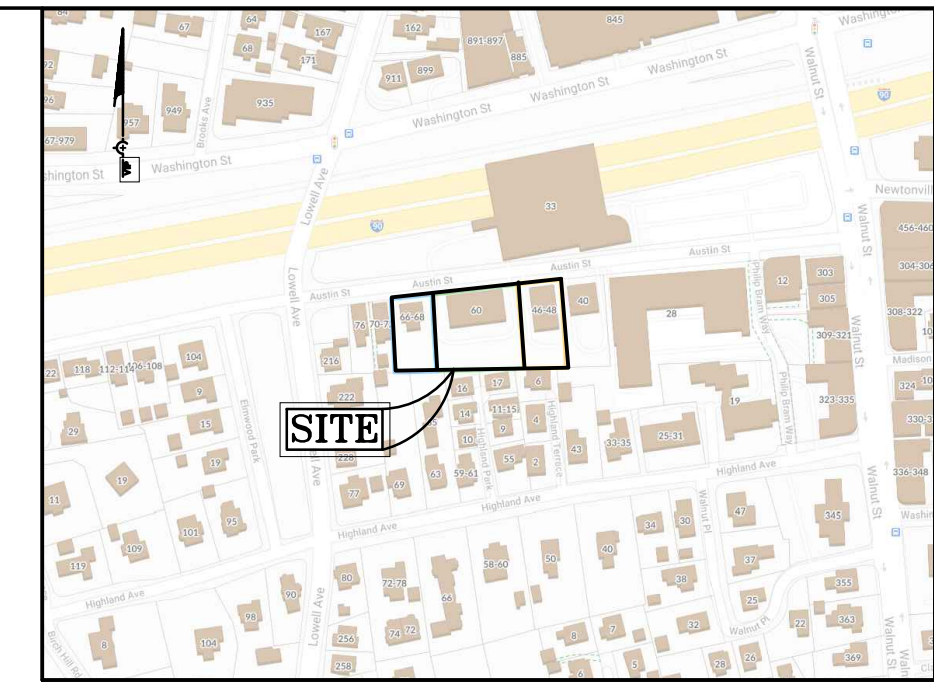
DEED REFERENCE:

