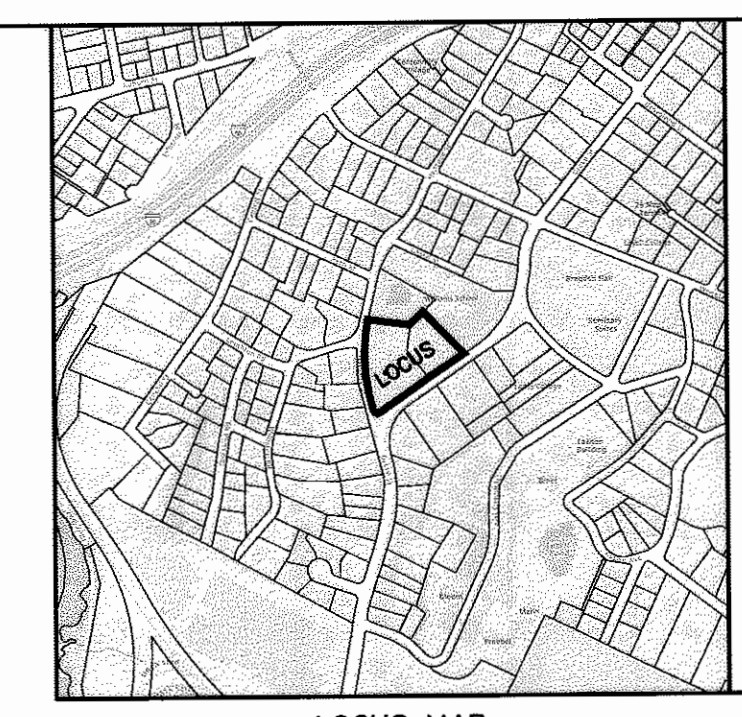


LEGEND
 BUILDING
 PROPERTY LINE W/ BEARING DISTANCE $S81^{\circ}56'34"E$ 116.23'

MIDDLESEX COUNTY REGISTRY OF DEEDS

DEED REFERENCE
 BOOK 5611 PAGE 478
 BOOK 2977 PAGE 123
 BOOK 7416 PAGE 511
 BOOK 7508 PAGE 256

OWNER OF RECORD
 WALKER MISSIONARY HOMES, INC.



Middlesex Registry of Deeds
 Southern District
 Cambridge, Massachusetts
 Plan No. 925 of 2021
 Rec'd 10-14-2021
 at 2 H 36 M P.M.
 Attest

 Register

LOCUS MAP RESERVED FOR REGISTRY USE

APPROVAL OF THIS PLAN UNDER THE SUBDIVISION CONTROL LAW IS NOT REQUIRED.

