

ZONING

DISTRICT: BOSTON PROPER
SUB DISTRICT: H-2-65
SUB TYPE: RESIDENTIAL
OVERLAY: IPOD, GROUND WATER CONSERVANCY,
RESTRICTED PARKING, HISTORIC BEACON HILL.

FRONT YARD SETBACK 20' (SEE ZONING CODE)
SIDE YARD SETBACK 10'+ (SEE ZONING CODE)
REAR YARD SETBACK (SEE ZONING CODE)
HEIGHT (SEE ZONING CODE)
FLOOR AREA RATIO 2.0

SEE NOTE 6

LEGAL DESCRIPTION (RECORD)

THE LAND WITH THE BUILDINGS THEREON NOW KNOWN AND NUMBERED 52 BEACON/37 BRANCH STREET, BOSTON, MASSACHUSETTS BEING BOUNDED AND DESCRIBED AS FOLLOWS:

SOUTHERLY: ON SAID BEACON STREET, TWENTY (20) FEET;
WESTERLY: ON LAND NOW OR FORMERLY OF WALKER, BY THREE LINES MEASURING, RESPECTIVELY, FIFTY-FIVE AND 67/100 (55.67) FEET, FORTY AND 10/100 (40.10) FEET AND FIFTY-FOUR AND 80/100 (54.80) FEET;
NORTHERLY: ON BRANCH STREET, NINETEEN AND 98/100 (19.98) FEET; AND
EASTERLY: ON LAND NOW OR FORMERLY OF SEARS BY THREE LINES MEASURING, RESPECTIVELY SEVENTY-THREE AND 34/100 (73.34) FEET, TWENTY-NINE AND 50/100 (29.50) FEET AND FORTY-SEVEN AND 55/100 (47.55) FEET.

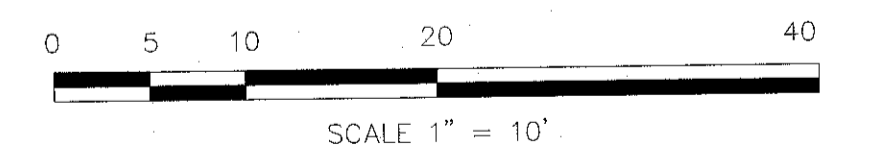
OR HOWEVER OTHERWISE SAID PREMISES ARE BOUNDED OR DESCRIBED, AND BE ANY OR ALL OF SAID MEASUREMENTS MORE OR LESS.

EXCEPTIONS

- 8 PUBLIC WAYS IN FRONT AND REAR OF LOCUS ARE PLOTTED AS SURVEYED.
- 9 LOCUS IS SUBJECT TO AND BENEFITS FROM THE TERMS AND PROVISIONS IN A PARTY WALL AGREEMENT RECORDED IN BOOK 2536, PAGE 419.
- 10 LOCUS IS SUBJECT TO AND BENEFITS FROM THE TERMS AND PROVISIONS IN A PARTY WALL AGREEMENT RECORDED IN BOOK 2536, PAGE 424.
- 11 LOCUS IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT RECORDED IN BOOK 16416, PAGE 339. NOTE THAT THE EASEMENT IS NOT DEFINED WITH A METES AND BOUNDS DESCRIPTION. THE FIRE ESCAPE IS PLOTTED ON THE SURVEY.

LEGEND:

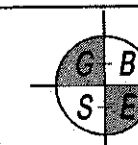
- ⊙ SEWER MANHOLE
- ⊙ DRAIN MANHOLE
- ⊙ CABLE TV MANHOLE
- ⊙ ELECTRIC MANHOLE
- ⊙ HANDICAP RAMP
- ⊙ GAS SHUT OFF
- ⊙ WATER SHUT OFF
- ⊙ BOSTON WATER VALVE
- ⊙ CATCH BASIN
- ⊙ LIGHT POLE
- ⊙ GUY WIRE
- ⊙ UTILITY POLE
- ⊙ SIGN
- ⊙ TRAFFIC SIGNAL
- ⊙ ELECTRIC HANDHOLE
- ⊙ BOLLARD
- ⊙ GATE POST
- ⊙ BULKHEAD
- ⊙ BITUMINOUS
- ⊙ CONCRETE
- ⊙ RETAINING
- ⊙ CLF CHAIN LINK FENCE
- ⊙ WIF WROUGHT IRON FENCE
- ⊙ BS BOTTOM OF STEPS
- ⊙ TS TOP OF STEPS
- ⊙ BW BOTTOM OF WALL
- ⊙ FF FIRST FLOOR ELEVATION
- ⊙ BC BOTTOM OF CURB
- ⊙ TC TOP OF CURB
- ⊙ R= RIM ELEVATION
- ⊙ I= INVERT ELEVATION
- ⊙ ENT ENTRANCE
- ⊙ STOCKADE FENCE
- ⊙ CHAIN LINK FENCE
- ⊙ SEWER
- ⊙ DRAIN
- ⊙ ELECTRIC
- ⊙ WATER
- ⊙ GAS
- ⊙ TELEPHONE
- ⊙ OVERHEAD WIRE
- ⊙ CABLE TELEVISION



