

REFERENCES

MIDDLESEX COUNTY REGISTRY OF DEEDS

DEEDS:
BOOK 10234, PAGE 225
BOOK 9870, PAGE 557
BOOK 3653, PAGE 473

BOOK 31735, PAGE 249
BOOK 31438, PAGE 519
BOOK 8543, PAGE 183
BOOK 4261, PAGE 82

PLANS:
PLAN 1129 OF 2001
PLAN 561 OF 2000
PLAN 652 OF 1992
PLAN 727 OF 1969
PLAN 340 OF 1963
PLAN 1753 OF 1955
PLAN BOOK 198, PLAN 17
PLAN BOOK 318, PLAN 43
PLAN IN RECORD BOOK 2948, PAGE 448
1899 PLEASANT STREET COUNTY LAYOUT
1942 PLEASANT STREET COUNTY LAYOUT

ENCROACHMENTS:

- A CONCRETE PAD AND DRIVEWAY EXTEND 2.5 FEET OFF LOCUS.
B BIT. CONC. DRIVE EXTENDS 12 FEET OFF LOCUS.
C WALL OF BRIDGE IS .4' ON LOCUS.

EASEMENT LEGEND:

- 2000 MWRA SEWER TAKING
--- 1955 MDC SEWER TAKING
--- BOSTON EDISON EASEMENT
..... 15 FOOT WIDE PRIVATE WAY ON PLAN BOOK 198, PLAN 17

ZONING:

INDUSTRIAL
MINIMUM AREA = 20,000 SQUARE FEET
MINIMUM FRONTAGE = 120 FEET

FRONT YARD = 40 FEET
SIDE YARD = 20 FEET
REAR YARD = 20 FEET
MAXIMUM HEIGHT (30 FEET)
MAXIMUM LOT COVERAGE = 35%

RESIDENTIAL-SINGLE B
MINIMUM AREA = 40,000 SQUARE FEET
MINIMUM FRONTAGE = 140 FEET
SETBACKS:
FRONT YARD = 40 FEET
SIDE YARD = 20 FEET
REAR YARD = 40 FEET
MAXIMUM HEIGHT = 2.5 STORIES (35 FEET)
MAXIMUM LOT COVERAGE = 35%

RESIDENTIAL-GENERAL
MINIMUM AREA = 12,000 SQUARE FEET
MINIMUM FRONTAGE = 100 FEET

FRONT YARD = 30 FEET
SIDE YARD = 12 FEET
REAR YARD = 25 FEET
MAXIMUM HEIGHT (40 FEET)
MAXIMUM LOT COVERAGE = 30%

NOTES:

- SUBJECT PARCEL IS SHOWN AS ASSESSORS SHEET 64, LOT 44. RECORD TITLE FROM BOOK 10234, PAGE 225.
- THIS PLAN IS THE RESULT OF AN ON-GROUND SURVEY PERFORMED BY METROWEST ENGINEERING, INC. UTILITY LOCATIONS ARE BASED ON FIELD OBSERVATIONS. AVAILABLE RECORDS AND INFORMATION. METROWEST ENGINEERING, INC. DOES NOT WARRANT LOCATION, CHARACTER NOR ELEVATIONS OF ALL UNDERGROUND UTILITIES NOR THE LOCATION NOR CHARACTER OF SURFACE IMPROVEMENTS THE OBSERVATION OF WHICH WAS OBTAINED AT THE TIME OF THE SURVEY.
- THE PROPERTY DESCRIBED ON THIS SURVEY LIES PARTIALLY WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONES "A" AND "C" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO.250207 0004 AND 250207 007 B, BEARING AN EFFECTIVE DATE OF FEBRUARY 1 1980.
- RIVER BANKS AND WATER LEVELS BASED UPON FIELD OBSERVATIONS BY METROWEST ENGINEERING INC, PERFORMED ON MAY 1, 2003. THE LOCATION OF RIVER BANKS MAY CHANGE DUE TO EROSION OR ACCRETION AND MAY OR MAY NOT REPRESENT THE LOCATION OF THE LIMIT OF TITLE.
- ALL ZONING LINES ARE APPROXIMATE.

