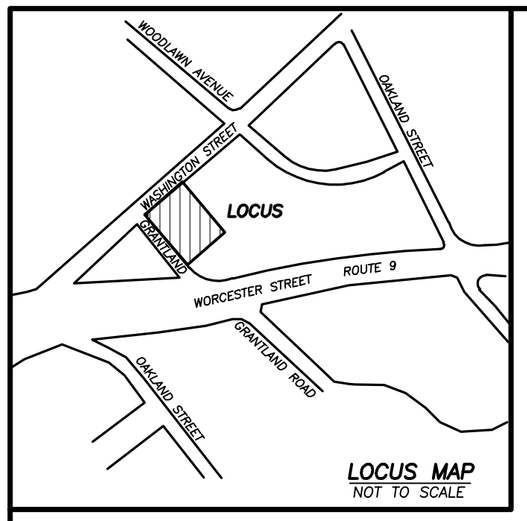

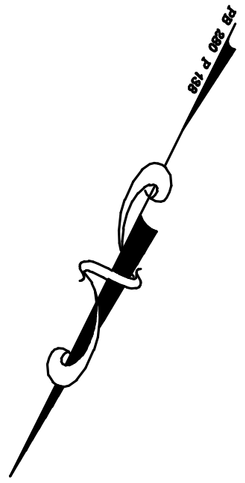

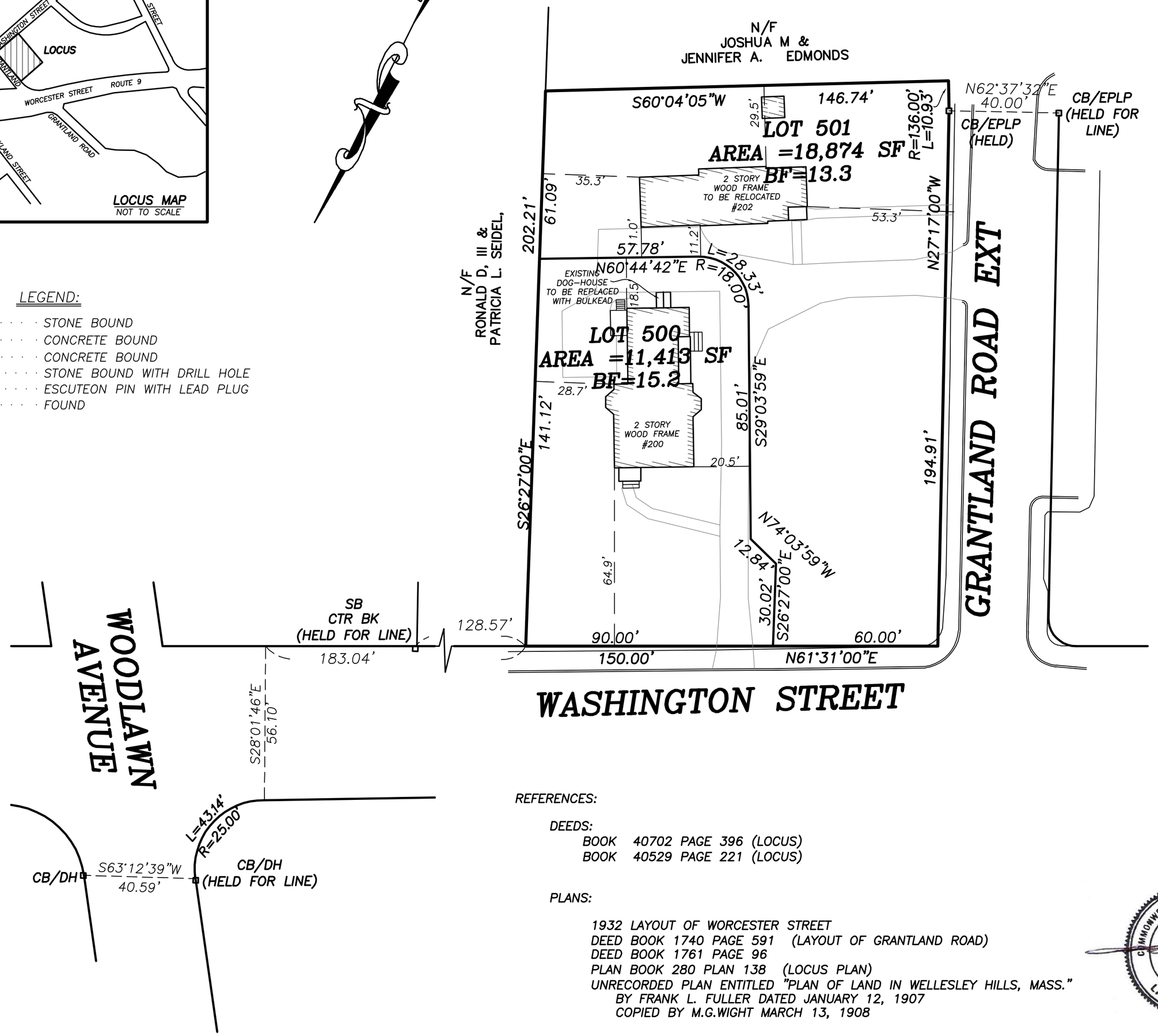

FOR REGISTRY USE ONLY

LEGEND:

- □ · · · · · STONE BOUND
- □ · · · · · CONCRETE BOUND
- CB · · · · · CONCRETE BOUND
- SB · · · · · STONE BOUND WITH DRILL HOLE
- EPLP · · · · ESCUTEON PIN WITH LEAD PLUG
- FND. · · · · FOUND

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
WELLESLEY PLANNING BOARD

DATE:

NO DETERMINATION AS TO COMPLIANCE WITH ZONING REQUIREMENTS IS MADE OR INTENDED.

THE PURPOSE OF THIS PLAN IS TO DIVIDE 200–202 WASHINGTON AVENUE INTO LOTS 500 AND 501.

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

I CERTIFY THAT THIS PLAN IS BASED UPON AN ACTUAL FIELD SURVEY, AND THE LATEST PLANS AND DEEDS OF RECORD.

REFERENCES:

DEEDS:
BOOK 40702 PAGE 396 (LOCUS)
BOOK 40529 PAGE 221 (LOCUS)

PLANS:

1932 LAYOUT OF WORCESTER STREET
DEED BOOK 1740 PAGE 591 (LAYOUT OF GRANTLAND ROAD)
DEED BOOK 1761 PAGE 96
PLAN BOOK 280 PLAN 138 (LOCUS PLAN)
UNRECORDED PLAN ENTITLED "PLAN OF LAND IN WELLESLEY HILLS, MASS."
BY FRANK L. FULLER DATED JANUARY 12, 1907
