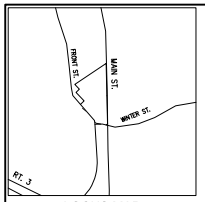
Prime Development Site

211 Main Street - Route 18
Weymouth, Massachusetts

EASTERN RETAIL PROPERTIES



LOCUS MAP
Not to Scale

SURVEYOR'S CERTIFICATION

TO: CAPPO MANAGEMENT XLVII, LLC., ITS ASSIGNEES AND NOMINEES, ITS ASSIGNEES AND NOMINEES AND AMERICAN HONDA , ITS ASSIGNEES AND NOMINEES

THIS IS TO CERTIFY 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 1, 2, 3, 4, 6(A) 6(B), 7(A), 9, 11, 13, 14, 16, AND 19 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON MAY 12, 2017

DATE OF PLAT OR MAP APRIL 1, 2016

RICHARD J. HOOD, PLS LICENSE NUMBER MA-35031

GENERAL SURVEY NOTES:

1. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF MASSACHUSETTS. THIS SURVEY WAS MADE ON THE GROUND IN APRIL AND MAY OF 2017 BY MCKENZIE ENGINEERING GROUP, INC.
2. THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, MSPCS MAINLAND PROJECTION.
3. THE PROPERTY HAS DIRECT ACCESS TO FRONT STREET, WINTER STREET & MAIN STREET, A DEDICATED PUBLIC STREETS OR HIGHWAYS, THE PROPERTY LINES ARE COTERMINOUS WITH THE SIDELINES OF SAID ABUTTING RIGHTS OF WAY.
4. THE TOTAL NUMBER OF STRIPED PARKING SPACES ON THE SUBJECT PROPERTY IS 19, INCLUDING 1 DESIGNATED HANDICAP SPACES. (SEE SITE NOTE 5)
5. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
6. THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, ACCORDING TO THE TOWN OF WEYMOUTH. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
7. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUBSTANTIAL AREAS OF REFUSE, SUMP OR SANITARY LANDFILL.
8. UTILITY NOTE: OBSERVED EVIDENCE OF UTILITIES HAS BEEN SHOWN PURSUANT TO SECTION 5 PARAGRAPH E (IV) OF THE ALTA/NSPS MINIMUM STANDARD DETAIL REQUIREMENTS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
9. THE SQUARE FOOTAGE OF EACH PARCEL DELINEATED ON THE SURVEY IS AS SET FORTH THEREON, ALL SUCH PARCELS ARE CONTIGUOUS WITHOUT ANY STRIPS, GAPS OR GORES EXISTING BETWEEN ANY OF SAID PARCELS, AND SAID PARCELS, WHEN COMBINED, FORM AND CREATE ONE COMPLETE AND UNINTERRUPTED PARCEL WITHOUT ANY STRIPS, GAPS OR GORES.
10. ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988
11. WETLAND RESOURCE AREAS WERE ENCOUNTERED DURING THE FIELD SURVEY, DELINEATED BY ENVIRONMENTAL CONSULTING AND RESTORATION, LLC, AND LOCATED BY ON-THE-GROUND INSTRUMENT SURVEY ON MAY 12,2017 BY MCKENZIE ENGINEERING GROUP, INC.
12. MINIMUM SETBACK REQUIREMENTS:
ZONING DISTRICT B-1
LOT WIDTH 100'
FRONT YARD 30'
SIDE YARD 10'
REAR YARD 10'
13. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 25021C0229E, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 2012.
14. THE PROPERTY SHOWN HEREON IS LOCATED IN A TOWN OF WEYMOUTH GROUNDWATER PROTECTION DISTRICT AND WATERSHED PROTECTION DISTRICT.
15. UTILITY INFORMATION FROM ABOVE GROUND OBSERVED EVIDENCE IN CONJUNCTION WITH DIG SAFE MARKINGS AND RECORD PLANS. THE LAND SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE LAND SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. BEFORE CONSTRUCTION CALL DIG SAFE SYSTEMS, INC. AT 1-888-344-7233.NOT