BOOK 33594 PAGE 513
BOOK 24658 PAGE 559

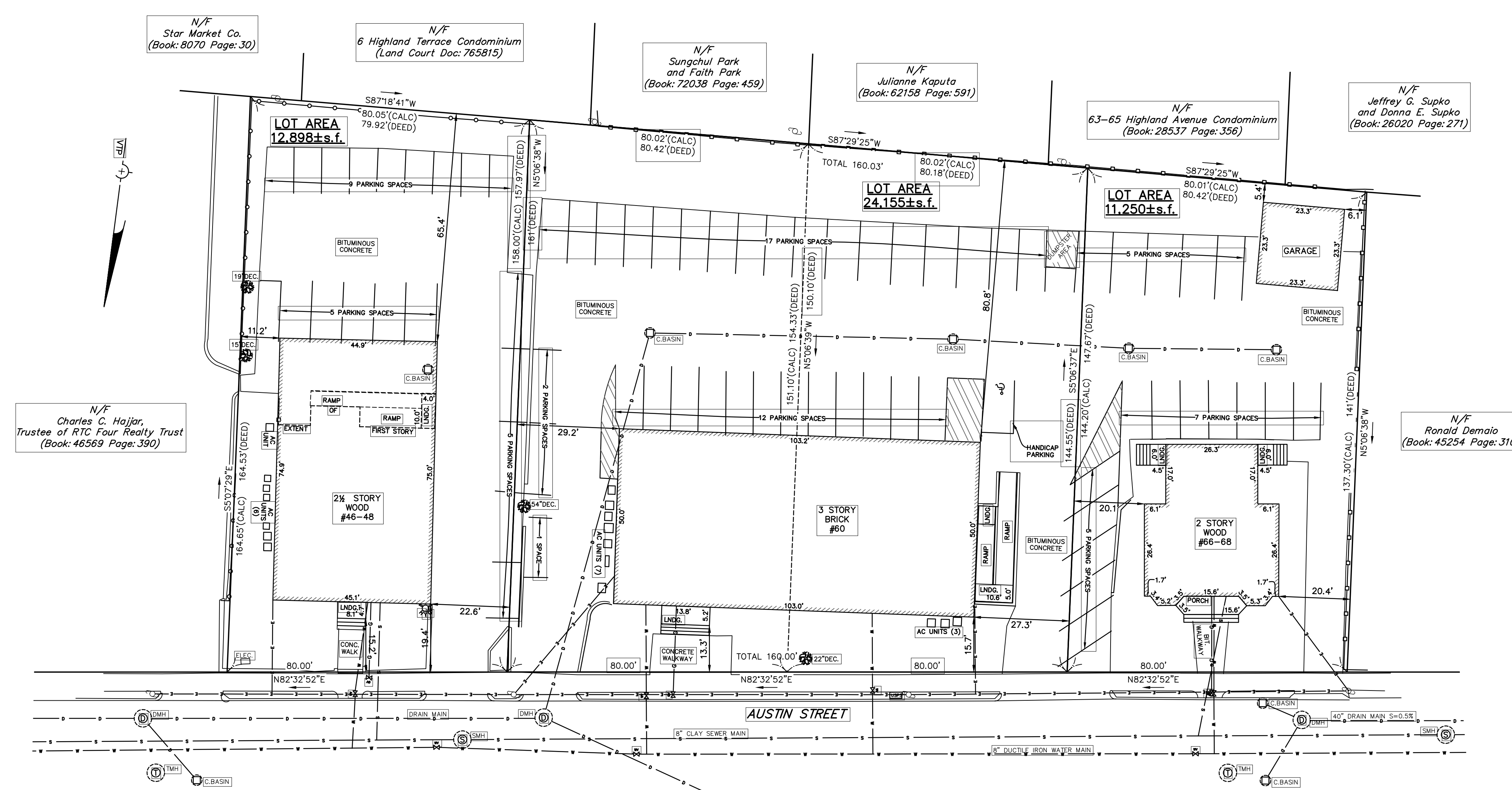
PARKING COUNT table with columns ADDRESS and PARKING SPACES. Rows include #46-48 Austin Street (19), #60 Austin Street (33), #66-68 Austin Street (17), and TOTAL (69).

LEGEND

- BUILDING
PROPERTY LINE W/ BEARING DISTANCE
STOCKADE FENCE
CHAINLINK FENCE
GAS VALVE
WATER VALVE
DRAIN MANHOLE
SEWER MANHOLE
CATCH BASIN
UTILITY POLE
LIGHT POLE
SIGN



VICINITY MAP NOT TO SCALE

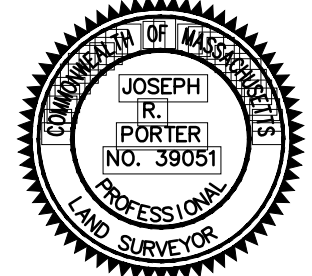


SURVEYOR'S CERTIFICATE:

TO: LAURENCE D. KOPLAN AND BEVERLY D. KOPLAN, TRUSTEES OF L&B REALTY TRUST

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS NO. 1, 2, 3, 4, 7(a), 7(b)(1), 11, 13, 16, 17, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 18, 2016.

Signature of Joseph R. Porter, Registered Land Surveyor #39051 in the Commonwealth of Massachusetts.



