

LEGEND

EXISTING	DESCRIPTION
---	PROPERTY LINE
---	CONTOUR LINE
---	EDGE OF PAVEMENT
---	VERTICAL GRANITE CURB
---	VERTICAL CONCRETE CURB
---	WATER LINE
---	GAS LINE
---	OVERHEAD WIRES
---	DRAIN LINE
---	STONE WALL
---	FENCE
---	GUARDRAIL
---	HYDRANT
---	WATER GATE
---	GAS GATE
---	SIGN
---	BOLLARD
---	LIGHT
---	UTILITY POLE
---	CATCH BASIN
---	DRAIN MANHOLE
---	ELECTRIC MANHOLE
---	MANHOLE
---	GAS METER
---	AC UNIT
---	CLEANOUT
---	VENT
---	IRRIGATION HANDHOLE
---	ELECTRIC HANDHOLE
---	ELECTRIC BOX
---	TRAFFIC LIGHT
---	SHRUB
---	TREE

CERTIFICATION

THIS IS TO CERTIFY TO CUMBERLAND FARMS, INC., HINCKLEY ALLEN & SNYDER LLP AND FIRST AMERICAN TITLE INSURANCE COMPANY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(a), 8, 9, 11, 13, 14, 16, 17, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 25, 2018.

BY: **SAMPLE**
PROFESSIONAL LAND SURVEYOR: BRIAN J. MURPHY
DATE: 8/23/18

REVISIONS

NO.	DATE	OBJECT	LETTER
1	9/28/18		

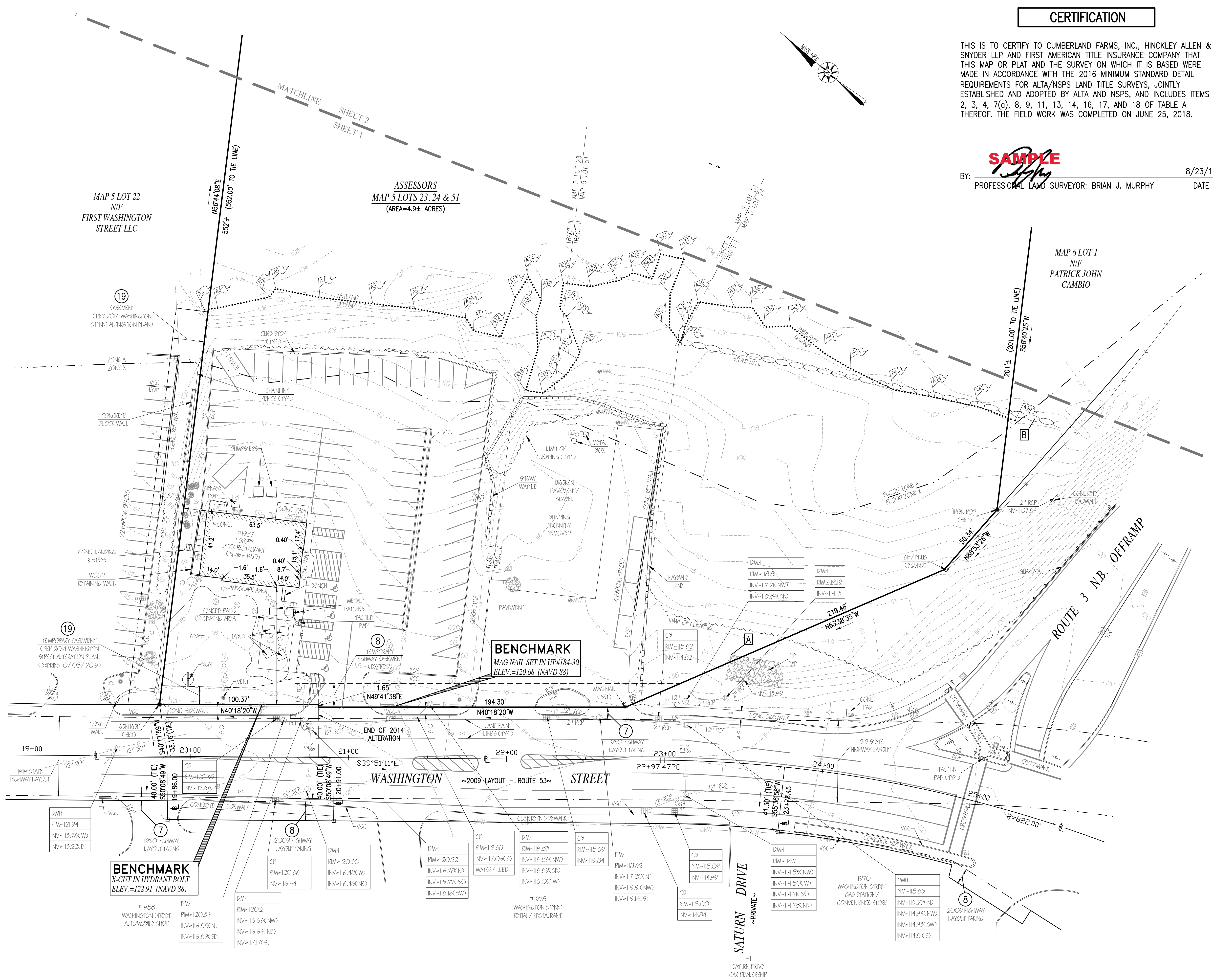