ENCROACHMENTS:
1. THE BITUMINOUS CONCRETE PAVEMENT, VERTICAL GRANITE CURBING, CAPE COD BERM, BOULDER RETAING WALL, CATCH BASIN AND GRAVEL PARKING AREA LOCATED ALONG THE NORTHWESTERLY BOUNDARY OF THE PROPERTY OVERLAPS ONTO THE ADJOINING PROPERTY OF INCOME REALTY CORPORATION A DISTANCE OF 5' TO 106'.
2. STORAGE CONTAINER, CURBING AND FENCING AT THE NORTHERLY BOUNDARY OF THE PROPERTY OVERLAPS ONTO THE ADJOINING PROPERTY OF CAROL A. SAWYER.
3. STONE RETAINING WALL ON MAIN STREET OVERLAPS THE RIGHT OF WAY LINE OF MASSACHUSETTS STATE HIGHWAY, ROUTE 18 ALSO KNOWN AS MAIN STREET.
4. CHAIN LINK FENCE AT THE SOUTHWEST CORNER OF THE PROPERTY OVERLAPS THE RIGHT OF WAY OF FRONT STREET.
5. CHAIN LINK FENCE AT THE SOUTHEAST CORNER OF THE PROPERTY OVERLAPS THE RIGHT OF WAY AT THE INTERESECTION OF MAIN STREET AND WINTER STREET.

2-4 Winter Street, Weymouth, Massachusetts

The land at 2-4 Winter Street, Weymouth, Norfolk County, Massachusetts, more particularly shown as a parcel marked 14835 sq. ft.' on a 'Plan of land Front Street Weymouth, Mass.' Dated July 1, 1974 by E.E.T., Inc., recorded with Norfolk Deeds, Book 5063, Page 364, as Plan No. 615 of 1974, more particularly described as follows:
Commencing at the Southerly corner of the granted premises at property now or formerly of Weymouth Auto Sales, at a point in the northerly line of Winter Street:

THENCE: North 25° 02' 00" East, eighty-five and seventy-five hundredths (85.75) feet by land now or formerly of Weymouth Auto Sales to a point or curvature;

THENCE: Northerly by a curve to the left having a radius of fifty-two and no hundredths (52.00) feet an arc length of five and twenty-five hundredths (5.25) feet by land now or formerly of Weymouth Auto Sales to an iron pipe at a non-tangent point of compound curvature;

THENCE: Northerly and northwesterly by a curve to the left having a radius of eighty-eight and forty-four hundredths (88.44) feet, and arc length of twenty-eight and fifty-nine hundredths (28.59) feet, by land now or formerly of Weymouth Auto Sales, to an iron pipe at a point of compound curvature;

THENCE: Northwesterly and westerly by a regular curve to the left having a radius of fifty-five and no hundredths (55.00) feet; an arc length of forty-four and ninety-one hundredths (44.91) feet, by land now or formerly of Weymouth Auto Sales, to point of tangency;

THENCE: North 68° 32' 14" West one hundred thirty-three and fifty-seven hundredths (133.57) feet by land now or formerly of Weymouth Auto Sales and by land now or formerly of Viking Realty, Inc. to a point in the easterly line of Front Street;

THENCE: Southeasterly by a curve to the right having a radius of six hundred sixty and no hundredths (660.00) feet, an arc length off one hundred nineteen (119.00) feet, along the easterly sideline of Front Street to a stone bound at a point of non tangency;

THENCE: South 17° 30' 00" East thirty-seven and ninety hundredths (37.90) feet along the easterly sideline of Front Street to a stone bound at a point of curvature;

THENCE: Southerly and southeasterly by a regular curve to the left having a radius of fifty and no hundredths (50.00) feet, an arc length of forty-one and forty-two hundredths (41.42) feet along the easterly sideline of Front Street to a point of tangency;

THENCE: South 64° 58' 00" East thirty-eight and twelve hundredths (38.12) feet along the northerly line of Winter Street, to the point of beginning.

