



LOCUS MAP

SURVEYOR'S CERTIFICATE (LENDER'S COUNSEL):

THE UNDER SIGNED HEREBY CERTIFIES TO:
BELMONT STREET SOUTH LLC,

AS OF THE DATE HEREOF, THAT THIS SURVEY CORRECTLY SHOWS, ON THE BASIS OF A FIELD TOTAL STATION SURVEY AND IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARD REQUIREMENTS FOR LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS: (I) A FIXED AND DETERMINABLE POSITION AND LOCATION OF THE LAND DESCRIBED THEREON (INCLUDING THE POSITION OF THE POINT OF BEGINNING(S)); (II) THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE LAND, AND (III) ALL DRIVEWAYS OR OTHER CUTS IN THE CURBS ALONG ANY STREET UPON WHICH THE LAND ABUTS. EXCEPT AS SHOWN ON SAID PRINT OF SURVEY THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY AFFECTING THE LAND OR OTHER EASEMENTS OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OR WHICH ARE OF RECORD NOR, EXCEPT AS SHOWN, ARE THERE ANY BUILDING RESTRICTION OR SET-BACK LINES, PARTY WALLS, ENCROACHMENTS OR OVERHANGS OF ANY IMPROVEMENTS UPON ANY EASEMENTS, RIGHTS OF WAY OR ADJACENT LAND, OR ENCROACHMENTS BY IMPROVEMENTS LOCATED ON ADJACENT LAND UPON THE DESCRIBED LAND. THE PRINT OF SURVEY REFLECTS BOUNDARY LINES OF THE DESCRIBED LAND WHICH "CLOSE" BY SURVEYING CALCULATION.

Scott M. Faria
SCOTT M. FARIA, R.P.L.S.
REGISTRATION NUMBER 51906

5/13/2022

SURVEYOR'S CERTIFICATE (2021 ALTA/NSPS STANDARDS):

TO:
BELMONT STREET SOUTH LLC,

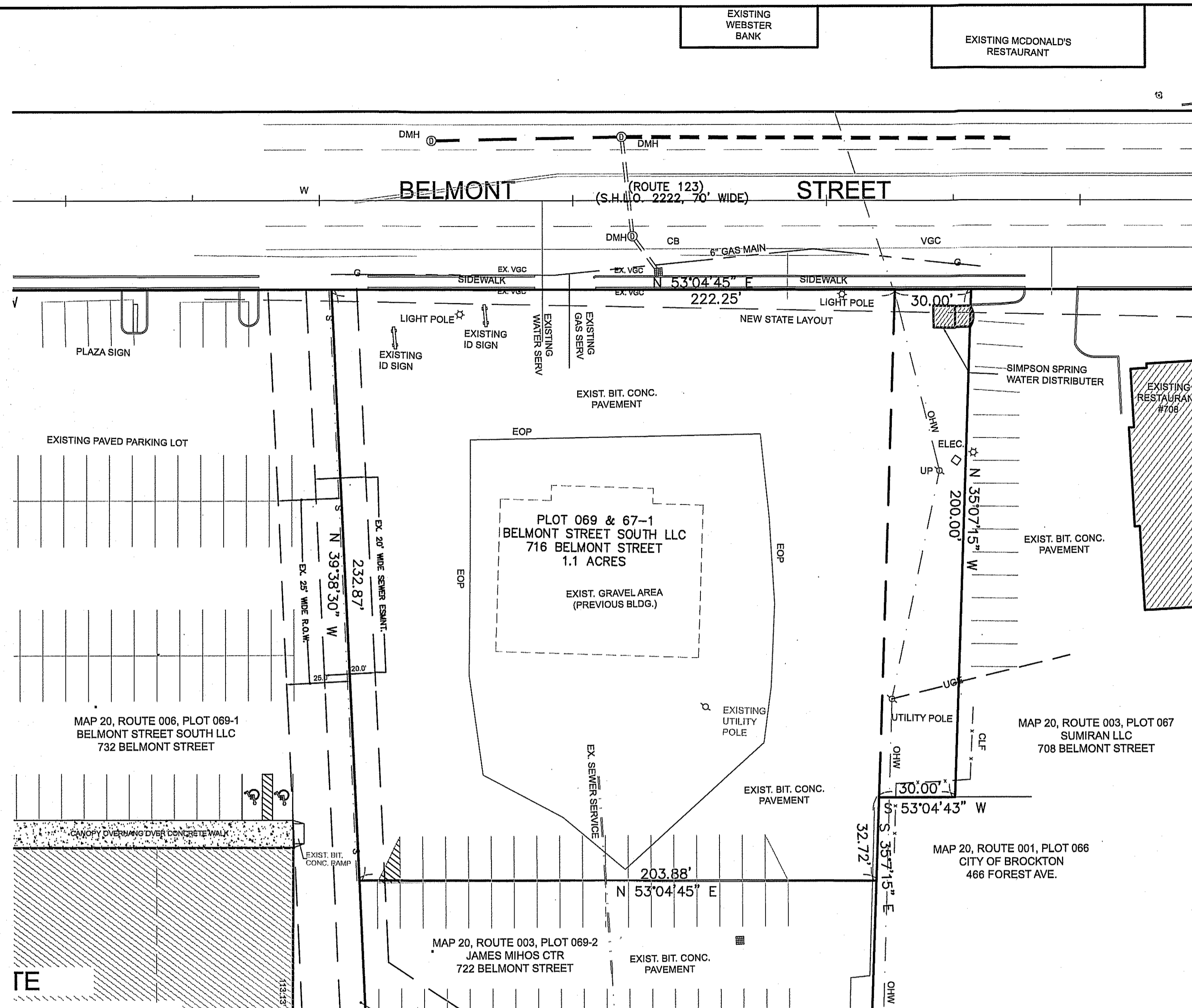
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA & NSPS IN 2021, & INCLUDES ITEMS 2, 3, 4, 6(c),(b), 7(c), 7(b)(1), 7(c), 8, 9, 11(c), 13, 16, 17, 18 & 19 PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA & NSPS & IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE COMMONWEALTH OF MASSACHUSETTS, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

