

ADDRESS OF PROPERTY
165-169 BEDFORD STREET
BURLINGTON, MASSACHUSETTS

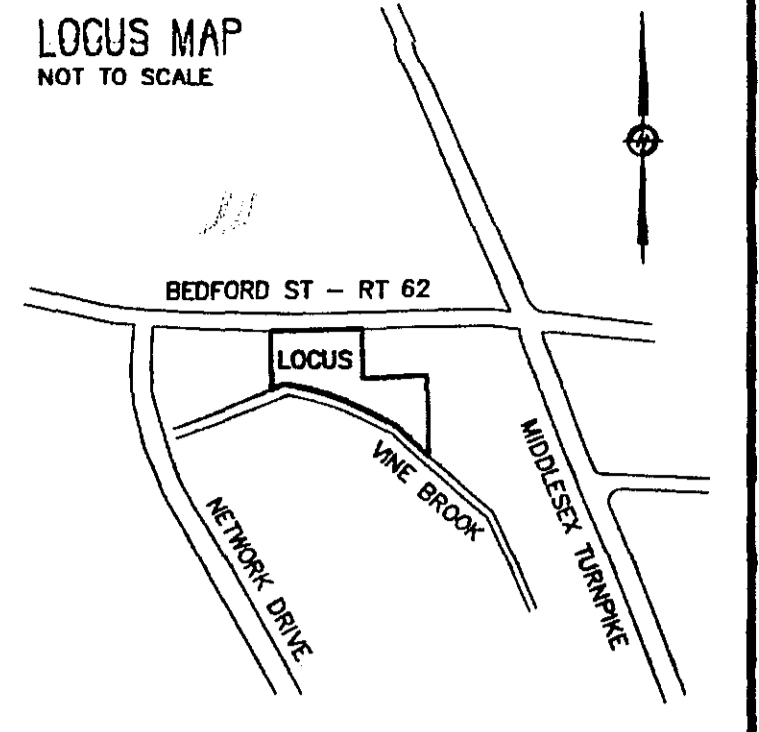
OWNER OF RECORD
JOSEPH & CAROL J. ROMANO
9 LEE AVENUE
BURLINGTON, MASSACHUSETTS

DEED REFERENCE
L.C. DEED BOOK 924 PAGE 11

PLAN REFERENCE
LAND COURT PLAN 26369 A
LAND COURT PLAN 26369 B
LAND COURT PLAN 26369 C

ASSESSORS MAP REFERENCE
PARCEL 26-24-0
PARCEL 26-25-0

ZONING CLASSIFICATION
BG - GENERAL BUSINESS



COMMONWEALTH ENGINEERING INC.
CIVIL ENGINEERS & LAND SURVEYORS
27 CAMBRIDGE STREET
SUITE 106
BURLINGTON, MA 01803
TEL (781) 229-0411
FAX (781) 229-0520
WWW.COMMONENG.COM



165-169
BEDFORD STREET
IN
BURLINGTON
MIDDLESEX COUNTY
MASSACHUSETTS

AUGUST 05, 2012

ALTA/ACSM
LAND TITLE SURVEY

APPLICANT:
TOM COTE
NORTH ATLANTIC CONSTRUCTION
25 B STREET
BURLINGTON, MASSACHUSETTS

REVISIONS:

NO.	DATE	DESCRIPTION

SCALE:
1" = 20'
20' 10' 0' 20'

FIELD: JPH/DDO
DRAWN: JPH
FILE PATH (H:/PROJ/.../212017.00/DWG/CEI-ALTA.DWG)
FIELD BOOK/PAGE:
JOB NO.: 212017.00

CALCULATED: JPH/DDO
CHECKED: DDO
SHEET: 1

REGISTRY USE ONLY

BASIS OF BEARINGS
LAND COURT PLAN 26369 A

N/F JOHN W. LANE, III
TRUSTEE, THE BURLANE TRUST
L.C. DEED 1069 PAGE 96

N/F JOHN W. LANE, III
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L.C. DEED 1069 PAGE 96

N/F NETVIEW 7, 8 AND 10 LLC
DEED BOOK 49683 PAGE 259

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DEED BOOK 49683 PAGE 259

N/F RANDOLPH CORPORATION
L.C. DEED BOOK 1095 PAGE 14

N/F BURLINGTON EQUIPMENT L.P.
L.C. DEED BOOK 1092 PAGE 141

LEGEND

AS	FIRE AUTOSPRINKLER
B-f	RIVER BANK FLAG
BIT CONC	BITUMINOUS CONCRETE
BRW	BRICK RETAINING WALL
CB	CATCH BASIN
CLF	CHAINLINK FENCE
CW	CONCRETE WALL
DMH	DRAIN MANHOLE
DH/SET	DRILL HOLE SET
FA	FIRE ALARM
FP	FLAGPOLE
GG	GAS GATE
G	GAS METER
HYD	FIRE HYDRANT
I	INVERT ELEVATION
L.C.	LAND COURT
MS/SET	MAGNETIC SPIKE SET
N/F	NOW OR FORMERLY
OHW	OVERHEAD WIRE
R	RIM ELEVATION
RD	ROOF DRAIN
SMH	SEWER MANHOLE
SGC	SLOPED GRANITE CURB
SCMH	STORMCEPTOR MANHOLE
UP	UTILITY POLE
VGC	VERTICAL GRANITE CURB
WG	WATER GATE
WL	WATERLINE ELEVATION

Metes and Bounds Description:
165-169 Bedford Street
Burlington, Massachusetts 01803