COPIED BY M.G.WIGHT MARCH 13, 1908

COMMONWEALTH OF MASSACHUSETTS
BRADLEY J. SIMONELLI
47581
PROFESSIONAL LAND SURVEYOR

APPROVAL NOT REQUIRED
PLAN OF LAND
200–202 WASHINGTON STREET
WELLESLEY, MASS.

ZONING INFORMATION: SINGLE RESIDENCE 10 (SR10)

MINIMUM LOT AREA .....10,000 SF.
MINIMUM LOT FRONTAGE.....60 FEET
MINIMUM FRONT SETBACK.....30 FEET*
MINIMUM SIDE YARD.....20 FEET
MINIMUM REAR YARD .....18 FEET
MAXIMUM BUILDING COVERAGE.....20% OR 2500 SF
MAXIMUM BUILDING HEIGHT.....36 FEET
MAXIMUM BUILDING HEIGHT.....2 1/2 STORIES

*BOTH PARCELS ARE EXEMPT FROM THE 500 FOOT RULE

GRAPHIC SCALE
30 0 15 30 60

JOB NO. 041–22

OWNER/APPLICANT:
DENIS CRONIN, MANAGER
200–204 WASHINGTON STREET, LLC
14 BROOK STREET
WELLESLEY, MA

REVISED

Field Resources, Inc.
LAND SURVEYORS

AUGUST 2, 2022 SCALE 1"=30'

P.O. BOX 324
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508 832 4332

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NEEDHAM, MA.
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041–22

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