

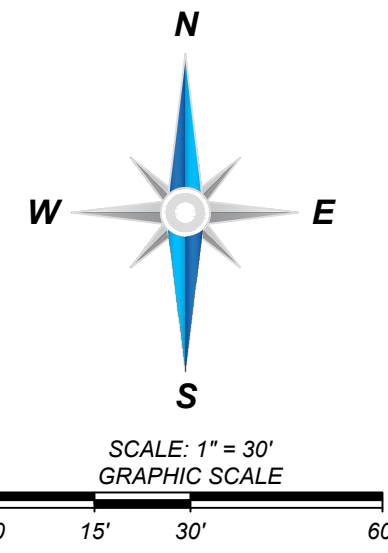
ALTA/NSPS LAND TITLE SURVEY

350 MARIANO S. BISHOP BOULEVARD

FALL RIVER, BRISTOL COUNTY, MASSACHUSETTS 02721

SITE INFORMATION

N/F: SEABOARD LLC
350 MARIANO S. BISHOP BOULEVARD
FALL RIVER, MASSACHUSETTS 02721
TOTAL AREA:
118,156 SQ. FEET±
2.712 ACRES±
APN: C-06-0023



TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. 23-1791, WITH AN EFFECTIVE DATE OF OCTOBER 19, 2023 AT 8:00 A.M.

SCHEDULE A DESCRIPTION

THAT PARCEL OF LAND WITH ALL BUILDINGS AND IMPROVEMENTS THEREON, SITUATED IN THE CITY OF FALL RIVER COUNTY OF BRISTOL, COMMONWEALTH OF MASSACHUSETTS, AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE LAND HEREIN CONVEYED AT A POINT FORMED BY THE INTERSECTION OF THE SOUTHERLY LINE OF NEWTON STREET WITH THE SOUTHEASTERLY LINE OF MARIANO S. BISHOP BOULEVARD, THENCE:

EASTERLY IN LINE OF SAID NEWTON STREET, THREE HUNDRED TEN AND 98/100 (310.96) FEET TO LAND NOW OR FORMERLY OF JOSE DEARRUDA, THENCE:

SOUTHERLY IN LINE OF LAST-NAMED LAND, THREE HUNDRED AND 90/100 (300.90) FEET TO A STAKE IN THE NORTHERLY LINE OF AMITY STREET, THENCE:

WESTERLY IN SAID NORTHERLY LINE OF AMITY STREET, FOUR HUNDRED FIFTY-FOUR AND 19/100 (454.19) FEET TO A POINT AT THE INTERSECTION OF SAID AMITY STREET WITH SAID MARIANO S. BISHOP BOULEVARD, THENCE:

IN THE ARC OF A CIRCLE BEARING RIGHT HAVING A RADIUS OF TWENTY (20) FEET, FORTY-THREE AND 7/100 (43.77) FEET TO A POINT IN THE SAID SOUTHEASTERLY LINE OF MARIANO S. BISHOP BOULEVARD, AND THENCE:

NORTHEASTERLY IN SAID SOUTHEASTERLY LINE OF SAID MARIANO S. BISHOP BOULEVARD, BY THE ARC OF A CIRCLE HAVING A RADIUS OF ONE THOUSAND EIGHT HUNDRED TEN (1,810) FEET, A DISTANCE OF THREE HUNDRED ELEVEN (311) FEET, MORE OR LESS.

FOR MY TITLE REFERENCE SEE DEED HEREWITH.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1(M)	20.00'	43.77'	N 13°40'35" W	35.54'	125°23'31"
C1(R)	20.00'	43.77'	N/A	N/A	N/A
C2(M)	1810.00'	306.78'	N 42°51'03" E	306.41'	9°42'40"
C2(R)	1810.00'	311.00'	N/A	N/A	N/A

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 11°44'00" W	4.52(M)

NOTES CORRESPONDING TO SCHEDULE B

- SUBJECT TO AND WITH THE BENEFIT OF A NOTICE OF VARIANCE RECORDED ON 11/22/1960 IN BOOK 743, PAGE 329 (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)
- SUBJECT TO AND WITH THE BENEFIT OF PERPETUAL EASEMENT FOR PRIVATE SEWER SET FORTH IN THE DEED OF EASEMENT RECORDED ON 05/31/1978 IN BOOK 1286, PAGE 148, AS AFFECTED BY GRANT AND RELEASE DEED RECORDED ON 08/28/1979 IN BOOK 1286, PAGE 148 (AFFECTS, PLOTTED AS SHOWN)
- SUBJECT TO LAYOUT OF NEWTON STREET, FILE NO. 1017, SHOWN ON PLAN RECORDED ON 06/04/1979 IN BOOK 67, PAGE 14, AND PLAN RECORDED ON 04/23/1985 IN BOOK 76, PAGE 18 (DOES NOT AFFECT SUBJECT PROPERTY, FALLS WITHIN CURRENT RIGHT-OF-WAY OF NEWTON STREET)
- SUBJECT TO DECISION BY CITY OF FALL RIVER ZONING BOARD OF APPEAL RECORDED ON 04/13/1989 IN BOOK 2019, PAGE 99 (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)
- SUBJECT TO DECISION BY CITY OF FALL RIVER ZONING BOARD OF APPEALS RECORDED ON 06/04/2009 IN BOOK 7197, PAGE 205 (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)

