

Article 97 Parcel 1A Description

A certain parcel of land situated on Worthen Road in the Town of Lexington, County of Middlesex, Commonwealth of Massachusetts, and being shown as Article 97 Parcel 1A on a plan entitled "Article 97 Land Swap Plan, 251 Waltham Street, in Lexington, Massachusetts," dated August 29, 2025 by BSC Group, Inc., said Parcel 1A being further described, according to said plan, as follows:

Beginning at a point on the northeasterly line of Worthen Road at the northwesterly corner of land now or formerly of Toward Independent Living & Learning, Inc., said point being the southwesterly corner of the herein described parcel; thence

N 42°12'52" W	by said northeasterly line of Worthen Road a distance of two hundred sixty-two and thirteen hundredths (262.13) feet to a point; thence
N 41°01'32" W	by said northeasterly line of Worthen Road a distance of three hundred seventy and seventy-six hundredths (370.76) feet to a point; thence
N 35°59'41" E	a distance of two hundred sixty-four and fifty-one hundredths (264.51) feet to a point; thence
EASTERLY	along a curve to the right having a radius of twenty and sixty-eight hundredths (20.68) feet an arc distance of twenty-eight and three hundredths (28.03) feet to a point; thence
S 53°53'34" E	a distance of ninety-nine and ten hundredths (99.10) feet to a point; thence
S 34°38'27" W	a distance of six and forty-six hundredths (6.46) feet to a point; thence
S 55°57'49" E	a distance of one hundred sixty-seven and twenty-three hundredths (167.23) feet to a point; thence
N 34°38'07" E	a distance of four hundred two and twenty-one hundredths (402.21) feet to a point; thence
S 55°57'33" E	a distance of two hundred seven and thirty-one hundredths (207.31) feet to a point; thence
SOUTHERLY	along a curve to the right having a radius of forty and fifty hundredths (40.50) feet an arc distance of sixty-four and four hundredths (64.04) feet to a point; thence
S 34°38'27" W	a distance of four hundred eighty-four and eighty-six hundredths (484.86) feet to a point; thence
S 55°21'33" E	a distance of one hundred seventy-eight and fifty-one hundredths (178.51) feet to a point; thence
S 32°52'05" W	a distance of forty and ninety-two hundredths (40.92) feet to a point at land now or formerly of Yi-Cheon Yim & Sun-Young Park, the last eleven (11) courses and distances over and across land now or formerly of the Town of Lexington; thence
N 59°00'25" W	a distance of forty-one and forty-five hundredths (41.45) feet to a point; thence

S 47°02'57" W a distance of ninety-four and eighty-four hundredths (94.84) feet to a point at land now or formerly of Francesco Gambino & Laura Bonato, the last two (2) courses and distances along said land now or formerly of Yi-Cheon Yim & Sun-Young Park; thence

S 48°12'49" W along said land now or formerly of Francesco Gambino & Laura Bonato and land now or formerly of said Toward Independent Living & Learning, Inc. a distance of one hundred seventy-five and ninety-five hundredths (175.95) feet to the point of beginning.

The above-described parcel of land contains an area of 320,391 Square Feet, more or less, or 7.35 Acres, more or less.

Article 97 Parcel 1B Description

A certain parcel of land situated on Worthen Road in the Town of Lexington, County of Middlesex, Commonwealth of Massachusetts, and being shown as Article 97 Parcel 1B on a plan entitled "Article 97 Land Swap Plan, 251 Waltham Street, in Lexington, Massachusetts," dated August 29, 2025 by BSC Group, Inc., said Parcel 1B being further described, according to said plan, as follows:

Beginning at a point on the easterly line of Worthen Road, being N 41°01'32" W by the easterly side of Worthen Road a distance of seven hundred seventy-eight and twenty-nine hundredths (778.29) feet from the northwesterly corner of Parcel 1A as shown on said plan, said point being the southwesterly corner of the herein described parcel; thence