562 Front Street, Weymouth, Massachusetts

That certain parcel of land situate in Weymouth in the County of Norfolk and said Commonwealth, described as follows:

Said parcel is shown as lot numbered 7 on a plan drawn by Colonial Land Surveying Co., Inc., Surveyors, dated May 14, 1993, as approved by the Land Court, filed in the Land Registration Office as No. 6413, a copy of a portion of which is filed in Norfolk Registry District with Certificate No. 140175, Book 701.
The above described land is subject to the easements in favor of the Edison Electric Illuminating Co. of Boston, as set forth in Document Nos. 13499 and 20333 and shown on plans filed with said Document.
The above described land is subject also to the Sewer Easement (20.00 Wide) shown on said plan.

211 Main Street, Weymouth, Massachusetts
Registered Parcel
The land with the buildings thereon shown on a Plan of Land in Weymouth, Norfolk County, Massachusetts, Scale 1" = 40' dated August 20, 1984, by Paul J. Knight, Registered Land Surveyor, Weymouth, Massachusetts, said plan being an update and merger of Land Court No. 3640 - Plans A through F, said plan being denominated as 3640G, and affecting present Certificates of Title (Norfolk Registry District of the Land Court) Nos. 93931, 95743, 105421, 118317, and 118318, and being bound and described as follows:
EASTERLY by Main Street, Four Hundred Five and 20/100 (405.20) feet;
SOUTHEASTERLY by a curve at the junction of Main Street and Winter Street, about Thirty-Eight and 16/100 (38.16) feet;
SOUTHWESTERLY by Winter Street, Eighty-Six (86.0) feet;
NORTHWESTERLY by land now or formerly of Francis L. Caulfield, Eighty-Five and 75/100 (85.75) feet;
WESTERLY by a curved line, Seventy-Nine and 90/100 (79.90) feet;
SOUTHWESTERLY by unregistered land of Hikar, Inc., One Hundred Seventy-Nine and 05/100 (179.05) feet;
WESTERLY by Front Street, Seventy-Two and 52/100 (72.52) feet;
NORTHERLY by land now or formerly of Spencer Realty Trust Four Hundred One and 50/100 (401.50) feet.

Unregistered Parcel
Also another certain parcel of land situated on Front Street in said Weymouth, and being shown as a parcel containing 2,850 square feet, more or less, on a certain plan entitled 'Plan of Land in Weymouth, Mass., for Weymouth Auto Sales, Oct. 11, 1965, Lamont R. Healy, Inc., Land Surveyor;' said plan being recorded with Norfolk Deeds in Book 4307, Page 132, as Plan No 1165, of 1965, and bounded and described as follows:

WESTERLY by Front Street, 44.23 feet;
NORTHEASTERLY by land of Viking Realty, Inc. and by land of Weymouth Auto Sales, as shown on said plan, 179.05 feet;
EASTERLY by a curved line by land of Weymouth Auto Sales, as shown on said plan, 74.65 feet;
WESTERLY by a curved line by the lot containing 15,000 square feet, more or less, as shown on said plan, by two lines measuring 28.59 feet and 44.91 feet;
SOUTHERLY by the parcel containing 15,000 square feet, more or less, as shown on said plan, 133.76 feet.