PARKING INFORMATION

REGULAR= 103
HANDICAP= 1
PARTIAL= 7
TOTAL= 111

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 2805C0341G, WHICH BEARS AN EFFECTIVE DATE OF 07/16/2014 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON THE SOUTH LINE OF SUBJECT PROPERTY, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF AMITY STREET. THE BEARING IS DENOTED AS N76°22'20" W PER GPS COORDINATE OBSERVATIONS MASSACHUSETTS STATE PLANE, MAINLAND ZONE NAD83.

LATITUDE = 41°40'20.665"
LONGITUDE = -71°09'51.4985"
CONVERGENCE ANGLE = 00°13'31.79"

SIGNIFICANT OBSERVATIONS

- ASPHALT APPEARS TO EXTEND PAST PROPERTY LINE BY AS MUCH AS 16.6'

UTILITY INFORMATION

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

ZONING INFORMATION

PROPERTY IS CURRENTLY ZONED:
AWAITING ZONING REPORT

ITEM	REQUIRED	OBSERVED
PERMITTED USE	REQUIRED	COMMERCIAL
MIN. SETBACKS FRONT	36.2'	
MIN. SETBACKS SIDE	N/A	
MIN. SETBACKS STREET SIDE	38.0'	
MIN. SETBACKS REAR	134.4'	
MAX. BUILDING HEIGHT	16.0'±	
MIN. LOT AREA	116,986 SQ. FEET±	
MIN. LOT WIDTH	300.9'	
MAX. BLDG COVERAGE	19%±	
PARKING REGULAR	103	
PARKING HANDICAP	1	
PARTIAL PARKING	7	
PARKING TOTAL	111	