SCALE 1" = 10'

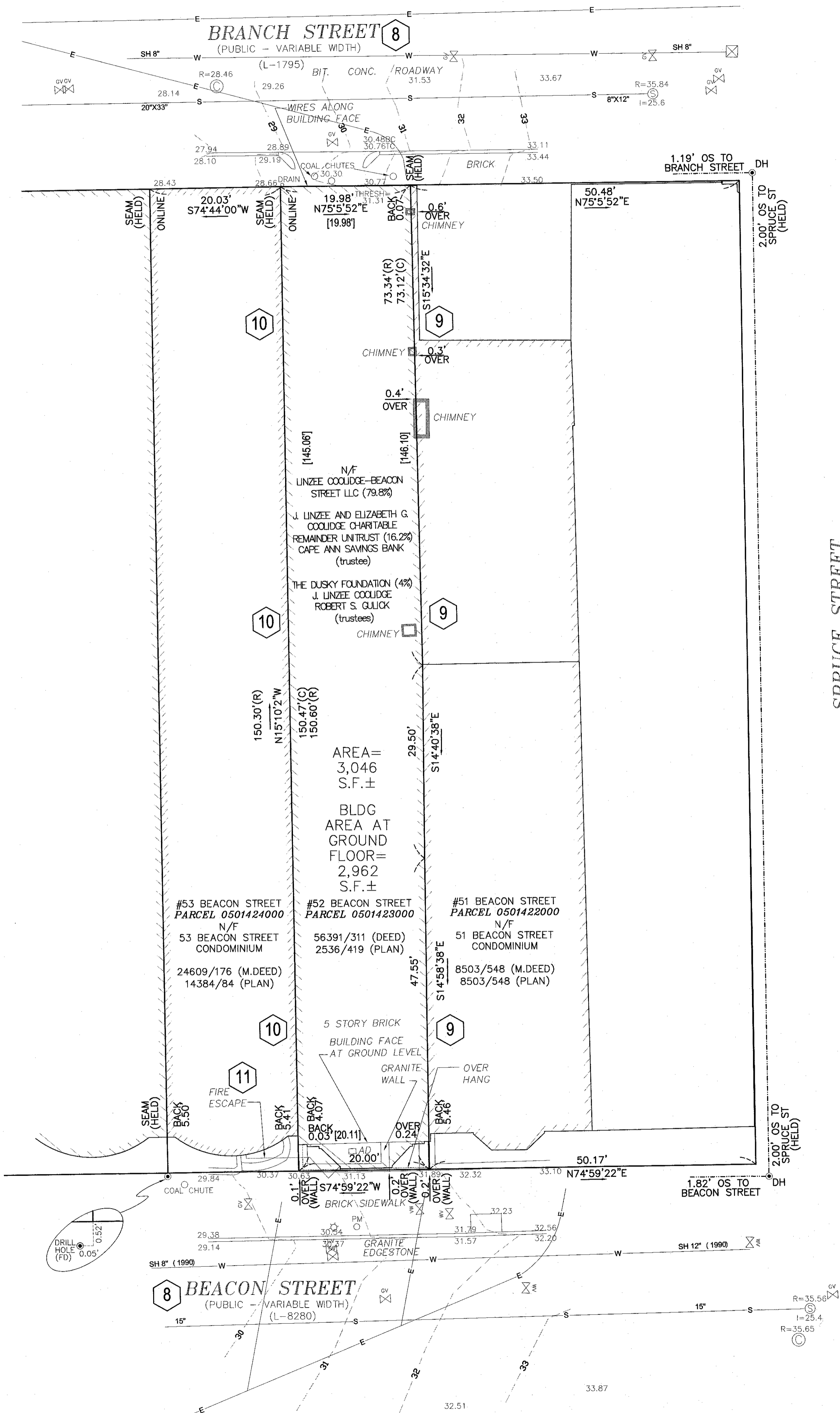
**ALTA/NSPS LAND TITLE SURVEY
52 BEACON STREET
BOSTON, MASSACHUSETTS
(BOSTON PROPER)**

PREPARED FOR
SCOTT DABNEY
14 MEEHAN STREET, SUITE 100
JAMAICA PLAIN, MA 02130
617-803-6699

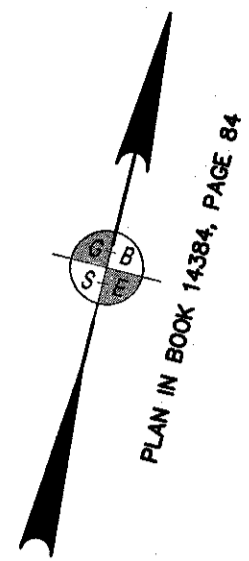


GREATER BOSTON SURVEYING AND ENGINEERING
19 FREDITH ROAD
WEYMOUTH, MA 02189
(781) 331-6128

CALC BY: DGM CHECK BY: PJT DATE: NOVEMBER 26, 2016 SCALE: 1"=10'