Scott M. Faria
SCOTT M. FARIA, R.P.L.S.
REGISTRATION NUMBER 51906

5/13/2022

LEGEND

- = UTILITY POLE/GUY WIRE
- = WATER GATE/SHUT-OFF
- = CATCH BASIN
- = DRAIN MANHOLE
- = SEWER MANHOLE
- = HYDRANT
- = TRANSFORMER
- = CHAIN LINK FENCE
- = GAS GATE
- = CONTOURS
- = SPOT GRADE
- = LIGHT POLE
- = TREES, BUSHES
- = OVERHEAD ELECTRIC
- = SEWER LINE
- = WATER LINE



LEGAL DESCRIPTION:

THE LAND WITH THE BUILDINGS THEREON LOCATED IN BROCKTON, PLYMOUTH COUNTY, MASSACHUSETTS, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

PARCEL 1

PARCEL "B-2-B" AS SHOWN ON A PLAN ENTITLED "PLAN OF LAND BROCKTON, MASSACHUSETTS, OWNED BY BICKFORD'S FAMILY FARE, INC.", DATED MAY 16, 1979, BY HAYWARD BOYNTON & WILLIAMS, RECORDED AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS IN PLAN BOOK 21, PAGE 367.

PARCEL 2

A CERTAIN LOT OR PARCEL OF LAND SITUATED ON THE SOUTHERLY SIDE OF BELMONT STREET IN SAID BROCKTON, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON SAID BELMONT STREET AT THE NORTHWEST CORNER OF THE GRANTED PREMISES BY THE NORTHEAST CORNER OF LAND NOW OR FORMERLY OF VINCENT A. FOSTER; THENCE SOUTH 25 DEGREES EAST BY SAID GRANTOR'S LAND 200 FEET;

THENCE EASTERLY PARALLEL WITH SAID BELMONT STREET AND BY LAND NOW OR FORMERLY OF ANNIE C. CAHOON 30 FEET;

THENCE NORTH 25 DEGREES WEST BY LAND NOW OR FORMERLY OF VINCENT A. FOSTER 200 FEET TO SAID BELMONT STREET;

THENCE WESTERLY BY SAID BELMONT STREET 30 FEET TO THE POINT OF BEGINNING.

SAID PARCEL IS SHOWN AS PARCEL C ON A PLAN ENTITLED, "PLAN OF LAND IN BROCKTON, MASS. DATED JANUARY 9, 1978", RECORDED AT PLYMOUTH REGISTRY OF DEEDS IN PLAN BOOK 19, PAGE 1025.