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401 COUNTY STREET
NEW BEDFORD, MA 02740
P. 508.717.3479
OFFICES IN:
• TAUNTON
• MARLBOROUGH
• WARWICK, RI

DRAWN BY: CKG
CALC'D BY: MOB
CHECKED BY: BJM

SITE PLAN
1969 & 1987 WASHINGTON STREET
ASSESSORS MAP 5 LOTS 23, 24 & 51
HANOVER, MASSACHUSETTS
PREPARED FOR:
T.M. CROWLEY & ASSOCIATES
14 BREAKNECK HILL ROAD, SUITE 101
LINCOLN, RI 02865

AUGUST 23, 2018
SCALE: 1"=30'
JOB NO. 18-053
LATEST REVISION:
SEPTEMBER 28, 2018
ALTA/NSPS LAND TITLE SURVEY
CFG02.0

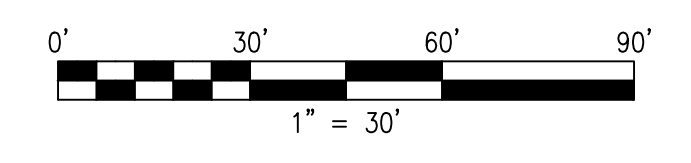


RECORD OWNERS

- TRACT ONE**
(0 WASHINGTON STREET, HANOVER, MA)
ASSESSOR'S MAP 5 LOT 24
0 WASHINGTON STREET, LLC,
600 LORING AVENUE #5
SALEM, MA 01970
DEED BOOK 48056 PAGE 73
- TRACT TWO**
(1969 WASHINGTON STREET, HANOVER, MA)
ASSESSORS MAP 5 LOT 51
1185 FALMOUTH ROAD, LLC
600 LORING AVENUE
SALEM, MA 01970
DEED BOOK 49694 PAGE 250
- TRACT THREE**
(1987 WASHINGTON STREET, HANOVER, MA)
ASSESSORS MAP 5 LOT 23
HARLEQUIN-HANOVER LLC
600 LORING AVENUE
SALEM, MA 01970
DEED BOOK 42466 PAGE 103