N 41°01'32" W by said easterly line of Worthen Road a distance of fifteen and twenty-eight hundredths (15.28) feet to a point; thence

N 33°32'18" E a distance of one hundred ninety-three and fifteen hundredths (193.15) feet to a point; thence

S 52°59'51" E a distance of thirty-five and two hundredths (35.02) feet to a point at the northwesterly corner of Parcel 2A as shown on said plan; thence

S 29°56'51" W a distance of seventy-nine and forty-five hundredths (79.45) feet to a point; thence

SOUTHERLY along a curve to the right having a radius of one hundred eighty-nine (189.00) feet an arc distance of fifty and eleven hundredths (50.11) feet to a point; thence

S 49°00'33" E a distance of sixty-eight and eighty-one hundredths (68.81) feet to the point of beginning, the last five (5) courses and distances over and across land now or formerly of the Town of Lexington.

The above-described parcel of land contains an area of 6,424 Square Feet, more or less, or 0.15 Acres, more or less.

Article 97 Parcel 1C Description

A certain parcel of land situated off Waltham Street in the Town of Lexington, County of Middlesex, Commonwealth of Massachusetts, and being shown as Article 97 Parcel 1C on a plan entitled "Article 97 Land Swap Plan, 251 Waltham Street, in Lexington, Massachusetts," dated August 29, 2025 by BSC Group, Inc., said Parcel 1C being further described, according to said plan, as follows:

Beginning at a point at the southeasterly corner of Parcel 2A as shown on said plan, said point being the northwesterly corner of the herein described parcel; thence

N 33°58'37" E a distance of one hundred eighteen and sixty-four hundredths (118.64) feet to a point; thence

S 61°43'38" E a distance of two hundred twelve and eleven hundredths (212.11) feet to a point; thence

S 34°03'20" W a distance of one hundred thirteen and ninety-one hundredths (113.91) feet to a point; thence

N 63°00'00" W a distance of two hundred twelve and forty-eight hundredths (212.48) feet to the point of beginning, the last four (4) courses and distances over and across land now or formerly of the Town of Lexington.

The above-described parcel of land contains an area of 24,530 Square Feet, more or less, or 0.56 Acres, more or less.

Article 97 Parcel 2A Description

A certain parcel of land situated off Worthen Road in the Town of Lexington, County of Middlesex, Commonwealth of Massachusetts, and being shown as Article 97 Parcel 2A on a plan entitled "Article 97 Land Swap Plan, 251 Waltham Street, in Lexington, Massachusetts," dated August 29, 2025 by BSC Group, Inc., said Parcel 2A being further described, according to said plan, as follows:

Beginning at a point at the southeasterly corner of Parcel 1B as shown on said plan, said point being the northwesterly corner of the herein described parcel; thence

N 29°56'51" E	a distance of forty-five and fifty hundredths (45.50) feet to a point; thence
EASTERLY	along a curve to the right having a radius of three hundred (300.00) feet an arc distance of eighty-two and forty-seven hundredths (82.47) feet to a point; thence
N 45°41'55" E	a distance of ninety-four and sixty-eight hundredths (94.68) feet to a point; thence
NORTHERLY	along a curve to the left having a radius of one hundred eighty (180.00) feet an arc distance of thirty-nine and two hundredths (39.02) feet to a point; thence
N 33°16'45" E	a distance of thirty-nine and sixty-one hundredths (39.61) feet to a point; thence
N 83°00'00" E	a distance of two hundred sixty-six and seventy-four hundredths (266.74) feet to a point; thence
S 7°00'00" E	a distance of one hundred seven and fourteen hundredths (107.14) feet to a point; thence
S 75°00'00" E	a distance of one hundred ninety-eight and four hundredths (198.04) feet to a point; thence
S 15°00'00" W	a distance of one hundred twelve and thirty-three hundredths (112.33) feet to a point; thence
S 63°00'00" E	a distance of two hundred forty-two and ninety-two hundredths (242.92) feet to a point; thence
S 33°58'37" W	a distance of four hundred fifty-six and thirty-five hundredths (456.35) feet to a point; thence
N 48°24'37" W	a distance of four hundred forty-eight and thirty seven hundredths (448.37) feet to a point; thence
N 52°59'51" W	a distance of three hundred seventeen and forty hundredths (317.40) feet to the point of beginning, the last thirteen (13) courses and distances over and across land now or formerly of the Town of Lexington.

