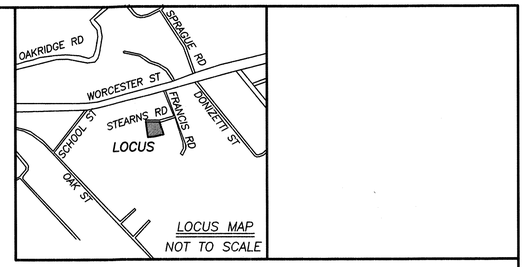

FOR REGISTRY USE ONLY

CB/DH (HELD)

S81°36'16"W 75.19'

CB/LP (HELD)

100.67'

S86°07'47"W

CB/DH (HELD)

S82°24'35"W 197.40'

IR/C (SET)

N/F TOWN OF WELLESLEY

CB/DH (HELD)

225.76'

N19°33'03"W

N/F PETER & DEBRA J. BUHLER

N/F TOWN OF WELLESLEY

S13°09'19"E 221.10'

44,578 SF

"VACANT LAND"

220.00'

N13°35'13"W

CB/DH (HELD)

S66°56'19"W 43.83'

R=510.42'

L=178.16'

155.63'

SPIKE (SET)

90.91'

N86°56'15"E

L=109.09'

R=348.02

IR/C (SET)

S21°01'21"E 40.00'

STEARNS ROAD
(40' WIDE – PUBLIC)
(1930 LAYOUT)

CB/DH (HELD)

40.01'

S66°56'19"W

L=164.20'

R=470.42'

155.63'

S86°56'15"W

R=388.02

L=121.62'

L=24.38'

R=15.00'

CB/DH (FND)

N/F JOSEPH & NICOLA ASSAN

N/F CCP NEWTON WELLESLEY 0539 LLC

LEGEND:

- O - - - - - IRON ROD WITH CAP
- ◉ - - - - - SPIKE
- ⊡ - - - - - MONUMENT
- CB - - - - - CONCRETE BOUND
- LP - - - - - LEAD PLUG
- DH - - - - - DRILL HOLE
- FND- - - - - FOUND
- IR/C- - - - - IRON ROD WITH CAP

REFERENCES:

PLANS:

DEED BOOK 1439 PAGE 138 (ABUTTER)
DEED BOOK 1616 PAGE 259 (ABUTTER)
DEED BOOK 1647 PAGE 420 (ABUTTER)
DEED BOOK 1671 PAGE 617 (ABUTTER)
PLAN 24 OF 1953 (ABUTTER)
PLAN 1648 OF 1955 (ABUTTER)
PLAN 836 OF 1964 (ABUTTER)
PLAN 735 OF 1957 (EASEMENT)
PLAN 291 OF 1930 (LAYOUT OF STEARNS)

DEEDS:

BOOK 34272 PAGE 287 (LOCUS)
BOOK 32163 PAGE 275 (ABUTTER)
BOOK 11540 PAGE 82 (ABUTTER)
BOOK 31450 PAGE 522 (ABUTTER)
BOOK 33433 PAGE 331 (ABUTTER)

UNRECORDED PLANS

PLAN SET ENTITLED "SPRAGUE FIELDS REDEVELOPMENT, WELLESLEY, MA 02481" PREPARED BY GALE ENGINEERING DATED FEBRUARY 6, 2008.

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

I CERTIFY THAT THE PROPERTY LINES SHOWN HEREON ARE THE LINES DIVIDING EXISTING OWNERSHIPS AND THE LINES OF STREETS AND WAYS SHOWN 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.

COMMONWEALTH OF MASSACHUSETTS
BRADLEY J. SIMONELLI
#47581
PROFESSIONAL LAND SURVEYOR

GRAPHIC SCALE
20 0 10 20 40

PLAN OF LAND
16 STEARNS ROAD
WELLESLEY, MASS.

Field Resources, Inc.
LAND SURVEYORS

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fieldresources@hotmail.com

JOB NO. 062-16

JULY 19, 2017 SCALE 1"=20'

REVISED: JANUARY 12, 2018