GENERAL NOTES

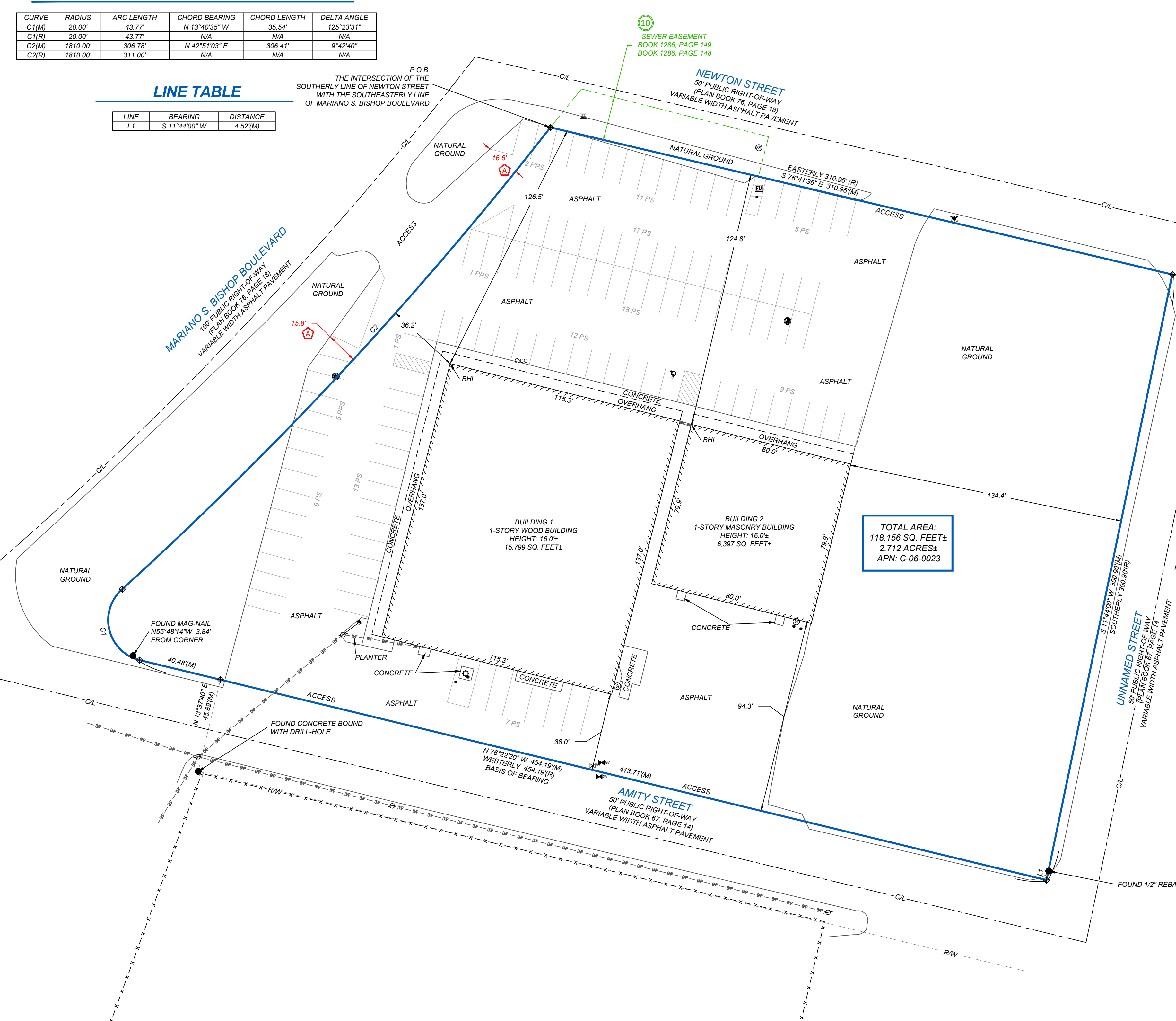
- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
- CONCERNING TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS EXCEPT AS SHOWN HEREON.
- CONCERNING TABLE A ITEM 17, THERE WERE NO KNOWN PROPOSED CHANGES IN RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EXCEPT AS SHOWN HEREON.
- AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS.
- COMPLETED FIELD WORK WAS OCTOBER 31, 2023.
- THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
- THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF NEWTON STREET AND MARIANO S BISHOP BOULEVARD, WHICH IS ADJACENT TO THE NORTHWEST CORNER OF THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO NEWTON STREET, MARIANO S BISHOP BOULEVARD AND AMITY STREET, EACH BEING A PUBLICLY DEDICATED RIGHT-OF-WAY.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED MASSACHUSETTS ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY ("THE SUBJECT PROPERTY"), THE PURPOSE OF THIS SURVEY, AND THE COMMENTS RELATED TO THE SCHEDULE B-II EXCEPTIONS, IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBJECTIONS IN RELATION THERETO. TO THE EXTENT THAT THE SURVEY INDICATES THAT THE LEGAL INSTRUMENT "AFFECTS" THE SUBJECT PROPERTY, SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT PURPORT TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OR LEGAL CONSEQUENCES OF SUCH INSTRUMENT.
- NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM BRISTOL COUNTY GIS.
- THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO GAPS OR OVERLAPS.
- CONCERNING TABLE A ITEM 10, NO VISIBLE DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WERE OBSERVED AT THE TIME THE FIELD SURVEY WAS PERFORMED, NOR WERE ANY DESIGNATED BY THE CLIENT.

VICINITY MAP



LEGEND & SYMBOLS

- FOUND MONUMENT AS NOTED
- COMPUTED POINT
- HANDICAP PARKING
- FIRE HYDRANT
- MONITORING WELL
- WATER VALVE
- SANITARY MANHOLE
- CLEANOUT
- GRATED INLET
- ELECTRIC METER
- ELECTRIC BOX
- GUY ANCHOR
- UTILITY POLE
- GAS VALVE
- GAS METER
- SIGN
- BOLLARD
- MEASURED/CALCULATED DIMENSION
- RECORD DIMENSION
- N/F NOW OR FORMERLY
- BHL BUILDING HEIGHT LOCATION
- P.O.B. POINT OF BEGINNING
- PS PARKING SPACES
- PPS PARTIAL PARKING SPACES
- BOUNDARY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- OVERHEAD POWER LINE
- FENCE LINE
- SETBACK LINE
- NO PARKING AREA



TOTAL AREA:
118,156 SQ. FEET±
2.712 ACRES±
APN: C-06-0023

SURVEYOR'S CERTIFICATE

TO: FIRST AMERICAN TITLE INSURANCE COMPANY:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA AND NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 3, 4, 6A, 6B, 7B, 7C, 8, 9, 10, 13, 14, 16, 17, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 10/31/2023.

DATE OF PLAT OR MAP: 11/06/2023

HOLLAND E. SHAW
PROFESSIONAL LAND SURVEYOR NO. 30314
COMMONWEALTH OF MASSACHUSETTS



3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL: SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 FAX: 479.582.1883
WWW.BLEWINC.COM

DATE	REVISION HISTORY	BY

SURVEYOR JOB NUMBER: 23-7120
SURVEY DRAWN BY: SS - 11/06/2023
SURVEY REVIEWED BY: J.M.C.
SHEET: 1 OF 1