The above-described parcel of land contains an area of 318,487 Square Feet, more or less, or 7.31 Acres, more or less.

Article 97 Parcel 2B Description

A certain parcel of land situated off Waltham Street in the Town of Lexington, County of Middlesex, Commonwealth of Massachusetts, and being shown as Article 97 Parcel 2B on a plan entitled "Article 97 Land Swap Plan, 251 Waltham Street, in Lexington, Massachusetts," dated August 29, 2025 by BSC Group, Inc., said Parcel 2B being further described, according to said plan, as follows:

Beginning at a point at the southeasterly corner of Parcel 1C as shown on said plan, said point being the northwesterly corner of the herein described parcel; thence

N 34°03'20" E a distance of one hundred twenty-one and fifty-nine hundredths (121.59) feet to a point; thence

S 55°56'36" E a distance of three hundred ten and one hundredth (310.01) feet to a point; thence

S 34°03'27" W a distance of ninety and nineteen hundredths (90.19) feet to a point; thence

N 61°43'38" W a distance of three hundred eleven and fifty-nine hundredths (311.59) feet to the point of beginning, the last four (4) courses and distances over and across land now or formerly of the Town of Lexington.

The above-described parcel of land contains an area of 32,826 Square Feet, more or less, or 0.75 Acres, more or less.

- 20 49 PARKER ST
N/F
ROBERT G & ANNE L
DEED BOOK 18769 PAGE 161
PLAN BOOK 38 PLAN 17 (LOT 57)
ASSESSORS PARCEL 49-91
- 21 47 PARKER ST
N/F
ERIC A PEARLMAN, TRUSTEE
ERIC A PEARLMAN 2008 REVOCABLE TRUST
DEED BOOK 52098 PAGE 216
PLAN BOOK 38 PLAN 17 (LOT 56)
ASSESSORS PARCEL 49-92
- 22 45 PARKER ST
N/F
ADAM TAUMAN KALAI &
Yael Tauman Kalai
DEED BOOK 71473 PAGE 467
PLAN BOOK 38 PLAN 17 (LOT 55)
ASSESSORS PARCEL 49-93
- 23 37 PARKER ST
N/F
THE PETRASSO FAMILY TRUST
DEED BOOK 66910 PAGE 208
PLAN BOOK 38 PLAN 17 (LOT 54)
ASSESSORS PARCEL 49-94
- 24 33 PARKER ST
N/F
JOSEPH LEHAR &
NORA M GHILLANY
DEED BOOK 44277 PAGE 465
PLAN BOOK 38 PLAN 17 (LOT 53)
ASSESSORS PARCEL 49-96
- 25 31 PARKER ST
N/F
JAMES M & BRITTANY Q
BUTCHER
DEED BOOK 71143 PAGE 509
PLAN BOOK 38, PLAN 17 (LOT 52)
ASSESSORS PARCEL 49-97
- 26 29 PARKER ST
N/F
LONGWEI SU & ZUOLING WANG
DEED BOOK 76136 PAGE 100
PLAN BOOK 38 PLAN 17 (LOT 51)
ASSESSORS PARCEL 49-98
- 27 25 PARKER ST
N/F
GEORGIA R & JERRY L HARRIS
DEED BOOK 30412 PAGE 105
PLAN BOOK 38 PLAN 17 (LOT 50)
ASSESSORS PARCEL 49-99
- 28 21 PARKER ST
N/F
PRAVEEN TIPIRENEI &
SONALI N SHAH
DEED BOOK 67491 PAGE 282
PLAN BOOK 38 PLAN 17 (LOT 49)
ASSESSORS PARCEL 49-100
- 29 19 PARKER ST
N/F
BAOFU DUAN & SIMIN HU
DEED BOOK 62718 PAGE 423
PLAN BOOK 38 PLAN 17 (LOT 48)
ASSESSORS PARCEL 49-101
- 30 17 PARKER ST
N/F
LINGGUO ZHU &
CHIEN-CHUNG WANT
DEED BOOK 71118 PAGE 484
PLAN BOOK 38 PLAN 17 (LOT 47)
ASSESSORS PARCEL 49-102B
- 31 15 PARKER ST
N/F
KEVIN H BREUNIG &
LINDA W ROSEN
DEED BOOK 37321 PAGE 489
PLAN BOOK 38 PLAN 17 (LOT 46)
ASSESSORS PARCEL 49-102A
- 32 11 PARKER ST
N/F
THOMAS HARRINGTON &
CAROL ROSE
DEED BOOK 35742 PAGE 387
PLAN 531 OF 1872
PLAN BOOK 38 PLAN 17 (LOT 45)
ASSESSORS PARCEL 49-103
- 33 9 PARKER ST
N/F
JAMES CHUNG-LIN LEE &
HSUNG-MEN CHANG
DEED BOOK 77093 PAGE 62
PLAN 531 OF 1872
PLAN BOOK 38 PLAN 17 (LOT 44)
ASSESSORS PARCEL 49-104
- 34 7 PARKER ST
N/F
JASON D PENNIMAN
DEED BOOK 47887 PAGE 112
PLAN BOOK 38 PLAN 17 (LOT 43)
ASSESSORS PARCEL 49-105
- 35 5 PARKER ST
N/F
NATHANIEL REWEY &
BETTY ACUDELO-REWEY
DEED BOOK 75395 PAGE 53
PLAN BOOK 38 PLAN 17 (LOT 42)
ASSESSORS PARCEL 49-106
- 36 2030 MASSACHUSETTS AVE
N/F
TIMOTHY J & SARA
WONDOLOWSKI
LC BOOK 1513 PAGE 147
CERT 265760
LC PLAN 19087A
ASSESSORS PARCEL 49-181