PLAN REFERENCES

- PLAN BOOK 7 PAGE 280
PLAN BOOK 7 PAGE 396
PLAN BOOK 4164 PAGE 657



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NOTES

1. THE LOT SHOWN ON THIS PLAN IS THE SAME LAND NOTED IN TITLE POLICY COMMITMENT NO. NCS-911302-HOU1, DATED JUNE 26, 2018, AS TO TRACT ONE: (0 WASHINGTON STREET, HANOVER, MA) AND JULY 3, 2018 AS TO TRACT TWO: (1969 WASHINGTON STREET, HANOVER, MA) & AS TO TRACT THREE: (1987 WASHINGTON STREET, HANOVER, MA) AT 4:00 P.M., BY FIRST AMERICAN TITLE INSURANCE COMPANY. BY GRAPHIC PLOTTING ONLY, THE PROPERTY DEPICTED ON THIS PLAN FALLS IN ZONE X AND ZONE A, AS SHOWN ON THE FLOOD INSURANCE RATE MAP 25023C0113J, EFFECTIVE DATE: JULY 17, 2012.
2. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE.
3. 73 STRIPED PARKING SPACES WERE OBSERVED, 4 OF WHICH WERE MARKED FOR HANDICAP PARKING.
4. NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING WORK OR BUILDING ADDITIONS ON TRACTS 1 & 3. BUILDING HAS BEEN DEMOLISHED ON TRACT 2.
5. THERE IS NO EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP OR SANITARY LANDFILL.
6. SUBJECT PROPERTY HAS PHYSICAL ACCESS TO WASHINGTON STREET (A.K.A ROUTE 53).
7. THE WETLANDS SHOWN WERE DELINEATED BY ECOTEC, INC. ON DECEMBER 7, 2012 AND FEBRUARY 8 & 17, 2017.

EXCEPTIONS

- 7 TAKING FOR THE LAYOUT OF WASHINGTON STREET BY THE COUNTY COMMISSIONERS DATED MARCH 11, 1930 AND RECORDED IN BOOK 1591, PAGE 77, AND AS SHOWN ON PLAN RECORDED IN HIGHWAY BOOK E, PAGE 388. (PLOTTED)
- 8 TAKING FOR THE LAYOUT OF STATE HIGHWAY, WASHINGTON STREET (ROUTE 53) AND THE TAKING OF AN EASEMENT FOR SUCH PURPOSES BY THE DEPARTMENT OF PUBLIC WORKS FOR THE COMMONWEALTH OF MASSACHUSETTS RECORDED IN BOOK 36984, PAGE 16, SHOWN ON PLAN RECORDED AS PLAN NO. 109 OF 2009. (PLOTTED - EASEMENT HAS EXPIRED)

AS TO TRACT ONE: (0 WASHINGTON STREET, HANOVER, MA)

- 9 RIGHTS OF FLOWAGE IN ROCKY BROOK (PLOTTED)

AS TO TRACT TWO: (1969 WASHINGTON STREET, HANOVER, MA)

(NO PLOTTABLE EXCEPTIONS)

AS TO TRACT THREE: (1987 WASHINGTON STREET, HANOVER, MA)

- 19 TAKING FOR THE LAYOUT OF STATE HIGHWAY, WASHINGTON STREET (ROUTE 53) AND TAKING IN FEE SIMPLE FOR SUCH PURPOSES BY THE DEPARTMENT OF PUBLIC WORKS FOR THE COMMONWEALTH OF MASSACHUSETTS RECORDED IN BOOK 44821, PAGE 310, SHOWN ON PLAN RECORDED AS PLAN NO. 559 OF 2014. (PLOTTED)

AS TO TRACT TWO: (1969 WASHINGTON STREET, HANOVER, MA) & AS TO TRACT THREE: (1987 WASHINGTON STREET, HANOVER, MA)

- 21 RIGHTS OF FLOWAGE IN THIRD HERRING BROOK (PLOTTED)

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF HANOVER, COUNTY OF PLYMOUTH, COMMONWEALTH OF MASSACHUSETTS, DESCRIBED AS FOLLOWS:

AS TO TRACT ONE: (0 WASHINGTON STREET, HANOVER, MA)

THAT CERTAIN PARCEL OF VACANT LAND, IN THE TOWN OF HANOVER, COUNTY OF PLYMOUTH AND COMMONWEALTH OF MASSACHUSETTS, SITUATED ON THE NORTHWESTERLY SIDE OF WASHINGTON STREET, BOUNDED AND DESCRIBED AS FOLLOWS:

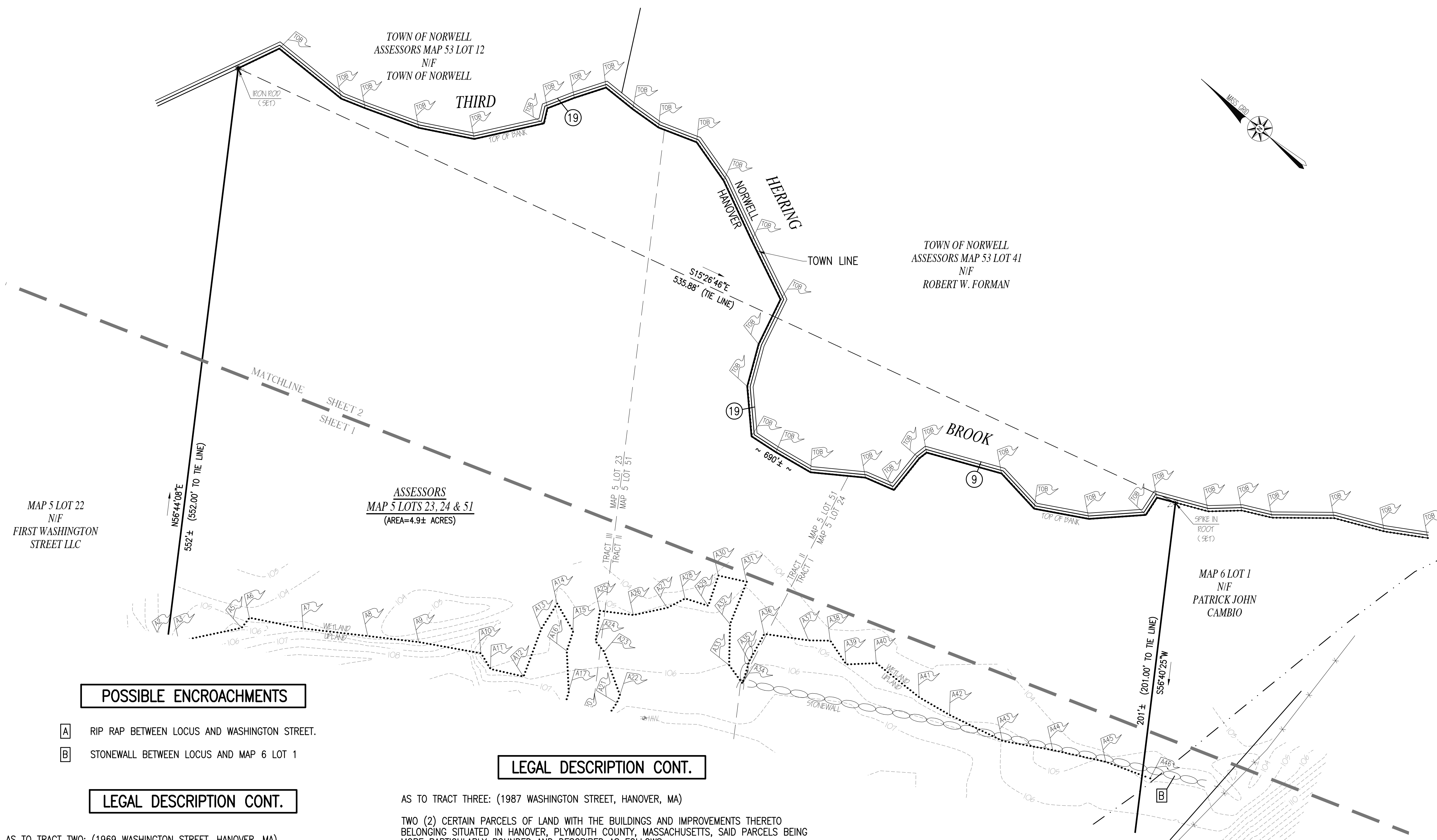
BEGINNING AT A POINT ON THE LINE OF WASHINGTON STREET AT THE LAND NOW OR FORMERLY OF STEPHEN O. JACOBS AND THENCE RUNNING

SOUTHEASTERLY ON SAID WASHINGTON STREET, TWO HUNDRED FOURTEEN (214) FEET TO A POINT; THENCE TURNING AND RUNNING

NORTHEASTERLY AND IN A STRAIGHT LINE BY LAND NOW OR FORMERLY OF MARY F. THOMPSON TO ROCKY WATER BROOK; THENCE TURNING AND RUNNING IN A

NORTHWESTERLY DIRECTION BY SAID ROCKY WATER BROOK TO LAND NOW OR FORMERLY OF STEPHEN O. JACOBS; THENCE TURNING AND RUNNING

SOUTHWESTERLY BY LAND NOW OR FORMERLY OF SAID JACOBS TO THE POINT OF BEGINNING.