Parcel #1:
Being Lot 3 as shown on Land Court Plan 26369C and more particularly described as follows:
Beginning at a magnetic spike at the Northwest corner of said Lot 3; Thence N88°43'16"E along the southerly line of Bedford Street (Route 62) a distance of 259.00 feet to a magnetic spike;
Thence S 01°16'44"E a distance of 224 feet ± to the centerline of Vine Brook; Thence along the centerline of Vine Brook a distance of 226 feet ± to a point at the centerline of Vine Brook;
Thence S 70°46'06"W a distance of 42.96 feet along the centerline of Vine Brook to a point;
Thence N 01°16'44"E a distance of 175.23 feet by the westerly line of Lot 2 to a magnetic spike, it being the POINT OF BEGINNING.
Containing 47,993 S.F. ± 1.10 AC. ±

Parcel #2:
Described as follows:
Northerly by Bedford Street, 792.95 feet;
Easterly by land now or formerly of Parker Donner Co., 381.84 feet;
Southwesterly and Southwesterly by land now or formerly of Mildred Burns, being the middle line of Vine Brook as shown on plan hereinafter mentioned, about 508 feet; and Westerly by land now or formerly of Anthony J. Tregallo et al, 275.34 feet.

All of said boundaries are determined by the Court to be located on a plan as modified and approved by the Court, filed in the land Registration Office, a copy of a portion of which is filed in the registry of Deeds for the South Registry District of Middlesex County in Registration Book 635, page 114 with Certificate 101064, (Plan No. 26369A)

There is excepted and excluded from the above described land, Lot 1 as shown on a plan filed in registration Book 637, Page 97, Lot 4 as shown on a plan filed in registration Book 655, Page 187, Lot 3 as shown on a plan filed in registration Book 659 page 143, and Lots 5 and Lot 6 as shown on a plan filed in registration Book 665 page 160, and more particularly described as follows:
Beginning at a magnetic spike at the Northeast corner of Lot 3, as described in Parcel #1;
Thence N88°43'16"E along the southerly line of Bedford Street a distance of 25.00 feet to a drill hole;
Thence S01°16'44"E a distance of 150.00 feet to a point;
Thence N88°43'16"E a distance of 200.00 feet to a point;
Thence S01°16'44"E a distance of 231.84 feet to the centerline of Vine Brook, as shown on Land Court Plan 26369A;
Thence N47°14'52"W along the centerline of Vine Brook a distance of 137.89 feet to a point;
Thence along the centerline of Vine Brook a distance of 142 feet ± to a point;
Thence N01°16'44"W a distance of 224 feet ± to a magnetic spike, it being the POINT OF BEGINNING.
Containing 35,149 S.F. ± 0.81 AC. ±

The above described parcel is contiguous with lot 3, as shown on Land Court Plan 26369C.

CERTIFICATION TO:
COMMONWEALTH LAND TITLE INSURANCE COMPANY
BEDFORD STREET PLAZA LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 9, 11(a)(b), 13, 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 19, 2012.

Daniel D. O'Neill 8/5/2012
DANIEL D. O'NEILL, PLS #34622 DATE

I HEREBY CERTIFY THAT THIS PLAN SHOWS THE PROPERTY LINES THAT ARE THE LINES DIVIDING EXISTING OWNERSHIPS AND THE LINES OF STREETS AND WAYS 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.

THE CERTIFICATION SHOWN HEREON IS INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN OF BURLINGTON ASSESSORS RECORDS.

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

Daniel D. O'Neill 8/5/2012
DANIEL D. O'NEILL, PLS #34622 DATE

EXCEPTIONS:
BENEFIT OF EASEMENT AFFECTING VINE BROOK
BOOK 8211 PAGE 442
BOSTON EDISON EASEMENT DOCUMENT #620442
20' DRAINAGE EASEMENT DEED BOOK 9052 PAGE 538

BENCHMARK NOTE:
ELEVATIONS ON THIS PLAN ARE BASED ON THE FOLLOWING BENCHMARK:
CATCH BASIN ON BEDFORD STREET
RIM ELEVATION=120.72
VERTICAL DATUM=NAVD 1988

WETLAND NOTE:
WETLANDS DELINEATED BY MARY TRUDEAU IN JULY 2012 AND LOCATED IN THE FIELD BY COMMONWEALTH ENGINEERING IN JULY 2012.

NOTE:
1. UTILITY LOCATIONS SHOWN ARE BASED UPON A FIELD SURVEY, CONTRACTORS' NOTES, AND RECORD UTILITY PLANS. THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM THE AFORESAID ITEMS AND ARE APPROXIMATE ONLY. BEFORE PLANNING FUTURE CONNECTIONS, CONTACT 'DISSAFE' AT 1-800-322-4844. IN ADDITION, THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES NEAR UTILITY LOCATIONS WITH THE RESPECTIVE UTILITY REPRESENTATIVE.

ZONING REQUIREMENTS

GENERAL BUSINESS DISTRICT	REQUIRED	EXISTING
MINIMUM LOT AREA	10,000 S.F.	83,142 S.F. ±
MINIMUM FRONTAGE	100'	284.00'
MINIMUM FRONT SETBACK	15'	25.06'
MINIMUM SIDE SETBACK	15'	3.96'
MINIMUM REAR SETBACK	15'	31'
MAXIMUM BUILDING TO GROUND RATIO	33 1/3%	12.3%
% IMPERVIOUS SURFACE	N/A	61.3%
% WETLAND AREA	N/A	13.4%
MAXIMUM FLOOR AREA RATIO	N/A	N/A

PARKING

REGULAR SPACES	73
HANDICAPPED SPACES	2
TOTAL	75