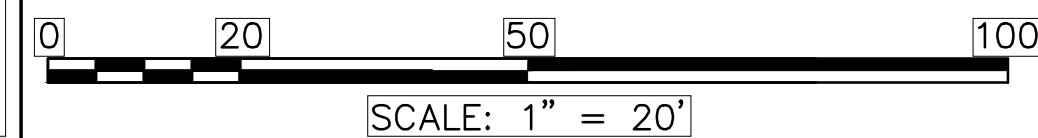
ALTA / ACSM LAND TITLE SURVEY

NEWTON, MASSACHUSETTS

OWNERS: LAURENCE D. KOPLAN AND BEVERLY D. KOPLAN TRUSTEES OF L&B REALTY TRUST
46-48, 60, & 66-68 AUSTIN STREET
NEWTON, MASSACHUSETTS

DATE: 1/18/2021
REVISIONS:
SCALE: 1"=20'
PROJECT: 220210
SHEET: 1 OF 1

VTP ASSOCIATES, INC.
LAND SURVEYORS - CIVIL ENGINEERS
132 ADAMS STREET 2ND FLOOR SUITE 3
NEWTON, MA. 02458
(617) 332-8271 FAX: (617) 969-2330



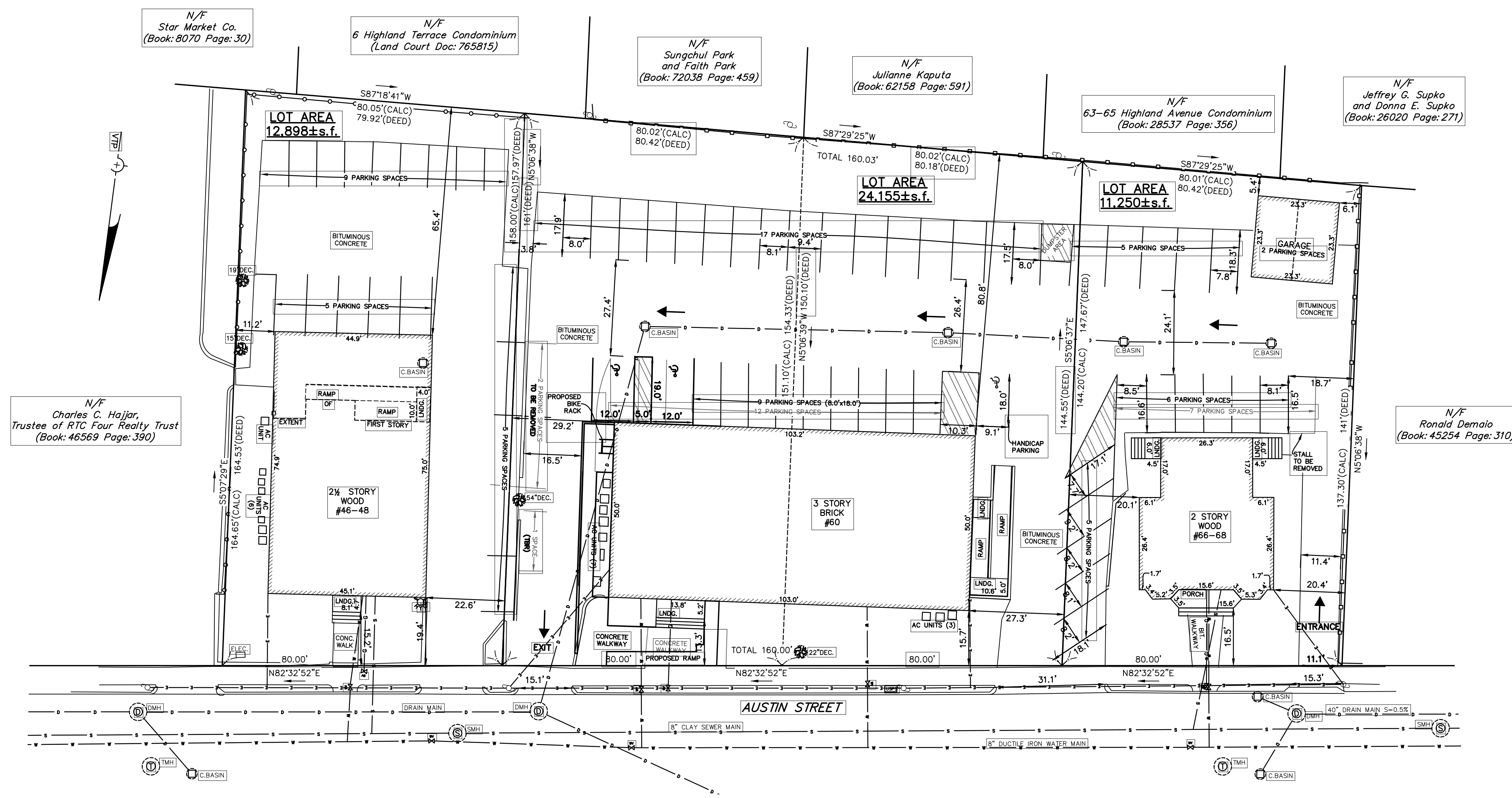
SCALE: 1" = 20'

