PLAN REFERENCES

"PLAN OF LAND NEEDHAM, MASS." DATED JAN. 3, 2002 PREPARED BY NEEDHAM SURVEY ASSOCIATES, INC. (ANR PLAN ENDORSED BY THE NEEDHAM PLANNING BOARD 1-22-2002, PLAN NOT RECORDED AT THE REGISTRY OF DEEDS)

"PLAN OF LAND NEEDHAM---MASS." DATED JUNE 10, 2000 PREPARED BY NEEDHAM SURVEY ASSOCIATES, INC. (ANR PLAN ENDORSED BY THE NEEDHAM PLANNING BOARD 6-6-2000, PLAN NOT RECORDED AT THE REGISTRY OF DEEDS)

"TOWN OF NEEDHAM, MASS DEPT. OF PUBLIC WORKS, EASEMENT TO BE ACQUIRED IN NEEDHAM, MASS., GREENDALE AVE TO ROUTE 128" DATED JUNE 1959.

"PLAN OF LAND IN NEEDHAM, MASS." DATED SEPT. 18, 1937 BY E. WORTHINGTON ENGINEER. PLAN BOOK 2159 PAGE 225.

"PLAN OF LAND IN NEEDHAM, MASS SHOWING DRAIN EASEMENT TO BE ACQUIRED BY THE TOWN", DATED OCTOBER 26, 1990 BY CHENEY ENGINEERING CO., INC., PLAN BOOK 395 NO. 791-1990.

STATE LAYOUT NO. 4548, 1957 DISCONTINUANCE OF STATE HIGHWAY ON GREENDALE AVENUE.

"PLAN OF LAND IN NEEDHAM, MASS." DATED JULY 20, 1961 BY CHENEY ENGINEERING CO., PLAN NO. 13 OF 1962 PLAN BOOK 3957 PAGE 484.

STATE LAYOUT NO. 4062, 1953 ALTERATION ROUTE 128

PURPOSE

CONSOLIDATE EXISTING ASSESSORS MAP 18 PARCELS 42, 43 AND 44 INTO ONE NEW LOT.

LOCUS INFORMATION

ASSESSORS MAP 18 PARCELS 42, 43 & 44

LOCUS IS WITHIN FEMA FLOOD ZONE X AS SHOWN ON COMMUNITY PANEL #25021C0037E DATED JULY 17, 2012.

ZONING SUMMARY

ZONING DISTRICT: SRA SINGLE RESIDENCE A

MIN. LOT SIZE	43,560 S.F.
MIN. LOT FRONTAGE	150'
MIN. FRONT SETBACK	30'
MIN. SIDE SETBACK	25'
MIN. REAR SETBACK	15'
MAX. BUILDING HEIGHT	35'

OWNERS OF RECORD

ASSESSORS MAP 18, PARCELS 43 & 44
VINCENT P. & MARY D. BORIS
692 GREENDALE AVENUE
NEEDHAM, MA 02192

ASSESSORS MAP 18, PARCELS 42
CHRISTOPHER A. MacDONALD
744 GREENDALE AVENUE
NEEDHAM, MA 02192

REFERENCE

ASSESSORS MAP 18, PARCELS 43 & 44
DEED BOOK 2985 PAGE 600

ASSESSORS MAP 18, PARCEL 42
DEED BOOK 2473 PAGE 329

NOTE:

HARDY STREET AS SHOWN ON THIS PLAN IS A SO-CALLED "ANCIENT TOWN WAY". AS STATED BY THE TOWN ENGINEER, IT IS NOT PASSABLE BY SOME MOTOR VEHICLES, BUT IS PASSABLE BY OTHERS. IT IS ALSO PASSABLE BY PEDESTRIANS.

