

J.F. Hennessy Co.

Civil Engineers & Land Surveyors Since 1922
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January 23, 2018

ATTN: Brookline Zoning Board of Appeals
RE: Babcock Place Existing Conditions Survey

In January of 2016 the J.F. Hennessy Company was engaged by Tremont Asset Management LLC on behalf of Babcock Place LLC to prepare a survey plan of the parcels at 134 and 138 Babcock Street in Brookline. Based on various requests and directives received during the public hearing process, the scope of survey was expanded.

In the course of expanding the survey, a discrepancy was found between the street right-of-way lines of Stedman Street and Babcock Street. Briefly described: the 19th Century layout of Stedman Street appears to have an erroneous distance tie to the line of Babcock Street (Babcock Street was already in existence at the time of Stedman's laying out); subsequently, an overlap of varying dimensions was discovered in the deed descriptions for the Babcock Place parcel and the abutting Stedman lots. Two of the Stedman lots are registered in the Massachusetts Land Court. The Court's surveys hold the record line of Babcock Street (though without reference to the overlap with the Babcock parcel). Our final survey holds with the Land Court's decisions, resulting in the Babcock Place parcels' land area being reduced by an aggregate of 208 square feet from their respective deeded dimensions.

The abutter's survey provided to us appears to align with our final location of the common lot line. As no other significant disagreements are apparent between our survey and that of the abutters, there should be no controversy regarding differing baseline assumptions in existing on-the-ground conditions. If any concerns remain over the location of the boundary the Stedman abutters could engage their surveyor to verify the line from our current survey. This can be done in an expeditious matter by comparing our surveyed setback dimensions to the garages behind 138 Babcock, 115 Stedman and 121 Stedman.

The current version of our survey plan, dated January 12, 2018, is the plan used by the Applicant's Architect, Civil Engineer, Landscape Architect and Arborist in the preparation and submission of any and all plans since submitted December 22, 2017.

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