POSSIBLE ENCROACHMENTS

- A RIP RAP BETWEEN LOCUS AND WASHINGTON STREET.
- B STONEWALL BETWEEN LOCUS AND MAP 6 LOT 1

LEGAL DESCRIPTION CONT.

AS TO TRACT TWO: (1969 WASHINGTON STREET, HANOVER, MA)

THE LAND IN HANOVER, PLYMOUTH COUNTY, MASSACHUSETTS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL I:

A CERTAIN PARCEL OF LAND CONTAINING 0.94+ ACRES OF LAND, MORE OR LESS AND BEING SHOWN AS LOT A ON A PLAN ENTITLED "PLAN OF LAND, WASHINGTON STREET, HANOVER, MASSACHUSETTS, PREPARED FOR ARTHUR J. EPSTEIN, SCALE: 40 FEET TO AN INCH, MAY 3, 1976, PERKINS ENGINEERING, INC., ROCKLAND, MASSACHUSETTS", MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

WESTERLY BY THE EASTERLY SIDE OF WASHINGTON STREET AS SHOWN ON SAID PLAN, ON TWO COURSES, 69.86 FEET AND 5.91 FEET; NORTHERLY BY LOT B AND LAND OF BLAKE BROTHERS COMPANY AS SHOWN ON SAID PLAN, TWO HUNDRED FEET AND 340-/+ FEET RESPECTIVELY; EASTERLY BY THIRD HERRING BROOK AS SHOWN ON SAID PLAN; SOUTHERLY BY LAND OF ALLEN A. AND ASTRID E. VALLI AS SHOWN ON SAID PLAN, ON TWO COURSES, 228.92 FEET AND 142.1 FEE MORE OR LESS.

PARCEL II:

A CERTAIN PARCEL OF LAND SITUATED ON WASHINGTON STREET IN HANOVER, PLYMOUTH COUNTY, MASSACHUSETTS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT B ON A PLAN ENTITLED, "PLAN OF LAND, WASHINGTON STREET, HANOVER, PLYMOUTH COUNTY, MASSACHUSETTS, SCALE: 40'=1", PREPARED FOR ARTHUR J. EPSTEIN, MAY 3, 1976, BY PERKINS ENGINEERING, INC., ROCKLAND, MASSACHUSETTS,"

WESTERLY BY THE EASTERLY SIDELINE OF WASHINGTON STREET, A DISTANCE OF TWENTY-FIVE (25) FEET; NORTHERLY BY LAND OF GRANTOR, A DISTANCE OF TWO HUNDRED (200) FEET; EASTERLY BY LAND OF GRANTOR, A DISTANCE OF TWENTY-FIVE (25) FEET; SOUTHERLY BY LOT A AS SHOWN ON SAID PLAN, A DISTANCE OF TWO HUNDRED (200) FEET.

LEGAL DESCRIPTION CONT.

AS TO TRACT THREE: (1987 WASHINGTON STREET, HANOVER, MA)

TWO (2) CERTAIN PARCELS OF LAND WITH THE BUILDINGS AND IMPROVEMENTS THERETO BELONGING SITUATED IN HANOVER, PLYMOUTH COUNTY, MASSACHUSETTS, SAID PARCELS BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

PARCEL I:
A CERTAIN PARCEL OF LAND CONTAINING 1.9 ACRES OF LAND, MORE OR LESS, AND BEING SHOWN AS LOT #1 ON A PLAN ENTITLED "PLAN OF WARREN D. LILEY PROPERTY LOT NO. 1, WASHINGTON ST., HANOVER, MASS." DATED JULY 18, 1947 MADE BY J. M. LIND, SAID PLAN BEING DULY RECORDED WITH PLYMOUTH COUNTY REGISTRY OF DEEDS IN PLAN BOOK 7 AS PLAN NO. 396. SAID LOT NO. 1 IS MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

SOUTHWESTERLY BY WASHINGTON STREET, AS SHOWN ON SAID PLAN, ONE HUNDRED FIFTY (150) FEET;

NORTHWESTERLY BY LAND FORMERLY OF MRS. STEPHEN O. JACOBS BY THREE (3) COURSES MEASURING RESPECTIVELY, TWO HUNDRED ONE AND 29/100 (201.29) FEET, TWO HUNDRED SIXTY-SEVEN AND 65/100 (267.65) FEET AND NINETY-SIX AND 8/10 (96.8) FEET, MORE OR LESS;

NORTHEASTERLY BY THIRD HERRING BROOK, AS SHOWN ON SAID PLAN;

SOUTHEASTERLY BY LOT NO. 2, AS SHOWN ON SAID PLAN, FIVE HUNDRED THIRTY-TWO AND 6/10 (532.6) FEET, MORE OR LESS.

