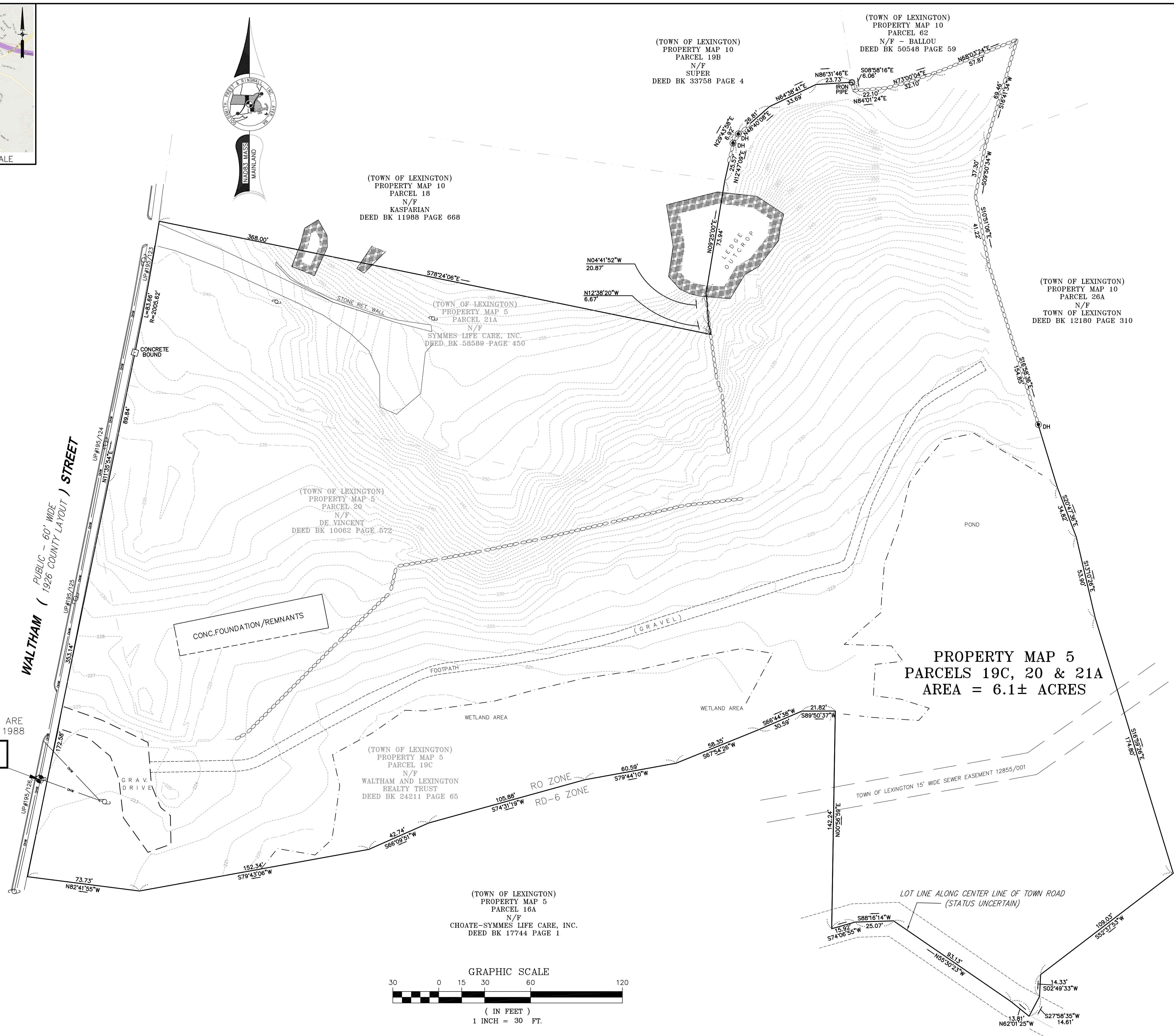


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 THE PREPARATION OF THIS PLAN IS NOT INTENDED TO BE A CONFIRMATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY/PROPERTIES SHOWN.
 THOSE SHOWN HEREON MAY BE SUBJECT TO EASEMENTS, RIGHTS-OF-WAYS, RESTRICTIONS, RESERVATIONS OR LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.



