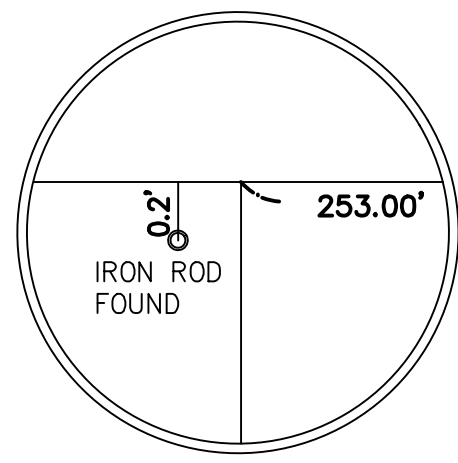


CONCORD AVENUE

IRON ROD FOUND
(SEE DETAIL)



DETAIL
NOT TO SCALE

253.00'

S30°37'33"W 140.00'

S59°22'27"E 130.00'

N59°22'27"W 527.13'

69.92'

R=20.00' L=31.50'

S59°22'27"E

R=20.00' L=31.33'

N30°51'53"E

79.97'

605.34'

525.37'

N30°51'53"E

N30°51'53"E

N30°51'53"E

N30°51'53"E

S30°33'28"W 197.10'

R=20.00' L=24.97'

374 CONCORD AVE #2
N/F
FERNANDEZ, CAROLINA &
JAMES D. LLOYD
BOOK 0142 PAGE 0105
PARCEL ID 260-34

374 CONCORD AVE #1
N/F
JONAK, PAUL O.
BOOK 0137 PAGE 0081
PARCEL ID 260-34

374 CONCORD AVE
N/F
RODERICK, MARK &
BOOK 1253 PAGE 0064
PARCEL ID 260-34

63-65 ALPINE ST
N/F
372 CONCORD
AVENUE, LLC
BOOK 490031 PAGE 0
PARCEL ID 260-35

STONE BOUND
WITH DRILL HOLE
FOUND (HELD)

OPEN SPACE AREA (ARTICLE 97)
= 4.54± ACRES

197 VASSAL LN
N/F
CITY OF CAMBRIDGE
BOOK 4309 PAGE 0420
PARCEL ID 260-80

406 CONCORD AVE
N/F
COMMONWEALTH OF
MASSACHUSETTS
BOOK 9038 PAGE 0388
PARCEL ID 260-77

197 VASSAL LN
N/F
CITY OF CAMBRIDGE
BOOK 4309 PAGE 0420
PARCEL ID 260-80

PROPOSED SCHOOL
(AS PER CAD FILE "FLOOR PLAN-ZONING DIAGRAM-A97-NEW-SUBMISSION"
PROVIDED BY PERKINS EASTMAN)

N30°51'53"E 695.42'

ALPINE STREET

N30°51'53"E

N30°51'53"E

N30°51'53"E

S30°33'28"W 197.10'

L=39.69'

R=1000.00'

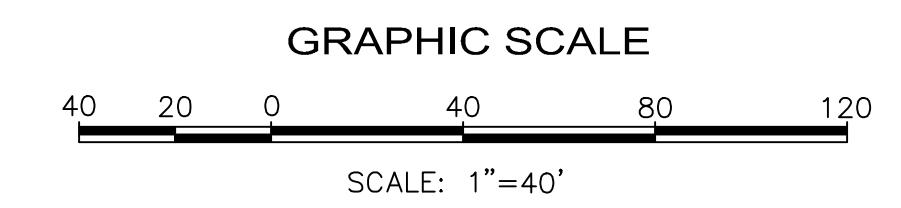
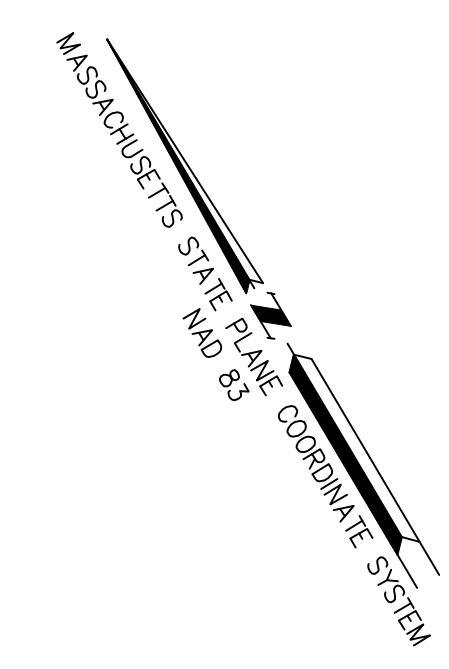
S77°35'53"E
50.87'

R=1000.00' L=29.47'

153 VASSAL LN
N/F
PAMELA WENDY,
TRUSTEE OF THE ZENS
BOOK 1345 PAGE 0066
PARCEL ID 260-72

STONE BOUND
WITH DISK FOUND
(LAND COURT)

STONE BOUND
WITH DRILL HOLE
FOUND (HELD)

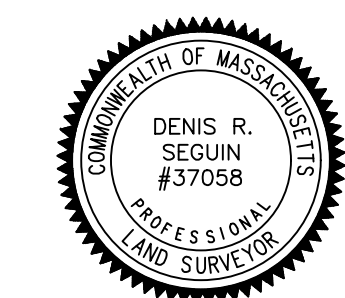


PLAN REFERENCES

PLAN NO. 128 OF 1999
PLAN NO. 1008 OF 2002

THE PURPOSE OF THIS PLAN IS TO CREATE AN ARTICLE 97 OPEN SPACE AREA RESTRICTION.
I CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES AND
REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

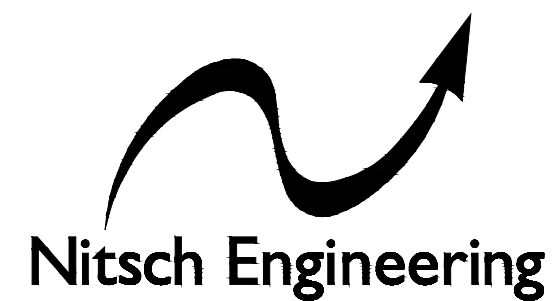
I CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING
EXISTING OWNERSHIPS, AND THAT THE LINES OF THE STREETS AND WAYS SHOWN ARE
THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW
LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.



DRAFT

DENIS R. SEQUIN, PLS DATE
MASSACHUSETTS REG. No. 37058
REGISTERED PROFESSIONAL LAND SURVEYOR

FOR REGISTRY USE ONLY



www.nitscheng.com
2 Center Plaza, Suite 430
Boston, MA 02108
T: (617) 338-0063
F: (617) 338-6472

- ▶ Civil Engineering
- ▶ Land Surveying
- ▶ Transportation Engineering
- ▶ Structural Engineering
- ▶ Green Infrastructure
- ▶ Planning
- ▶ GIS

PROJECT # 13102
FILE: 13102_ART97.dwg
SCALE: 1"=20'
DATE: 5/5/2021
PROJECT MANAGER: DRS
FIELD BOOK: 782
DRAFTED BY: IOS
CHECKED BY:

REV.	COMMENTS	DATE

OPEN SPACE ARTICLE 97 PLAN
TOBIN MONTESSORI AND VASSAL LANE UPPER SCHOOL
CAMBRIDGE, MA

PREPARED FOR:
PERKINS EASTMAN
20 ASHBURTON PLACE, FLOOR 8, BOSTON, MA 02108

SHEET: 1
ART-97
OF 1 REV.