BEING THE SAME PREMISES CONVEYED TO PETER MIHOS FROM CHRISTY J. MIHOS, TRUSTEE OF THE MIHOS FAMILY INVESTMENT TRUST U/D/T DATED JANUARY 23, 1998, RECORDED WITH PLYMOUTH COUNTY REGISTRY OF DEEDS IN BOOK 15829, PAGE 327, BY DEED DATED JANUARY 7, 2011 AND RECORDED WITH SAID DEEDS IN BOOK 39533, PAGE 27.

SCHEDULE B EXCEPTIONS:

SCHEDULE B OF THE POLICY OR POLICIES TO BE ISSUED WILL CONTAIN EXCEPTIONS TO THE FOLLOWING MATTERS UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY:

1. ANY FACTS, RIGHTS, INTEREST, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND.
2. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.
3. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL THEREFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN IN THE PUBLIC RECORDS.
4. REAL ESTATE TAXES AND MUNICIPAL CHARGES WHICH MAY CONSTITUTE LIENS.
5. TITLE TO AND RIGHTS OF THE PUBLIC AND OTHERS ENTITLED THERETO IN AND TO THOSE PORTIONS OF THE INSURED PREMISES LYING WITHIN THE BOUNDS OF ADJACENT STREETS, ROADS, AND WAYS.
6. THE EXACT ACREAGE OR SQUARE FOOTAGE BEING OTHER THAN AS STATED IN SCHEDULE A OR THE PLAN(S) THEREIN REFERRED TO.
7. SEWER EASEMENT AS SHOWN ON PL. BK. 21 PG. 367 (NO INSTRUMENT FOUND)
8. MASS DOT TAKING BK. 47177 PG. 287

GENERAL NOTES :

ASSESSORS MAP : 20 ROUTE : 005 PLOT : 069 + 67-1

LOCUS DEED REFERENCE : BOOK 49132 PAGE 246
: BOOK 41932, PAGE 246

APPLICANT/OWNER :
BELMONT STREET SOUTH LLC
P.O. BOX 619
COTUIT, MA. 02635

THE PROJECT SITE IS NOT LOCATED WITHIN AN AREA MAPPED AS PRIORITY HABITAT & ESTIMATED HABITAT FOR RARE SPECIES ACCORDING TO THE MASSACHUSETTS NATURAL HERITAGE & ENDANGERED SPECIES PROGRAM.

THE PROJECT SITE IS NOT LOCATED WITHIN A ZONE II WELLHEAD PROTECTION ZONE.

SURVEYOR'S NOTES

THIS PLAN IS BASED ON AVAILABLE RECORD INFORMATION CONSISTING OF RECORD DEEDS AND PLANS AND AN ACTUAL ON THE GROUND SURVEY PERFORMED BY THIS FIRM UP TO 05-11-2022.

LOCATION OF UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE & ARE BASED ON THE BEST AVAILABLE INFORMATION AND SHOULD BE VERIFIED IN THE FIELD BY THE APPROPRIATE UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION.

THIS PROPERTY IS IN A FLOOD ZONE 'X', AREAS OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS SHOWN ON F.I.R.M. PANEL No. 25023C0158J, DATED 07-17-2012.

THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

ALL STATEMENTS WITHIN THE CERTIFICATION AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES AND ENCROACHMENTS, ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.

ALL SURVEYED PARCELS ARE CONTIGUOUS WITH NO GAPS OR GORES. THERE ARE NO OBSERVABLE WETLANDS ON THE SITE. PROPERTY SHOWN HAS FRONTAGE AND ACCESS FROM BELMONT STREET

Assessors Map: 020 Route: 004 Plot: 067-1
Assessors Map: 020 Route: 005 Plot: 069
716 Belmont Street, Brockton, Massachusetts

PREPARED FOR

BELMONT STREET SOUTH LLC

TITLE

ALTA/NSPS SURVEY PLAN

J.K. HOLMGREN ENGINEERING, INC.

Registered Professional Engineers and Land Surveyors
1024 Pearl Street, Brockton, MA. 02301
Phone - (508) 583-2595 Fax - (508)-588-7518
Email : jholmengren@jholmengren.com



SCALE: 1" = 30'

DATE: 05/11/2021

NO.		DATE		REMARKS	
C-1					
DRAWING NUMBER					
H:\2016\2016-015\SURVEY\worksht\2016-015ALTA2.dwg					
2016-015					