ABBREVIATIONS

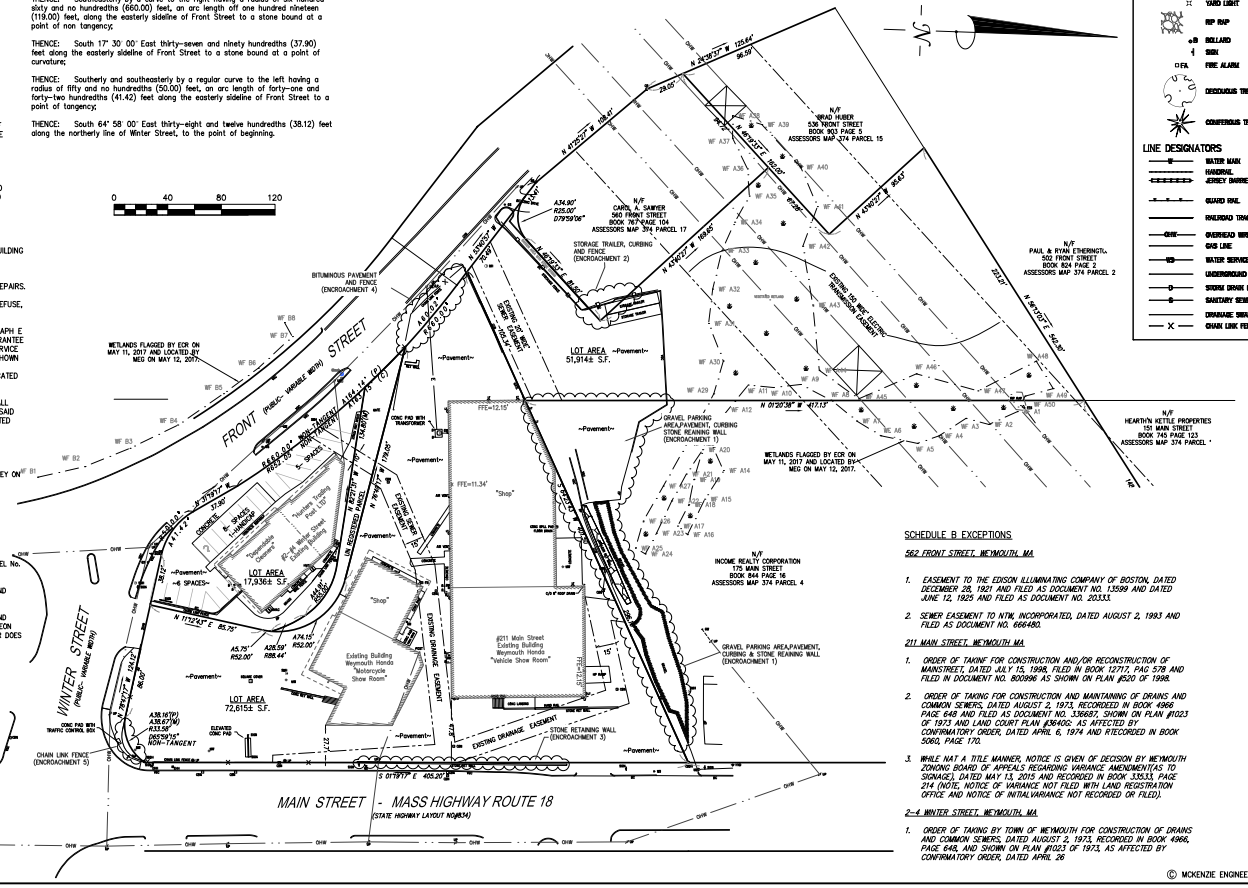
FFE	FIRST FLOOR ELEVATION
BIT CONC	BITUMINOUS CONCRETE PAVEMENT
CCB	CAPE COD BERM
EP	EDGE OF PAVEMENT
BC	BITUMINOUS CONCRETE CURB
(MM)	AS MEASURED
RET. WALL	RETAINING WALL
CONC.	CONCRETE
RCP	REINFORCED CONCRETE PIPE
VGC	VERTICAL GRANITE CURB
ETW	EDGE OF TRAVEL WAY
MTL	METAL BEAM
VCC	VERTICAL CONCRETE CURB
CMP	CORRUGATED METAL PIPE

LEGEND

SURVEY SYMBOLS
- REBAR
- ANGLE IRON
- CB/DH — CONCRETE BOUND WITH DRILL HOLE
- SB — STONE BOUND
- SB/DH — STONE BOUND

UTILITY SYMBOLS
- CHIMNEY
- ELECTRIC HAND HOLE
- GUY POLE
- GW — GUY WIRE
- HVAC UNIT
- BUILDING LIGHT W/MAST
- BUILDING LIGHT
- TRANSFORMER
- WATER GATE
- EXHAUST VENT
- AIR VENT
- DRAINAGE SUMP
- EMH — ELECTRIC MANHOLE
- SMH — SEWER MANHOLE
- DMH — DRAIN MANHOLE
- TMH — TELEPHONE MANHOLE
- CBH — DRAINAGE CATCH BASIN
- DOOR WAY THRESHOLD
- HYDRANT
- POST INDICATER VALVE
- UTILITY POLE
- YARD LIGHT
- RIP RAP
- BOLLARD
- SIGN
- FA — FIRE ALARM
- DECIDUOUS TREE
- CONIFEROUS TREE

