

ASSESSORS: 9 POND STREET CT: PARCEL ID# R051 007 0022
79 POND STREET: PARCEL ID# R051 007 0021

ZONING: RESIDENCE C (RC)
COMMERCIAL (C)

REFERENCES: DEED BOOK 80653, PAGE 545
PLAN 570 OF 2022
PLAN IN BOOK 7246, PAGE 131
PLAN 383 OF 1996
PLAN 290 OF 1973
PLAN 1140 OF 1950
PLAN 100 OF 1948
PLAN 558 OF 1946
PLAN BOOK 271, PLAN 19
PLAN BOOK 52, PLAN 54

OWNERS OF RECORD: 73 POND STREET APARTMENT VENTURE, LLC

NOTES:

1) THIS PLAN HAS BEEN PREPARED TO SHOW A COMBINATION OF THE PROPERTY AT 73 POND STREET AND 9 POND STREET COURT AS ONE CONTIGUOUS PARCEL OF LAND SHOWN HEREON AS LOT A.

2) THE PREMISES SHOWN HEREON IS NOT LOCATED IN FLOOD HAZARD ZONE, AS DELINEATED ON MAP 2501700413E, EFFECTIVE DATE 7/4/2010. PREMISES ARE SHOWN AS BEING IN A ZONE X; AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.

3) COORDINATE VALUES SHOWN HEREON REFER TO THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM, NAD 1983, MAINLAND ZONE. SAID DATUM WAS ESTABLISHED VIA GPS OBSERVATIONS UTILIZING NAD83 (NA2011) EPOCH 2010.00 (MYCS2) AND GEOID 18.

LEGEND

--- INTERIOR LOT LINE
--- ZONE LINE
(FD) FOUND
SB STONE BOUND
DHSB DRILL HOLE IN STONE BOUND
I.ROD IRON ROD

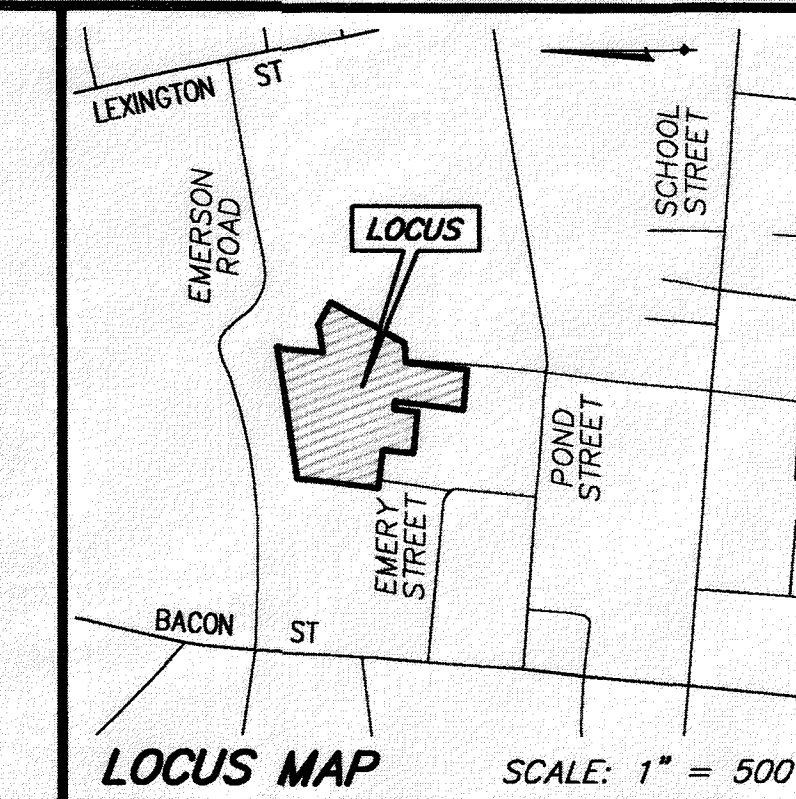
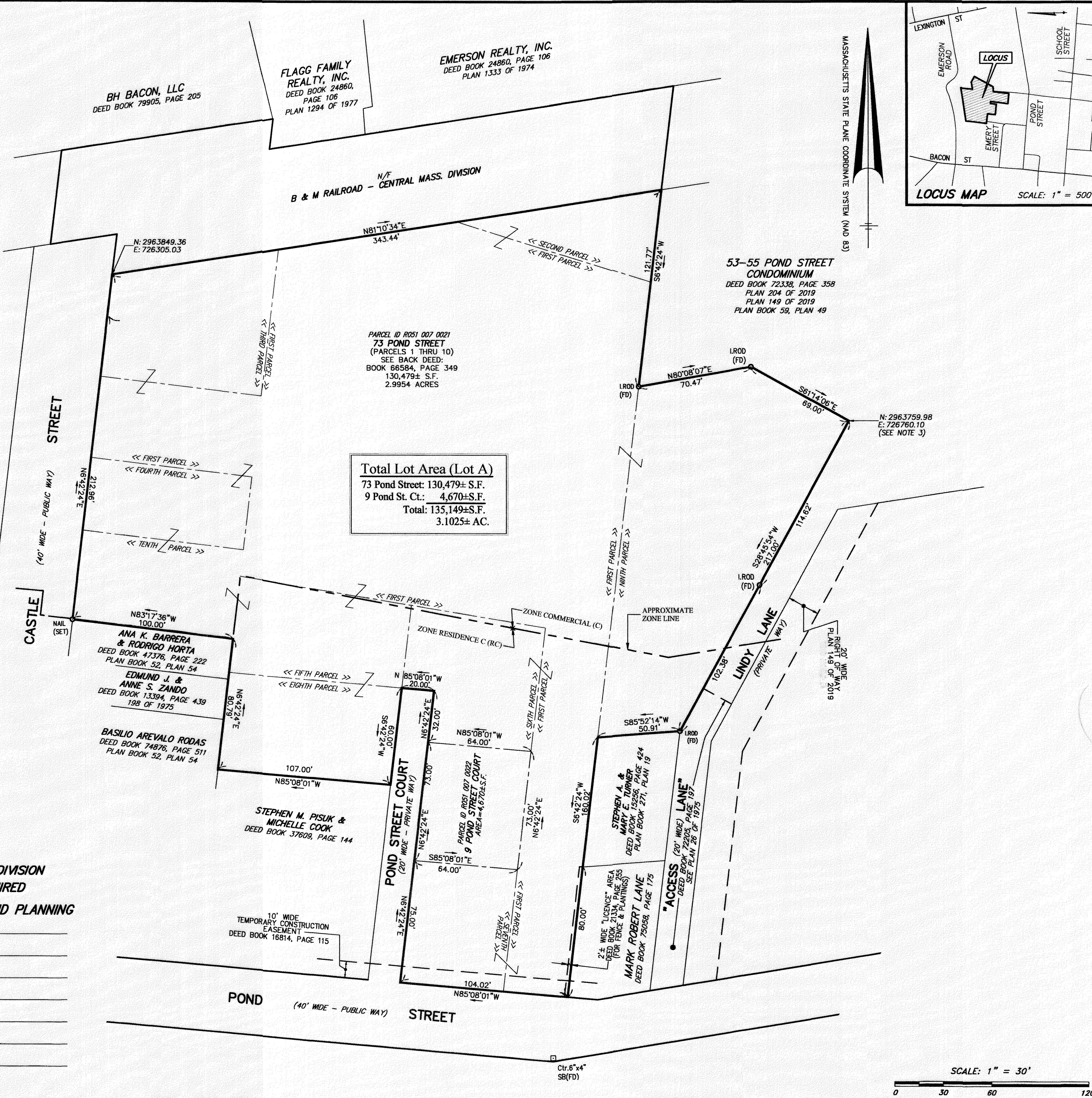
I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