PARCEL II:
THE NORTHWESTERLY HALF OF LOT NO. 2, AS SHOWN ON A PLAN ENTITLED "PLAN OF WARREN D. LILEY PROPERTY, LOT NO. 2, WASHINGTON ST., HANOVER, MASS." DATED JULY 18, 1947 MADE BY J. M. LIND, SAID PLAN BEING DULY RECORDED WITH PLYMOUTH COUNTY REGISTRY OF DEEDS IN PLAN BOOK 7 AS PLAN NO. 280. SAID PARCEL OF LAND IS MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

SOUTHWESTERLY BY WASHINGTON STREET, AS SHOWN ON SAID PLAN, SEVENTY-FIVE (75) FEET;

NORTHWESTERLY BY LOT NO. 1, AS SHOWN ON SAID PLAN, FIVE HUNDRED THIRTY-TWO AND 6/10 (532.6) FEET, MORE OR LESS;

NORTHEASTERLY BY THIRD HERRING BROOK; AND

SOUTHEASTERLY BY THE REMAINDER OF SAID LOT NO. 2, FIVE HUNDRED FORTY (540) FEET, MORE OR LESS.

SAID PARCEL OF LAND CONTAINS .9 ACRES OF LAND, MORE OR LESS.

SURVEYORS LEGAL DESCRIPTION

A CERTAIN PARCEL OF LAND IN HANOVER MASSACHUSETTS BEGINNING AT A POINT ON THE EASTERLY SIDE OF WASHINGTON STREET. SAID POINT BEING THE SOUTHEAST CORNER OF LAND NOW OR FORMERLY BELONGING TO FIRST WASHINGTON STREET LLC AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL.

THENCE RUNNING ALONG SAID FIRST WASHINGTON STREET LLC LAND N56°44'08"E, 552± FEET TO THIRD HERRING BROOK, BEING THE NORWELL TOWN LINE, AND LAND NOW OR FORMERLY BELONGING TO THE TOWN OF NORWELL;

THENCE TURNING AND RUNNING ALONG SAID THIRD HERRING BROOK, NORWELL TOWN LINE, AND LAND OF SAID TOWN OF NORWELL SOUTHERLY 690± FEET TO A CORNER AND LAND NOW OR FORMERLY BELONGING TO PATRICK JOHN CAMBIO;

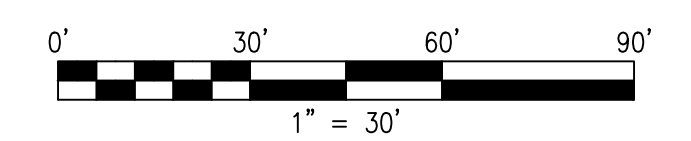
THENCE TURNING AND RUNNING ALONG SAID CAMBIO LAND S56°40'25"W, 201± FEET TO A CORNER AND THE ROUTE 3 NORTH BOUND OFF RAMP;

THENCE TURNING AND RUNNING STILL ALONG SAID ROUTE 3 NORTH BOUND OFF RAMP N88°53'28"W, 50.34 FEET,

THENCE TURNING AND RUNNING ALONG SAID WASHINGTON STREET N40°18'20"W, 194.30 FEET TO A CORNER;

THENCE TURNING AND RUNNING STILL ALONG SAID WASHINGTON STREET N49°41'38"E, 1.65 FEET TO A CORNER;

THENCE TURNING AND RUNNING STILL ALONG SAID WASHINGTON STREET N40°18'20"W, 100.37 FEET TO A CORNER AND POINT OF BEGINNING.