DATE: _____

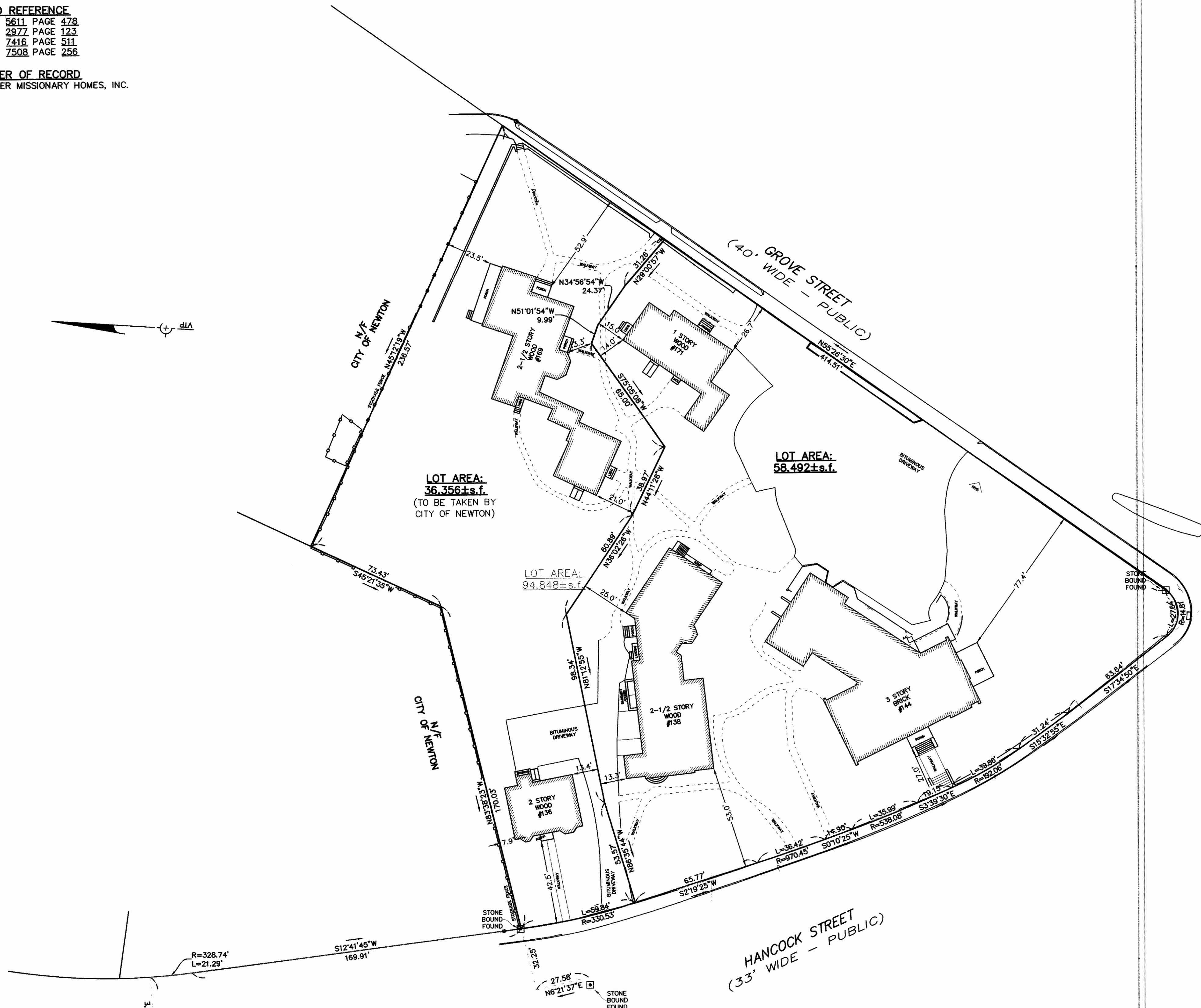
CLERK-NEWTON PLANNING BOARD
 ACTING AS A BOARD OF SURVEY.

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

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

DATE: 12/13/2021

 JOSEPH R. PORTER, PLS



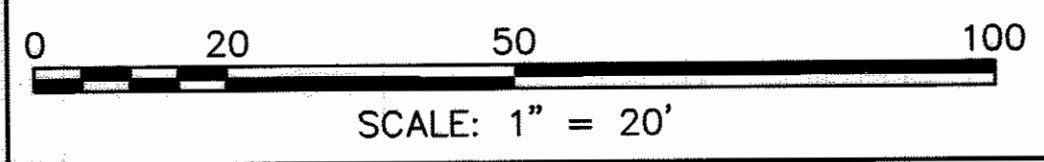
ZONING CHART		
NEWTON, MASSACHUSETTS		
REGULATION	REQUIRED	EXISTING
ZONE: SR-3 (OLD) SUBMISSION: EXISTING		
LOT AREA	7,000±s.f.	94,848±s.f.
LOT FRONTAGE	70.0'	808.9'
FRONT SETBACK	25.0'	26.7'
SIDE SETBACK	7.5'	7.9'
REAR SETBACK	15.0'	23.5'
#169 BUILDING HEIGHT		32.28' (2 1/2 STY.)
AVERAGE GRADE		129.19
#171 BUILDING HEIGHT		23.12' (1 STY.)
AVERAGE GRADE		126.97
#138 BUILDING HEIGHT	36.0'	33.97' (2 1/2 STY.)
AVERAGE GRADE	2-1/2 STORIES	128.24
#144 BUILDING HEIGHT		43.24' (3 STY.) *
AVERAGE GRADE		129.55
#136 BUILDING HEIGHT		29.13' (2 STY.)
AVERAGE GRADE		127.69
LOT COVERAGE	30.0%	15.8%
OPEN SPACE	50.0%	85.6%

*DOES NOT MEET REQUIREMENTS

PLAN OF LAND
 NEWTON, MASSACHUSETTS
 SHOWING AREA TAKING BY CITY AT
 #144 HANCOCK STREET
 SCALE: 1in.=20ft. DATE: NOVEMBER 18, 2021

PROJECT: 220214
VTP
 ASSOCIATES
 INC.

LAND SURVEYORS - CIVIL ENGINEERS.
 132 ADAMS STREET 2ND FLOOR SUITE 3
 NEWTON, MA 02458
 (617) 332-8271
 SHEET 1 OF 1



SCALE: 1" = 20'

925 of 2021