LEGEND

- STONE BOUND
□ STONE BOUND W/DRILL HOLE(SBDH)
□ STONE BOUND W/ESCUTOHEON PIN(SBEP)
■ CONCRETE BOUND W/DRILL HOLE(CBDH)
• DRILL HOLE
— X — CHAIN LINK FENCE

ARTICLE 97
PARCEL 1B
6,424± SQ. FT.
0.15± AC.

ARTICLE 97
PARCEL 2A
318,487± SQ. FT.
7.31± AC.

SHEET 2

DETAIL-1
N.T.S.

DETAIL-2
N.T.S.

RECORD OWNER

TOWN OF LEXINGTON
1625 MASSACHUSETTS AVENUE
LEXINGTON, MA

REFERENCES

MIDDLESEX SOUTH DISTRICT
REGISTRY OF DEEDS

DEED BOOK 2424 PAGE 496
DEED BOOK 2424 PAGE 509
DEED BOOK 3981 PAGE 109
DEED BOOK 6254 PAGE 543
DEED BOOK 7010 PAGE 294
DEED BOOK 7010 PAGE 297
DEED BOOK 7228 PAGE 243
DEED BOOK 7311 PAGE 107
DEED BOOK 9435 PAGE 447
DEED BOOK 9735 PAGE 442
DEED BOOK 9740 PAGE 554
DEED BOOK 9855 PAGE 199
DEED BOOK 10002 PAGE 559