(TOWN OF LEXINGTON)
 PROPERTY MAP 10
 PARCEL 62
 N/F - BALLOU
 DEED BK 50548 PAGE 59

(TOWN OF LEXINGTON)
 PROPERTY MAP 10
 PARCEL 18
 N/F
 KASPARIAN
 DEED BK 11988 PAGE 668

(TOWN OF LEXINGTON)
 PROPERTY MAP 5
 PARCEL 21A
 N/F
 SYMMES LIFE CARE, INC.
 DEED BK 58589 PAGE 450

(TOWN OF LEXINGTON)
 PROPERTY MAP 5
 PARCEL 20
 N/F
 DE VINCENT
 DEED BK 10062 PAGE 672

(TOWN OF LEXINGTON)
 PROPERTY MAP 5
 PARCEL 19C
 N/F
 WALTHAM AND LEXINGTON
 REALTY TRUST
 DEED BK 24211 PAGE 65

(TOWN OF LEXINGTON)
 PROPERTY MAP 5
 PARCEL 16A
 N/F
 CHOATE-SYMMES LIFE CARE, INC.
 DEED BK 17744 PAGE 1

(TOWN OF LEXINGTON)
 PROPERTY MAP 10
 PARCEL 26A
 N/F
 TOWN OF LEXINGTON
 DEED BK 12180 PAGE 310

**PROPERTY MAP 5
 PARCELS 19C, 20 & 21A
 AREA = 6.1± ACRES**

LEGEND

N/F	NOW OR FORMERLY
—○—	STONE WALL
○	DRILL HOLE

- PLAN REFERENCES:**
- 1) PLAN #311 OF 1993, TITLED "PLAN OF LAND IN LEXINGTON, MASS." PREPARED BY BSC GROUP, DATED MARCH 11, 1993.
 - 2) PLAN #21 OF 1974, TITLED "PLAN OF LAND IN LEXINGTON, MASS." PREPARED BY MILLER & NYLANDER, DECEMBER 4, 1973.
 - 3) PLAN #1328 OF 1971, TITLED "PLAN OF LAND IN LEXINGTON, MASS." PREPARED BY MILLER & NYLANDER, DATED MAY 17, 1971.
 - 4) PLAN #1204 OF 19604, TITLED "A COMPILED PLAN OF LAND IN LEXINGTON, MASS." PREPARED BY MILLER & NYLANDER, APRIL 26, 1960.

- NOTES:**
- 1) THIS PLAN IS BASED ON PLAN REFERENCE #1 AND IS NOT THE RESULTS OF AN INSTRUMENT OR BOUNDARY SURVEY PERFORMED BY THIS OFFICE.
 - 2) PLAN REFERENCE # 1 HAS A 3±" MATHEMATICAL ERROR OF CLOSURE. PROPERTY LINEAR DIMENSIONS SHOWN HEREON HAVE BEEN DUPLICATED FROM THIS REFERENCE. BEARINGS HAVE BEEN ADJUSTED TO MASS. STATE GRID.
 - 3) THE PURPOSE OF THIS PLAN IS TO ACCOMPANY AN APPLICATION FOR A PROPOSED REZONE CLASSIFICATION OF PROPERTY KNOWN AS PARCELS 19C, 20 & 21A AND IS NOT INTENDED TO MEET THE REGISTRY OF DEEDS REQUIREMENT FOR RECORDING. THIS PLAN HAS BEEN PREPARED FOR EXHIBIT USE ONLY.

Item	(Current) Zone District - RO (Proposed) Zone District - RD-6	
	Current	Proposed
Min. Lot Area	30,000 sf	* 125,000 sf
Min. Lot Frontage	150 ft	** 100 ft
Min. Front Yard Setback	30 ft	8 ft
Min. Side & Rear Setback	30 ft	30 ft
Max. Building Height	40 ft/2-1/2 story	60ft
Max. Site coverage	-	25%
Max. impervious surface ratio	-	55%

* See Zoning §135-36C ** See Zoning §135-38C

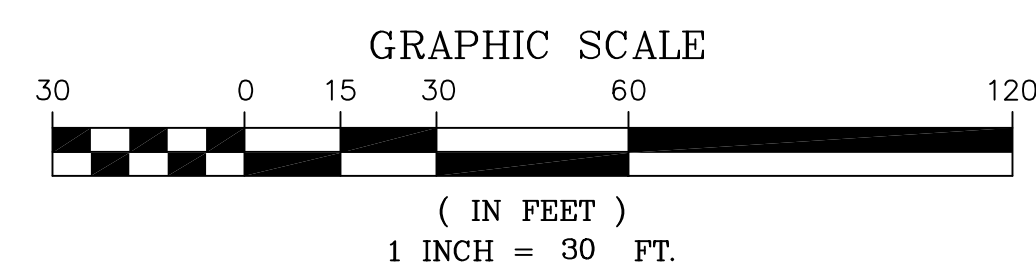
GPR Engineering Solutions for Land & Structures

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PROPERTY RIGHTS & DIMENSIONAL STANDARDS PLAN
 960 & 990 WALTHAM STREET
 IN
 LEXINGTON, MASS.

PREPARED FOR:
 BROOKHAVEN
 AT LEXINGTON

DRW. BY: DJD	DATE: DEC. 24, 2015	JOB 151067	DWG-A2
CHK. BY: DM			



JOB NO. 151067

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