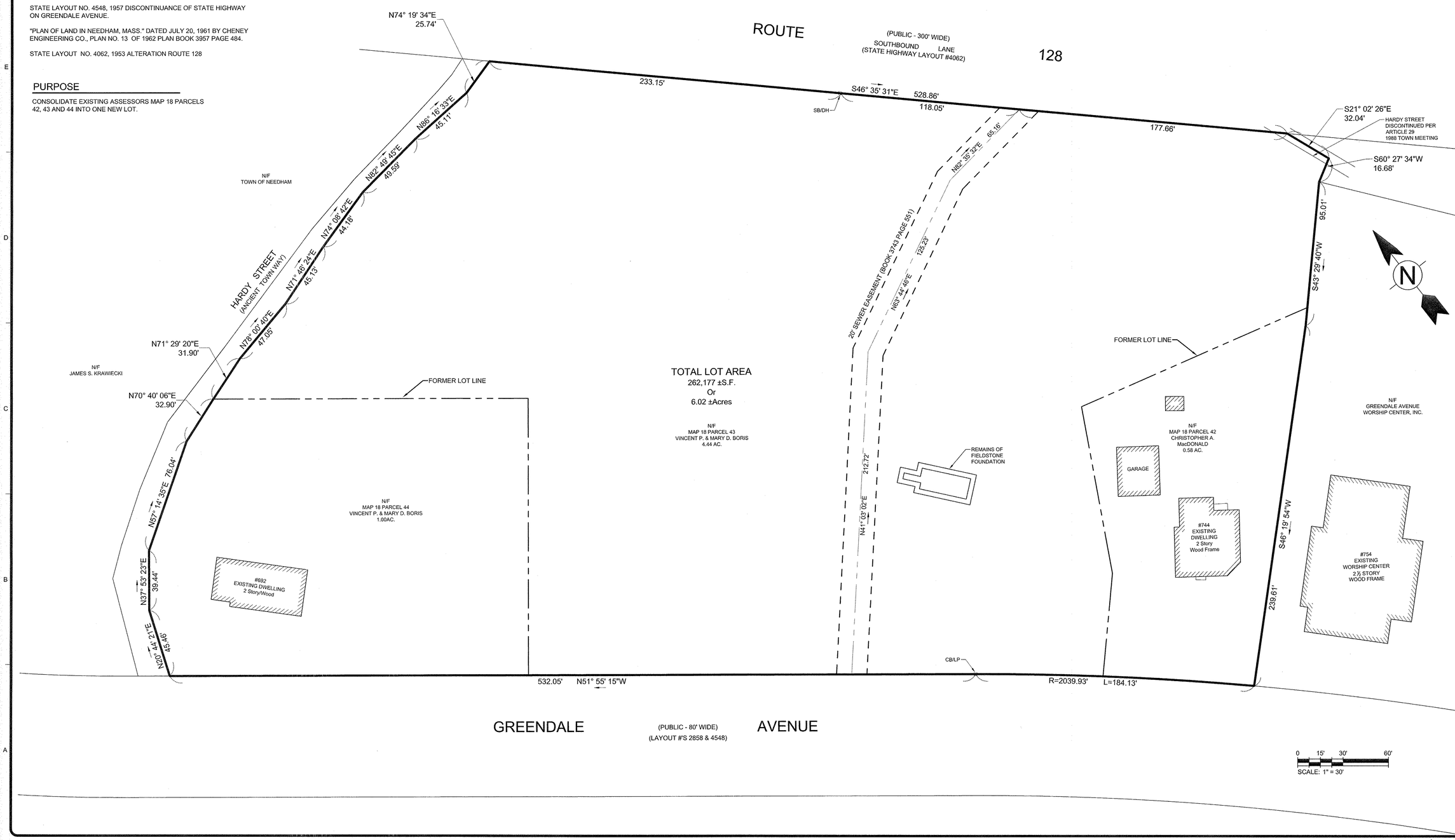
IN SOME SECTIONS IT WAS TAKEN BY THE MASSACHUSETTS HIGHWAY DEPARTMENT FOR THE CONSTRUCTION OF ROUTE 128 AND IN OTHER SECTIONS IT HAS BEEN ABANDONED BY TOWN MEETING ACTION. IT HAS NO LAYOUT.

APPROVAL UNDER SUBDIVISION CONTROL
LAW NOT REQUIRED
TOWN OF NEEDHAM PLANNING BOARD

Date: _____

FOR REGISTRY USE ONLY

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.



TETRA TECH
www.tetratech.com
One Grant Street
Framingham, MA 01701
PHONE: (508) 903-2000 FAX: (508) 903-2001

COMMONWEALTH OF MASSACHUSETTS
ROBERT F. DAYLOR
No. 20106
REGISTERED PROFESSIONAL LAND SURVEYOR
06 NOV 2013

MARK	DATE	DESCRIPTION	BY
1	4/12/13	PLAN OF LAND	G.K.D.
2	5/29/13	REV. PER TOWN COMMENTS	G.K.D.
3	10/31/13	REVISIONS PER TOWN COMMENTS	G.K.D.

Client: Greendale Avenue Venture LLC
Proj. Loc.: Needham, Massachusetts

Comprehensive Permit Plans
692 & 744 Greendale Avenue - Needham, Massachusetts

Lot Consolidation Plan of Land

Project No.:	143-82806-13003
Designed By:	G.K.D.
Drawn By:	J.L.P.
Checked By:	R.D.A

1

Bar Measures 1 inch

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