FILED PLAN 531
PLAN AT END OF BOOK 1862
PLAN AT END OF BOOK 1865
PLAN BOOK 38 PLAN 17
PLAN BOOK 192 PLAN 6
PLAN BOOK 267 PLAN 8
PLAN BOOK 268 PLAN 45
PLAN BOOK 320 PLAN 15
PLAN BOOK 332 PLAN 23
PLAN No. 544 OF 1930
PLAN No. 633 OF 1939
PLAN No. 260 OF 1941
PLAN No. 435 OF 1942
PLAN No. 906 OF 1946
PLAN No. 1222 OF 1946
PLAN No. 1865 OF 1947
PLAN No. 910 OF 1948
PLAN No. 1436 OF 1949
PLAN No. 643 OF 1951
PLAN No. 248 OF 1954
PLAN No. 1074 OF 1955
PLAN No. 1275 OF 1956
PLAN No. 1258 OF 1959
PLAN No. 1881 OF 1960
PLAN No. 11 OF 1961
PLAN No. 312 OF 1962
PLAN No. 1243 OF 1971
PLAN No. 524 OF 1973
PLAN No. 498 OF 1979
PLAN No. 253 OF 1986
PLAN No. 1303 OF 1989

GENERAL NOTES

- THIS PLAN IS BASED UPON AN ON-THE-GROUND AND SUAS SURVEY PERFORMED BY BSC GROUP, INC. BETWEEN DECEMBER 2023 AND JULY 2024. SUAS SURVEY WAS PERFORMED IN MAY OF 2024.
- HORIZONTAL DATUM IS BASED UPON NAD '83 AS DERIVED VIA GPS OBSERVATIONS PERFORMED BY BSC GROUP, INC. ON DECEMBER 13, 2023.
- THE PURPOSE OF THIS PLAN IS TO DELINEATE ARTICLE 97 PARCELS 1A, 1B, 1C, 2A AND 2B.
- NOT ALL RECORDED AND/OR UNRECORDED EASEMENTS ARE SHOWN ON THIS PLAN.
- NOT ALL EXISTING CONDITIONS FEATURES ARE SHOWN ON THIS PLAN.

I CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THAT:

- THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.
- THIS PLAN SHOWS THE PROPERTY LINES THAT ARE THE LINES OF 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 WAYS ARE SHOWN.

Christopher W. McNary
PROFESSIONAL LAND SURVEYOR
FOR BSC GROUP, INC.

09-02-2025
DATE



Christopher W. McNary

FOR REGISTRY USE ONLY

ARTICLE 97
LAND SWAP PLAN

251 WALTHAM STREET

IN
LEXINGTON
MASSACHUSETTS
(MIDDLESEX COUNTY)

