

**FOR REGISTRY USE ONLY**

**LEGAL DESCRIPTION OF EATON STREET DISCONTINUANCE TO NEEDHAM BANK**

BEGINNING AT A POINT, ON THE EASTERLY SIDELINE OF GARDEN STREET SAID POINT BEING 195.78 FEET NORTHWEST OF GREAT PLAIN AVENUE THENCE;

N 4°47'06" W ALONG SAID GARDEN STREET A DISTANCE OF 70.08 FEET MORE OR LESS TO A POINT, THENCE;

SOUTHEASTERLY ALONG GARDEN STREET BY A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET MORE OR LESS, A DISTANCE OF 32.35 FEET MORE OR LESS TO A POINT THENCE;

N 82°32'18" E A DISTANCE OF 36.80 FEET MORE OR LESS TO A POINT, THENCE;

EASTERLY BY A CURVE TO THE RIGHT HAVING A RADIUS OF 80.00 FEET MORE OR LESS, A DISTANCE OF 5.12 FEET MORE OR LESS TO A POINT, THENCE;

S 2°16'09" W A DISTANCE OF 15.10 FEET MORE OR LESS TO A POINT, THENCE;

SOUTHEASTERLY BY A CURVE TO THE RIGHT HAVING A RADIUS OF 65.00 FEET MORE OR LESS, A DISTANCE OF 112.99 FEET MORE OR LESS TO A POINT, THENCE;

S 4°23'18" W A DISTANCE OF 56.92 FEET MORE OR LESS TO A POINT, THENCE;

S 7°06'43" W A DISTANCE OF 56.40 FEET MORE OR LESS TO A POINT, THENCE;

S 7°27'41" W A DISTANCE OF 53.17 FEET MORE OR LESS TO A POINT ON GREAT PLAIN AVENUE, THENCE;

S 88°53'18" W ALONG SAID GREAT PLAIN AVENUE A DISTANCE OF 9.32 FEET MORE OR LESS TO A POINT THENCE;

N 1°06'42" W A DISTANCE OF 54.74 FEET MORE OR LESS TO A POINT, THENCE;

N 88°53'18" E A DISTANCE OF 5.50 FEET MORE OR LESS TO A POINT, THENCE;

N 1°06'42" W A DISTANCE OF 54.29 FEET MORE OR LESS TO A POINT, THENCE;

N 82°32'18" E A DISTANCE OF 4.91 FEET MORE OR LESS TO A POINT, THENCE;

N 04°23'18" E A DISTANCE OF 56.92 FEET MORE OR LESS TO A POINT, THENCE;

NORTHWESTERLY ALONG BY A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET MORE OR LESS, A DISTANCE OF 88.89 FEET MORE OR LESS TO A POINT, THENCE;

S 82°32'18" W A DISTANCE OF 40.07 FEET MORE OR LESS TO A POINT, THENCE;

SOUTHWESTERLY BY A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET MORE OR LESS, A DISTANCE OF 30.48 FEET MORE OR LESS TO A POINT ON THE EASTERLY SIDELINE SAID GARDEN STREET BEING THE POINT OF BEGINNING

SAID PARCEL CONTAINING 5,975 S.F. (0.14 AC.) MORE OR LESS, AND IS FURTHER SHOWN ON PLAN ENTITLED, "EATON SQUARE STREET DISCONTINUANCE PLAN, DATED OCTOBER 20, 2011, SCALE 1"=40', PREPARED BY CUOCO & CORMIER ENGINEERING ASSOC.