LINE DESIGNATORS
- W — WATER MAIN
- HANDRAIL
- JERSEY BARRIER
- GUARD RAIL
- RAILROAD TRACKS
- OHW — OVERHEAD WIRES
- GAS — GAS LINE
- WS — WATER SERVICE
- UGE — UNDERGROUND ELECTRIC
- SD — STORM DRAIN LINE
- S — SANITARY SEWER LINE
- DRAINAGE SWALE
- CHAIN LINK FENCE



SCHEDULE B EXCEPTIONS

562 FRONT STREET, WEYMOUTH, MA

1. EASEMENT TO THE EDISON ILLUMINATING COMPANY OF BOSTON, DATED DECEMBER 28, 1921 AND FILED AS DOCUMENT NO. 13599 AND DATED JUNE 12, 1925 AND FILED AS DOCUMENT NO. 20333.
2. SEWER EASEMENT TO NTW, INCORPORATED, DATED AUGUST 2, 1993 AND FILED AS DOCUMENT NO. 666480.

211 MAIN STREET, WEYMOUTH MA

1. ORDER OF TAKING FOR CONSTRUCTION AND/OR RECONSTRUCTION OF MAINSTREET, DATED JULY 15, 1998, FILED IN BOOK 12717, PAG 578 AND FILED IN DOCUMENT NO. 800996 AS SHOWN ON PLAN #520 OF 1998.
2. ORDER OF TAKING FOR CONSTRUCTION AND MAINTAINING OF DRAINS AND COMMON SEWERS, DATED AUGUST 2, 1973, RECORDED IN BOOK 4966 PAGE 648 AND FILED AS DOCUMENT NO. 326682, SHOWN ON PLAN #1023 OF 1973 AND LAND COURT PLAN #3640G: AS AFFECTED BY CONFIRMATORY ORDER, DATED APRIL 6, 1974 AND RECORDED IN BOOK 5060, PAGE 170.
3. WHILE NAT A TITLE MANNER, NOTICE IS GIVEN OF DECISION BY WEYMOUTH ZONING BOARD OF APPEALS REGARDING VARIANCE AMENDMENT(AS TO SIGNAGE), DATED MAY 13, 2015 AND RECORDED IN BOOK 33533, PAGE 214 (NOTE: NOTICE OF VARIANCE NOT FILED WITH LAND REGISTRATION OFFICE AND NOTICE OF INITALVARIANCE NOT RECORDED OR FILED).

2-4 WINTER STREET, WEYMOUTH, MA

1. ORDER OF TAKING BY TOWN OF WEYMOUTH FOR CONSTRUCTION OF DRAINS AND COMMON SEWERS, DATED AUGUST 2, 1973, RECORDED IN BOOK 4966, PAGE 648, AND SHOWN ON PLAN #1023 OF 1973, AS AFFECTED BY CONFIRMATORY ORDER, DATED APRIL 26

© MCKENZIE ENGINEERING GROUP, INC.

REV	DATE	DESCRIPTION	BY	APP
1				

MEG
McKenzie Engineering Group
Civil Engineers & Land Surveyors
150 LONGWATER DRIVE SUITE 101
NORWELL, MA 02061
PHONE: (781) 792-3900 FAX: (781) 792-0333
www.mckeng.com

ALTA/NSPS LAND TITLE SURVEY

(ASSESSOR'S PARCELS: 29-374-20, 29-374-8, 29-374-7)
211 MAIN STREET (ROUTE 18)
WEYMOUTH, MASSACHUSETTS

PROFESSIONAL SURVEYOR:

OWNERS/APPLICANT:
CAPPO MANAGEMENT XLVII, LLC
D/B/A OCEAN HONDA OF WEYMOUTH
211 MAIN STREET
WEYMOUTH, MASSACHUSETTS 02188

DRAWN BY:	RTLS
DESIGNED BY:	- -
CHECKED BY:	- -
APPROVED BY:	RJH
DATE:	MAY 17, 20
SCALE:	1" = 40'
PROJECT NO.:	217-117

DWG. TITLE:
ALTA / NSPS SURVEY

DWG. NO:
EX-1

M:\2017 PROJECTS\217-117\DWGS\217-117 ALTA.DWG