LEXINGTON
HIGH SCHOOL

AUGUST 29, 2025

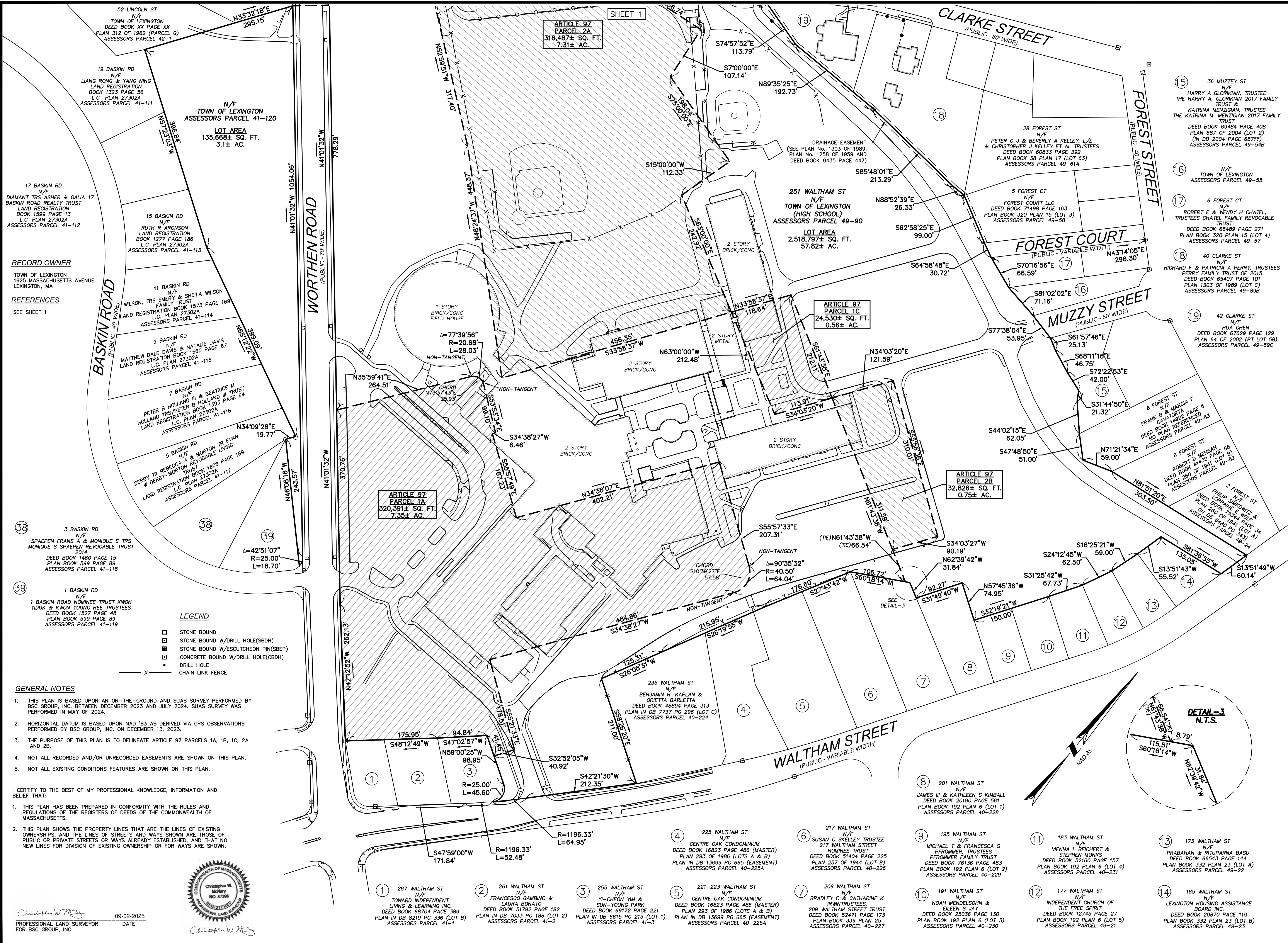
PREPARED FOR:
SMMA
1000 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02138

BSC GROUP
BUILD | SUPPORT | CONNECT
803 Summer Street
Boston, Massachusetts
02127
617 896 4300

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SCALE: 1" = 80'
0 10 20 40 METERS
0 40 80 160 FEET

PROJ. MGR.: K. THOMPSON
FIELD: M. MURPHY / B. SNEESBY
CALC./DESIGN: P. MCIVER
DRAWN: P. MCIVER
CHECK: S. EWALD C. MCNARY
FILE: P:\002850025\SD\2850025ART97
DWG: 2850025ART97.DWG
JOB. NO: 2-8500.25
SHEET
1 OF 2



FOR REGISTRY USE ONLY

ARTICLE 97 LAND SWAP PLAN

251 WALTHAM STREET
IN
LEXINGTON
MASSACHUSETTS
(MIDDLESEX COUNTY)

LEXINGTON
HIGH SCHOOL

AUGUST 29, 2025

PREPARED FOR:
SMMA
1000 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02138

BSC GROUP
BUILD | SUPPORT | CONNECT
803 Summer Street
Boston, Massachusetts
02127
617 896 4300

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SCALE: 1" = 80'
0 10 20 40 METERS
0 40 80 160 FEET

PROJ. MGR.: K. THOMPSON
FIELD: M. MURPHY / B. SNEESBY
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DRAWN: P. MCIVER
CHECK: S. EWALD C. MCNARY
FILE: P:\002850025\SD\2850025ART97
DWG.: 2850025ART97.DWG
JOB. NO: 2-8500.25

SHEET
2 OF 2