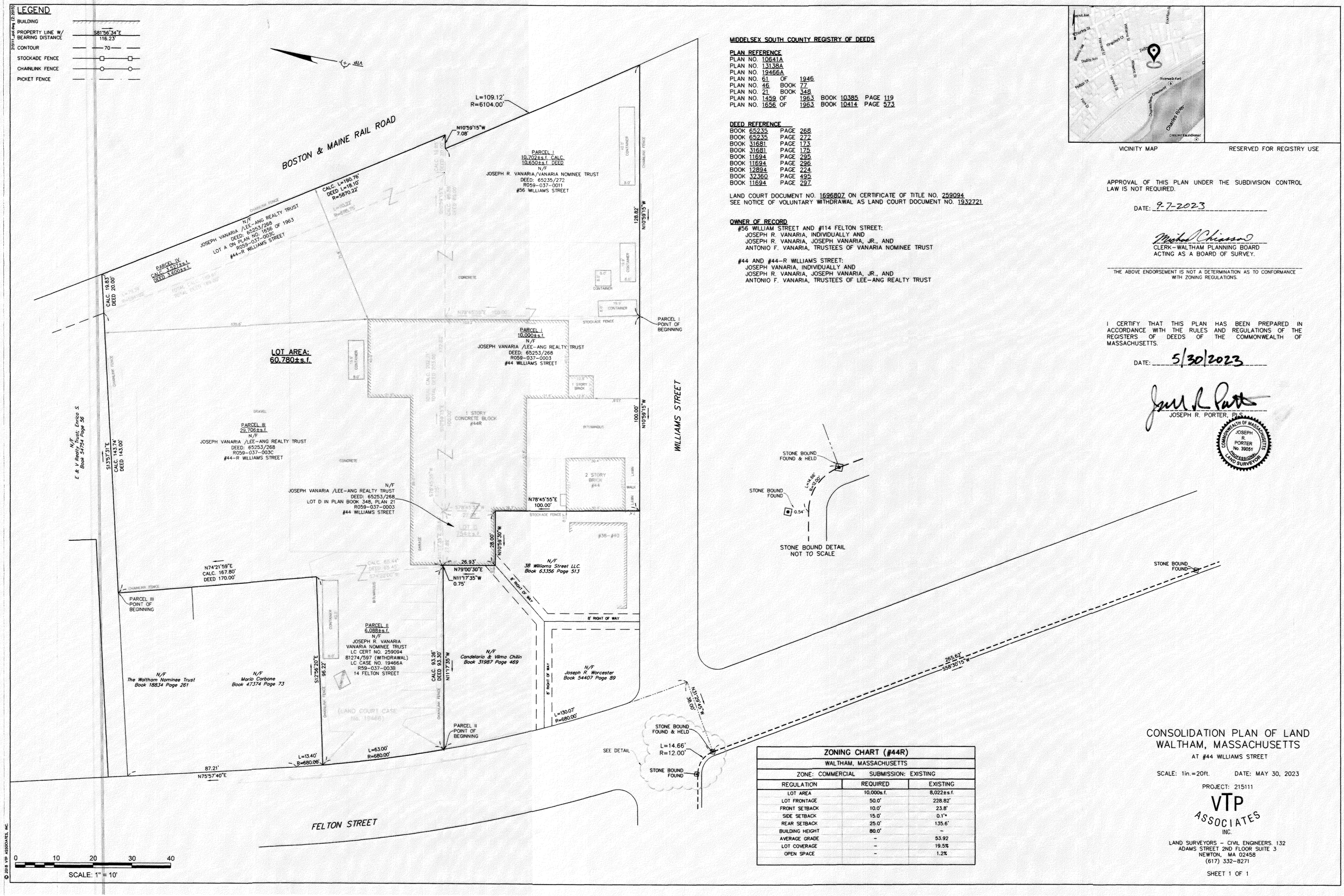
215111_cad dwg (Z-20151)

LEGEND

- BUILDING
- PROPERTY LINE W/ BEARING DISTANCE — S81°56'34"E 116.23'
- CONTOUR — 70
- STOCKADE FENCE
- CHAINLINK FENCE
- PICKET FENCE



MIDDLESEX SOUTH COUNTY REGISTRY OF DEEDS

PLAN REFERENCE

PLAN NO. 10641A
PLAN NO. 13138A
PLAN NO. 19466A
PLAN NO. 61 OF 1946
PLAN NO. 46 BOOK 77
PLAN NO. 21 BOOK 348
PLAN NO. 1459 OF 1963 BOOK 10385 PAGE 119
PLAN NO. 1656 OF 1963 BOOK 10414 PAGE 573

DEED REFERENCE

BOOK 65235 PAGE 268
BOOK 65235 PAGE 272
BOOK 31681 PAGE 173
BOOK 31681 PAGE 175
BOOK 11694 PAGE 295
BOOK 11694 PAGE 296
BOOK 12894 PAGE 224
BOOK 32360 PAGE 495
BOOK 11694 PAGE 297

LAND COURT DOCUMENT NO. 1696807 ON CERTIFICATE OF TITLE NO. 259094
SEE NOTICE OF VOLUNTARY WITHDRAWAL AS LAND COURT DOCUMENT NO. 1932721

OWNER OF RECORD

#56 WILLIAM STREET AND #114 FELTON STREET:
JOSEPH R. VANARIA, INDIVIDUALLY AND
JOSEPH R. VANARIA, JOSEPH VANARIA, JR., AND
ANTONIO F. VANARIA, TRUSTEES OF VANARIA NOMINEE TRUST

#44 AND #44-R WILLIAMS STREET:
JOSEPH VANARIA, INDIVIDUALLY AND
JOSEPH R. VANARIA, JOSEPH VANARIA, JR., AND
ANTONIO F. VANARIA, TRUSTEES OF LEE-ANG REALTY TRUST

VICINITY MAP

RESERVED FOR REGISTRY USE

APPROVAL OF THIS PLAN UNDER THE SUBDIVISION CONTROL LAW IS NOT REQUIRED.

DATE: 9-7-2023

Michael Chisson
CLERK–WALTHAM PLANNING BOARD
ACTING AS A BOARD OF SURVEY.

THE ABOVE ENDORSEMENT IS NOT A DETERMINATION AS TO CONFORMANCE WITH ZONING REGULATIONS.

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

DATE: 5/30/2023

JOSEPH R. PORTER, PLS

COMMONWEALTH OF MASSACHUSETTS
JOSEPH R. PORTER
No. 39051
PROFESSIONAL LAND SURVEYOR

ZONING CHART (#44R)

WALTHAM, MASSACHUSETTS

ZONE: COMMERCIAL SUBMISSION: EXISTING

REGULATION	REQUIRED	EXISTING
LOT AREA	10,000s.f.	8,022±s.f.
LOT FRONTAGE	50.0'	228.82'
FRONT SETBACK	10.0'	23.8'
SIDE SETBACK	15.0'	0.1'*
REAR SETBACK	25.0'	135.6'
BUILDING HEIGHT	80.0'	-
AVERAGE GRADE	-	53.92
LOT COVERAGE	-	19.5%
OPEN SPACE	-	1.2%

CONSOLIDATION PLAN OF LAND
WALTHAM, MASSACHUSETTS

AT #44 WILLIAMS STREET

SCALE: 1in.=20ft. DATE: MAY 30, 2023

PROJECT: 215111

VTP ASSOCIATES INC.
LAND SURVEYORS – CIVIL ENGINEERS. 132 ADAMS STREET 2ND FLOOR SUITE 3
NEWTON, MA 02458
(617) 332-8271

SHEET 1 OF 1

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