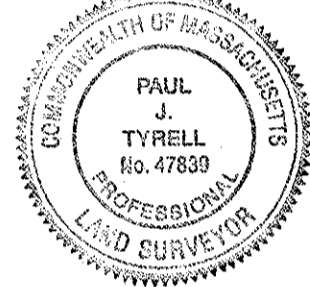
SPRUCE STREET



PLAN IN BOOK 14384, PAGE 84

TO:
52 BEACON STREET DEVELOPMENT LLC,
COMMONWEALTH LAND TITLE INSURANCE COMPANY AND
BLUE HILLS BANK, THEIR RESPECTIVE SUCCESSORS, NOMINEES AND ASSIGNS, AS THEIR
INTERESTS MAY APPEAR.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS
BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL
REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND
ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1 (WITH RESPECT TO MONUMENTS
FOUND ONLY), 2, 3, 4, 5, 7(a), 7(b)(1), 8, 9, 10(a), 11, 13, 14, 17 AND 20
(\$1,000,000 MINIMUM) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN
NOVEMBER 2016.



12-4-16
Date

Greater Boston Surveying and Engineering
Paul J. Tyrell, P.L.S. (MA #47830)

REFERENCE
1. PLAN 534 OF 2005

NOTES

- 1) ELEVATIONS REFER TO BOSTON CITY BASE DATUM SOURCE IS A DISK FOUND AT THE ENTRANCE TO THE BOSTON COMMON OPPOSITE BRANCH STREET. THE NAME OF THE DISK IS A-37 1978 (A.K.A. MASSDOT #14054 AND NGS ID MY2078. NOTE THAT THE LISTED ELEVATION ON THE MASSDOT SHEET FOR NGVD IS INCORRECT. THE LISTED ELEVATION FOR NAVD88 WAS HELD AND CONVERTED TO THE PROJECT DATUM.
- 2) UNDERGROUND UTILITIES ARE ONLY SHOWN FROM LIMITED RESEARCH ONLY. THERE IS EVIDENCE OF ADDITIONAL LINES IN THE AREA.
- 3) THE SURVEY IS BASED ON DEEDS AND PLANS OF RECORD.
- 4) FEATURES LOCATED ON THE ROOF OF THE PROPERTY ARE LIMITED TO WHAT IS VISIBLE FROM STREET LEVEL. THERE MAY BE ADDITIONAL FEATURES THAT MAY ENCRoACH EITHER WAY OVER THE PROPERTY LINES THAT WE ARE UNABLE TO SURVEY WITHOUT ADDITIONAL FIELD SURVEY AT ROOF LEVEL (IF EVEN POSSIBLE).
- 5) NOTE THAT LOCUS IS SHOWN IN THE UNSHADED AREA OF THE FLOOD INSURANCE RATE MAP PANEL 77 OF 176 WITH A MAP NUMBER OF 2502500077J AND A REVISION DATE OF MARCH 16, 2016.
- 6) THE DATA SHOWN IN THE ZONING TABLE IS A VERY BASIC VIEW OF THE REQUIREMENTS WITHIN THE LOCUS DISTRICT AND NOT A COMPREHENSIVE REVIEW OF THE BOSTON ZONING CODE. USERS OF THIS PLAN ARE TO DO THEIR OWN DUE DILIGENCE WITH RESPECT TO THE BOSTON ZONING CODE AND WHETHER THE CITY ALLOWS WHAT IS PLANNED WITHIN THE BOUNDS OF THAT CODE. THE SURVEYOR RECOMMENDS THAT THE OWNER HIRE A CODE CONSULTANT TO ASSIST IN THAT EFFORT.
- 7) THE PARCEL SHOWN HEREON IS THE SAME PARCEL AS IS DESCRIBED IN DEED BOOK 56391, PAGE 311 RECORDED IN THE SUFFOLK COUNTY REGISTRY OF DEEDS.

AREA=
3,046
S.F.±

BLDG
AREA AT
GROUND
FLOOR=
2,962
S.F.±

#53 BEACON STREET
PARCEL 0501424000
N/F
53 BEACON STREET
CONDOMINIUM
24609/176 (M.DEED)
14384/84 (PLAN)

#52 BEACON STREET
PARCEL 0501423000
56391/311 (DEED)
2536/419 (PLAN)

#51 BEACON STREET
PARCEL 0501422000
N/F
51 BEACON STREET
CONDOMINIUM
8503/548 (M.DEED)
8503/548 (PLAN)

5 STORY BRICK
BUILDING FACE
AT GROUND LEVEL
GRANITE
WALL
OVER
HANG

BRANCH STREET
(PUBLIC - VARIABLE WIDTH)
(L-1795)

BEACON STREET
(PUBLIC - VARIABLE WIDTH)
(L-8280)