220210pp.dwg (2/2020)

LEGEND

- BUILDING
- PROPERTY LINE W/ BEARING DISTANCE
- CONTOUR
- STOCKADE FENCE
- CHAINLINK FENCE
- PICKET FENCE
- SEWER LINE
- DRAIN LINE
- WATER LINE
- GAS LINE
- GAS VALVE
- WATER VALVE
- DRAIN MANHOLE
- SEWER MANHOLE
- CATCH BASIN
- UTILITY POLE
- LIGHT POLE
- DECIDUOUS TREE
- CONIFEROUS TREE
- FIRE HYDRANT

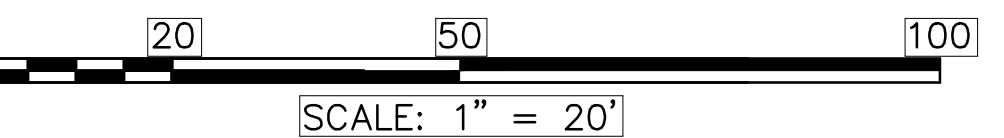
PARKING COUNT		
	EXISTING	PROPOSED
#60 AUSTIN STREET	32	26
#66-68 AUSTIN STREET	19	18
HANDICAP STALL	1	3
TOTAL	52	47



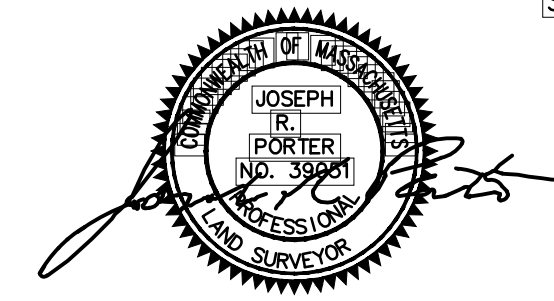
ZONING CHART (#60)		
NEWTON, MASSACHUSETTS		
ZONE:	BU-5	SUBMISSION: EXISTING
REGULATION	REQUIRED	EXISTING
LOT AREA	0s.f.	24,155±s.f.
LOT FRONTAGE	N/A	160.0'
FRONT SETBACK	15.0'	13.3'
SIDE SETBACK	10.0'	27.3'
REAR SETBACK	20.0'	80.8'
LOT COVERAGE	25.0%	21.4%

ZONING CHART (#66-68)		
NEWTON, MASSACHUSETTS		
ZONE:	BU-5	SUBMISSION: EXISTING
REGULATION	REQUIRED	EXISTING
LOT AREA	0s.f.	11,250±s.f.
LOT FRONTAGE	N/A	80.0'
FRONT SETBACK	15.0'	16.5'
SIDE SETBACK	10.0'	20.1'
REAR SETBACK	20.0'	N/A
LOT COVERAGE	25.0%	19.0%

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CERTIFIED PLOT PLAN
 NEWTON, MASSACHUSETTS
 SHOWING PROPOSED CONDITIONS AT
 #46-48, 60, & 66-68 AUSTIN STREET
 SCALE: 1in.=20ft. DATE: MARCH 19, 2021



PROJECT: 220210
VTP
 ASSOCIATES
 INC.

LAND SURVEYORS - CIVIL ENGINEERS: 132
 ADAMS STREET 2ND FLOOR SUITE 3
 NEWTON, MA 02458
 (617) 332-8271