8/28/23
DATE
PROFESSIONAL LAND SURVEYOR
FOR REGISTRY USE

APPROVAL UNDER THE SUBDIVISION
CONTROL LAW NOT REQUIRED
WALTHAM BOARD OF SURVEY AND PLANNING

Michael Chiosso
Clerk of the Board
DATE 9-7-2023

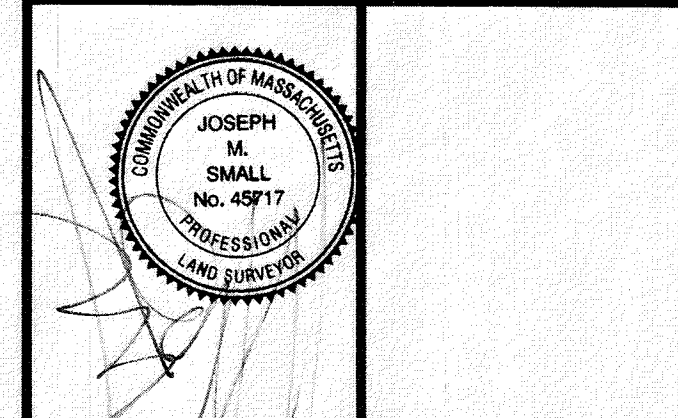
THE ABOVE ENDORSEMENT IS NOT A DETERMINATION AS TO CONFORMANCE WITH ZONING REGULATIONS.



73 POND STREET & 9 POND STREET COURT
Waltham, Massachusetts

PREPARED FOR:
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NO.	BY	DATE	ISSUE/REVISION DESCRIPTION
1.	JMS	8/28/23	REVISE PROPERTY ADDRESS
DATE: 7/12/2023 DRAWN BY: JMS			
SCALE: 1"=30' CHECK BY:			

PLAN OF LAND IN WALTHAM, MA
PLOT DATE: Aug 28, 2023 9:17 pm
DWG: 25244 anr.dwg
LAYOUT: ANR
SHEET: 1 OF 1
PROJECT NO.: 25244