

Middlesex Registry of Deeds,  
Southern District  
Cambridge, Massachusetts  
Plan No. 333 of 2022  
Rec'd 5-20 2022  
at 12 M P M

Attest  
*Robert Bibbo*  
Register



N/F  
DANNY G. KALOPEK &  
DEBRA L. FRANKO  
230 MELROSE ST.

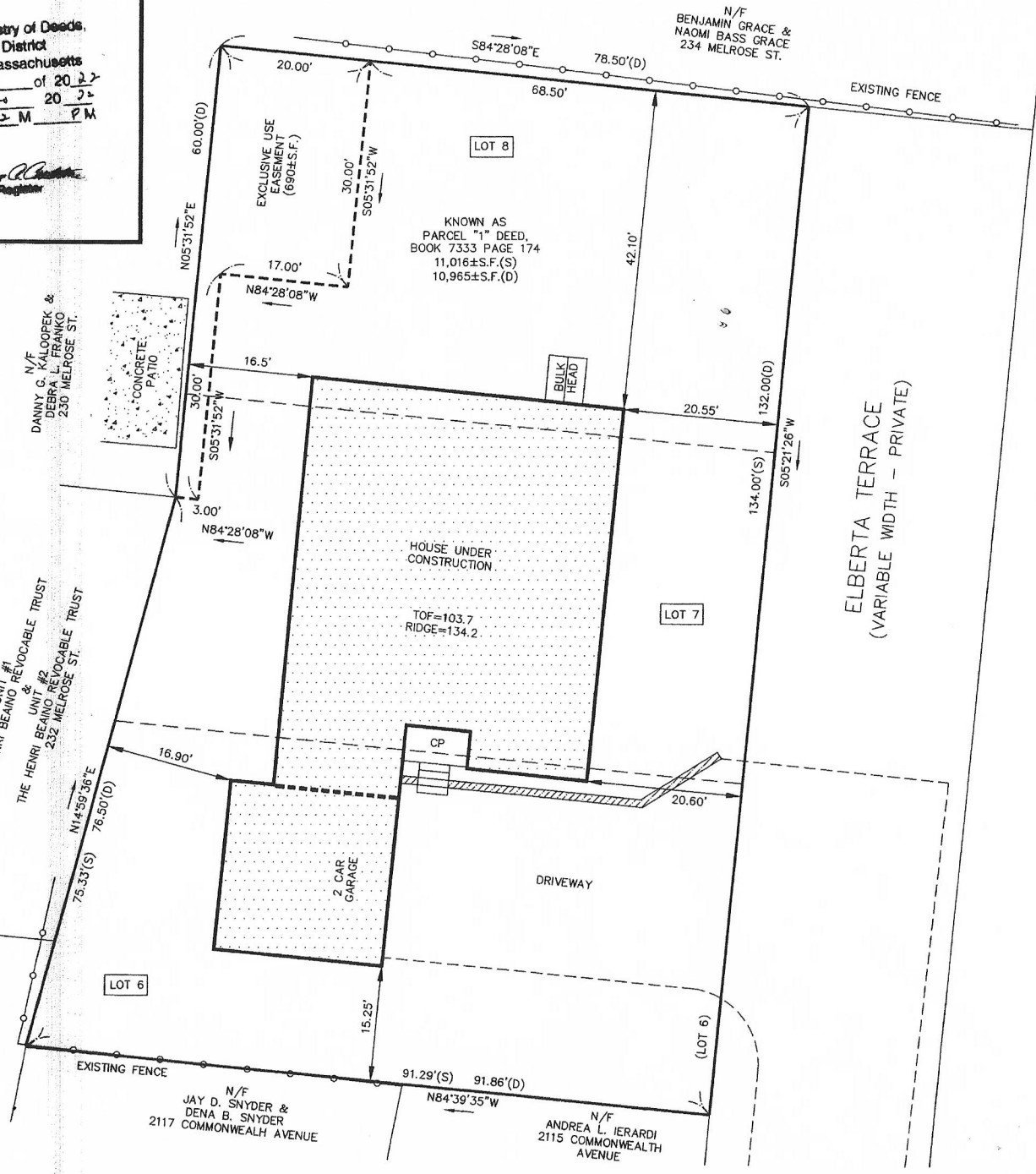
N/F  
UNIT #1  
THE HENRI BEAUMO REVOCABLE TRUST  
&  
UNIT #2  
THE HENRI BEAUMO REVOCABLE TRUST  
232 MELROSE ST.

N/F  
TRUSTEES OF  
THE SEYMERS  
REALTY TR  
2121 COMMONWEALTH  
AVENUE

N/F  
JAY D. SNYDER &  
DENA B. SNYDER  
2117 COMMONWEALTH AVENUE

N/F  
ANDREA L. IERARDI  
2115 COMMONWEALTH  
AVENUE

N/F  
BENJAMIN GRACE &  
NAOMI BASS GRACE  
234 MELROSE ST.



CURRENT OWNER:  
KENNETH LEARY, JR. TRUSTEE

DEED REFERENCE:  
PARCEL "1" DEED, BOOK 7333 PAGE 174  
PARCEL "B" DEED, BOOK 16811 PAGE 356

PLAN REFERENCE:  
PLAN OF LOTS NEWTON MASS  
BELONGING TO JOHN F. McDONALD  
DATED DECEMBER 4, 1896  
END OF BOOK 2516

THE PROPERTY SHOWN ON THIS PLAN  
IS IN FLOOD ZONE "X" AND IS NOT IN  
THE 100 YEAR FLOOD PLAIN AREA AS  
DESIGNATED BY THE FLOOD INSURANCE  
RATE MAP PANEL #25017C0551E  
DATED JULY 4, 2010.

PROPERTY LOCATED IN SR3 ZONE  
LOT CREATED BEFORE 12/07/53.

I HEREBY CERTIFY THAT THE PROPERTY LINES  
SHOWN ON THIS PLAN ARE THE LINES DIVIDING  
EXISTING OWNERSHIPS, AND THE LINES OF THE  
STREETS AND WAYS SHOWN ARE THOSE OF  
PUBLIC OR PRIVATE STREETS OR WAYS ALREADY  
ESTABLISHED AND THAT NO NEW LINES FOR  
DIVISION OF EXISTING OWNERSHIP OR FOR NEW  
WAYS ARE SHOWN.

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN  
PREPARED IN ACCORDANCE WITH THE RULES AND  
REGULATIONS OF THE REGISTER OF DEEDS OF  
THE COMMONWEALTH OF MASSACHUSETTS.

*Robert Bibbo*  
PROFESSIONAL LAND SURVEYOR

DATE: May 18, 2022

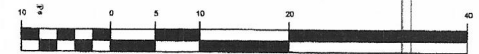


PLAN OF LAND ~ NEWTON, MA  
#10 ELBERTA TERRACE  
SHOWING AN EXCLUSIVE USE EASEMENT  
FOR THE BENEFIT OF  
#230 MELROSE STREET  
CONSISTING OF (690±S.F.)

DATE: DECEMBER 5, 2021 SCALE: 1" = 10'

PREPARED BY:  
BIBBO BROTHERS AND ASSOCIATES  
SURVEYING, ENGINEERING,  
CONSTRUCTION CONSULTING  
10 HAMMER STREET, WALTHAM, MA 02453  
781-891-0417  
RALPH BIBBO, JR., MANAGER - OWNER  
ROBERT BIBBO, P.L.S. - OWNER

GRAPHIC SCALE



(IN FEET)  
1 inch = 10 ft.

333 of 2022