ACCESS EASEMENT IN AND OVER THE AREA TO BE TRANSFERRED TO NEEDHAM BANK IS RESERVED FOR TOWN PURPOSES FOR VEHICLE AND PEDESTRIAN ACCESS

**LEGAL DESCRIPTION OF EATON STREET DISCONTINUANCE TOWN OF NEEDHAM**

BEGINNING AT A POINT, ON THE NORTHERLY SIDELINE OF GREAT PLAIN AVENUE AT THE MBTA ROW, SAID POINT BEING 99.37 FEET EAST OF A DRILL HOLE AT GARDEN STREET THENCE;

N 10°33'02" E A DISTANCE OF 104.87 FEET MORE OR LESS TO A POINT, THENCE;

N 4°23'18" E A DISTANCE OF 61.18 FEET MORE OR LESS TO A POINT, THENCE;

NORTHWESTERLY BY A CURVE TO THE LEFT HAVING A RADIUS OF 80.00 FEET MORE OR LESS, A DISTANCE OF 137.09 FEET MORE OR LESS TO A POINT THENCE;

S 2°16'09" W A DISTANCE OF 15.10 FEET MORE OR LESS TO A POINT, THENCE;

SOUTHEASTERLY ALONG SAID CENTERLINE BY A CURVE TO THE RIGHT HAVING A RADIUS OF 65.00 FEET MORE OR LESS, A DISTANCE OF 112.99 FEET MORE OR LESS TO A POINT, THENCE;

N 4°23'18" E ALONG SAID CENTERLINE A DISTANCE OF 56.92 FEET MORE OR LESS TO A POINT, THENCE;

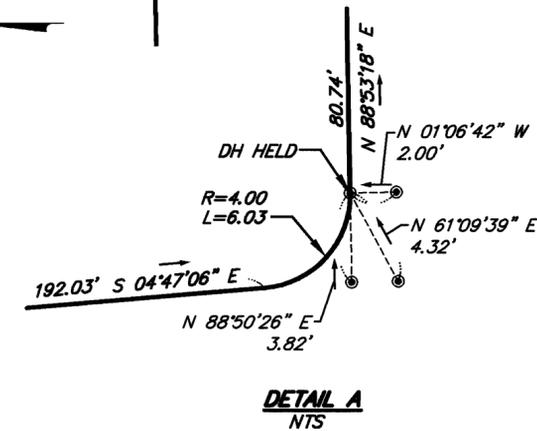
S 7°06'43" W A DISTANCE OF 56.40 FEET MORE OR LESS TO A POINT, THENCE;

S 7°07'41" W A DISTANCE OF 53.17 FEET MORE OR LESS TO A POINT A GREAT PLAIN AVENUE, THENCE;

N 81°53'18" E ALONG SAID GREAT PLAIN AVENUE, A DISTANCE OF 9.31 FEET MORE OR LESS TO THE POINT OF BEGINNING

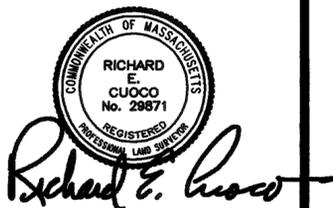
SAID PARCEL CONTAINING 4,063 S.F. (0.09 AC.) MORE OR LESS, AND IS FURTHER SHOWN ON PLAN ENTITLED, "EATON SQUARE STREET DISCONTINUANCE PLAN, DATED OCTOBER 20, 2011, SCALE 1"=40', PREPARED BY CUOCO & CORMIER ENGINEERING ASSOC.

ACCESS EASEMENT IN AND OVER THE AREA TO BE TRANSFERRED TO THE TOWN OF NEEDHAM IS RESERVED FOR THE NEEDHAM BANK FOR VEHICLE AND PEDESTRIAN ACCESS.



I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.

OCTOBER 20, 2011  
DATE



PREPARED FOR:  
**NEEDHAM COOPERATIVE BANK**  
1055-1067 GREAT PLAIN AVENUE  
NEEDHAM, MA 02492

SCALE: 1" = 40'      OCTOBER 20, 2011

SCALE IN FEET

APPROVED TOWN OF NEEDHAM, MA	
BOARD OF SELECTMEN	DATE 10/25/11
<i>[Signature]</i>	DATE 10/25/11
<i>[Signature]</i>	DATE 10/25/11
<i>[Signature]</i>	DATE 10/25/11

PREPARED BY:  
**CUOCO & CORMIER**  
ENGINEERING ASSOCIATES, INC.

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STREET DISCONTINUANCE PLAN  
**EATON SQUARE**  
NEEDHAM  
MASSACHUSETTS 02492