REVISIONS	
NO.	DESCRIPTION
1	9/28/18 OBJECTION LETTER



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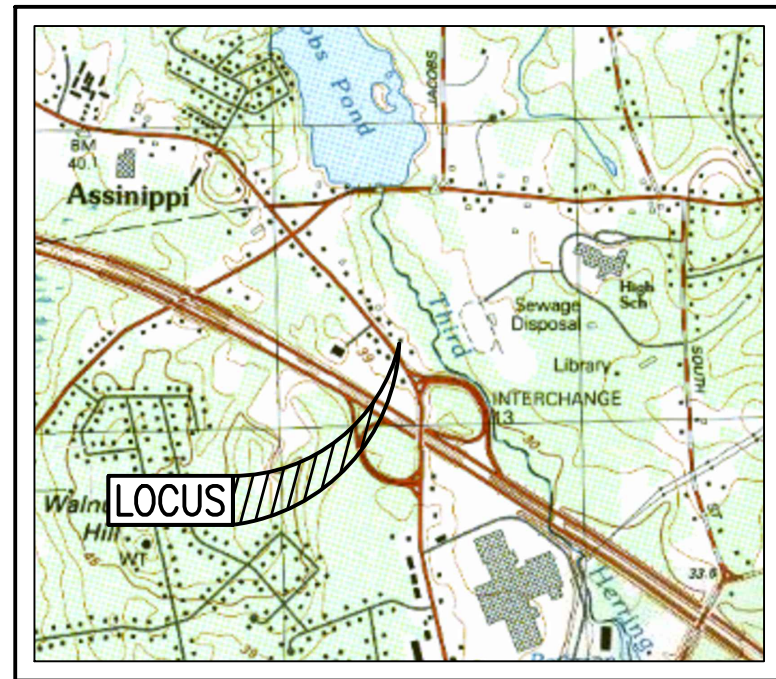
DRAWN BY: CKG
CALC'D BY: MOB
CHECKED BY: BJM

SITE PLAN
— 1969 & 1987 WASHINGTON STREET —
ASSESSORS MAP 5 LOTS 23, 24 & 51
HANOVER, MASSACHUSETTS
PREPARED BY: T.M. CROWLEY & ASSOCIATES
FOR: 14 BREAKNECK HILL ROAD, SUITE 101
LINCOLN, RI 02865

AUGUST 23, 2018
SCALE: 1"=30'
JOB NO. 18-053
LATEST REVISION:
SEPTEMBER 28, 2018

ALTA/NSPS LAND TITLE SURVEY
CFG02.1

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LOCUS MAP SCALE: 1"=2,000'±

LEGEND

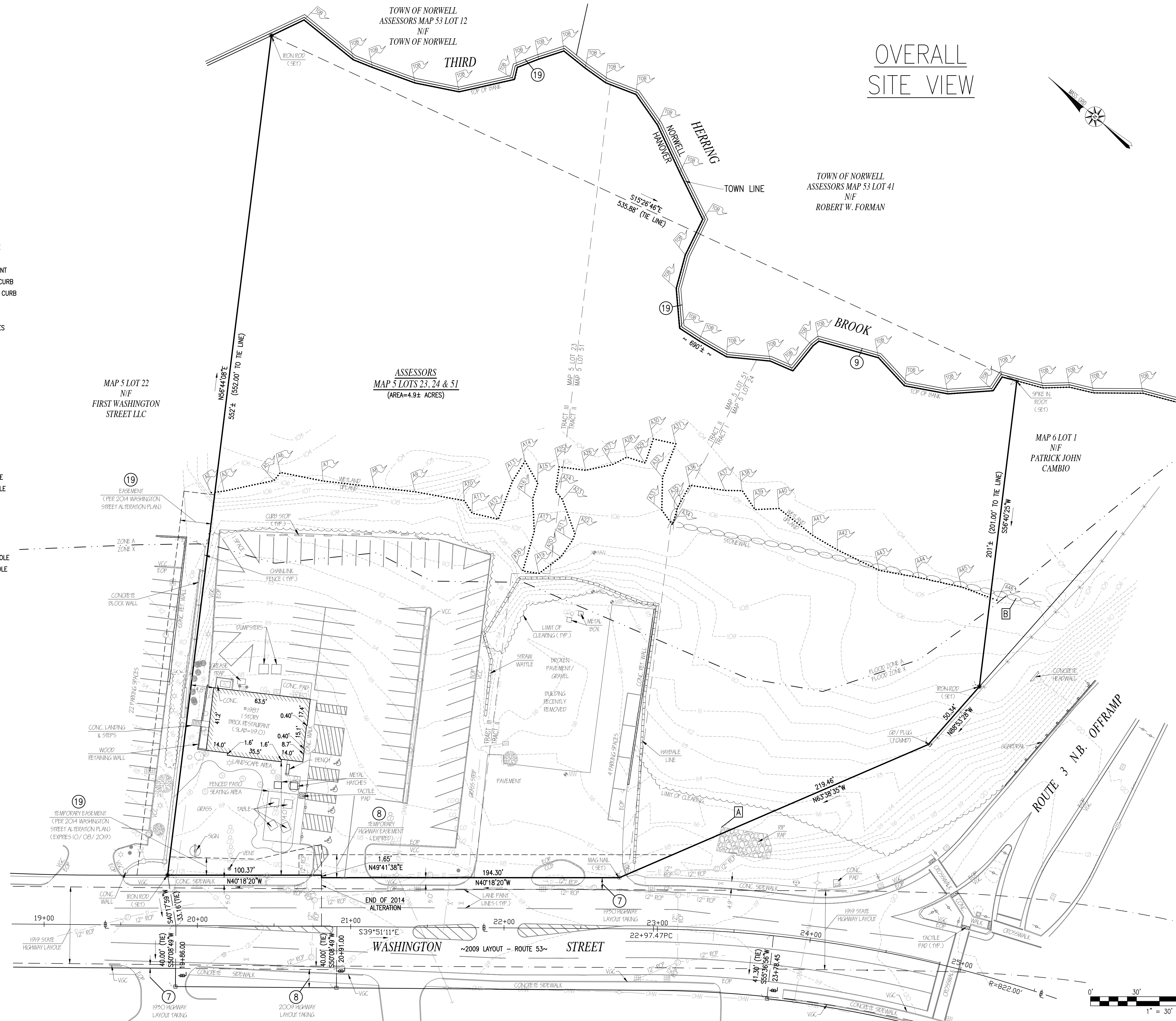
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RECORD OWNERS

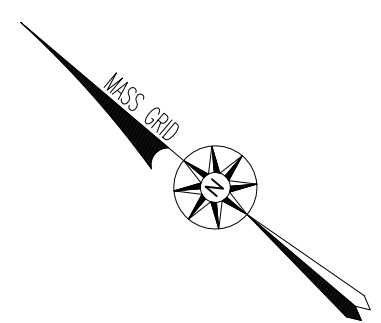
- TRACT ONE**
 (0 WASHINGTON STREET, HANOVER, MA)
 ASSESSOR'S MAP 5 LOT 24
 0 WASHINGTON STREET, LLC,
 600 LORING AVENUE #5
 SALEM, MA 01970
 DEED BOOK 48056 PAGE 73
- TRACT TWO**
 (1969 WASHINGTON STREET, HANOVER, MA)
 ASSESSOR'S MAP 5 LOT 51
 1185 FALMOUTH ROAD, LLC
 600 LORING AVENUE
 SALEM, MA 01970
 DEED BOOK 49694 PAGE 250
- TRACT THREE**
 (1987 WASHINGTON STREET, HANOVER, MA)
 ASSESSOR'S MAP 5 LOT 23
 HARLEQUIN-HANOVER LLC
 600 LORING AVENUE
 SALEM, MA 01970
 DEED BOOK 42466 PAGE 103

PLAN REFERENCES

- PLAN BOOK 7 PAGE 280
 PLAN BOOK 7 PAGE 396
 PLAN BOOK 4164 PAGE 657

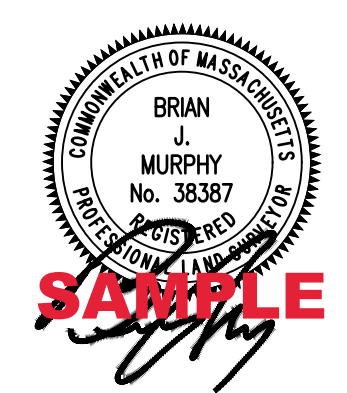


OVERALL SITE VIEW



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