TO MCRT INVESTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, MILL CREEK RESIDENTIAL, AND COMMONWEALTH LAND 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/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 8, 9, 11, 13, 14 AND 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JUNE 15, 2021.

I CERTIFY THAT THE LOT SHOWN HEREON IS NOT LOCATED IN A FLOOD HAZARD ZONE AS DELINEATED ON THE MAP OF COMMUNITY NO. 25023C AS REVISED TO 11/4/2016 BY F.E.M.A.

JASON A. ELLIS, PLS  REGISTRATION NO.

## POSSIBLE ENCROACHMENTS

A. PORTIONS OF THE CONCRETE SIDEWALK ALONG COMMERCE WAY EXTEND ONTO SUBJECT LOT

B. ELECTRIC HANDHOLES IN CONC. SIDEWALK EXTEND ONTO SUBJECT LOT

C. PORTIONS OF AN UNPAVED ACCESS ROAD ALONG THE PERIMETER OF THE SUBJECT LOT EXTEND FROM SUBJECT LOT ONTO LAND OF VRT CORP.

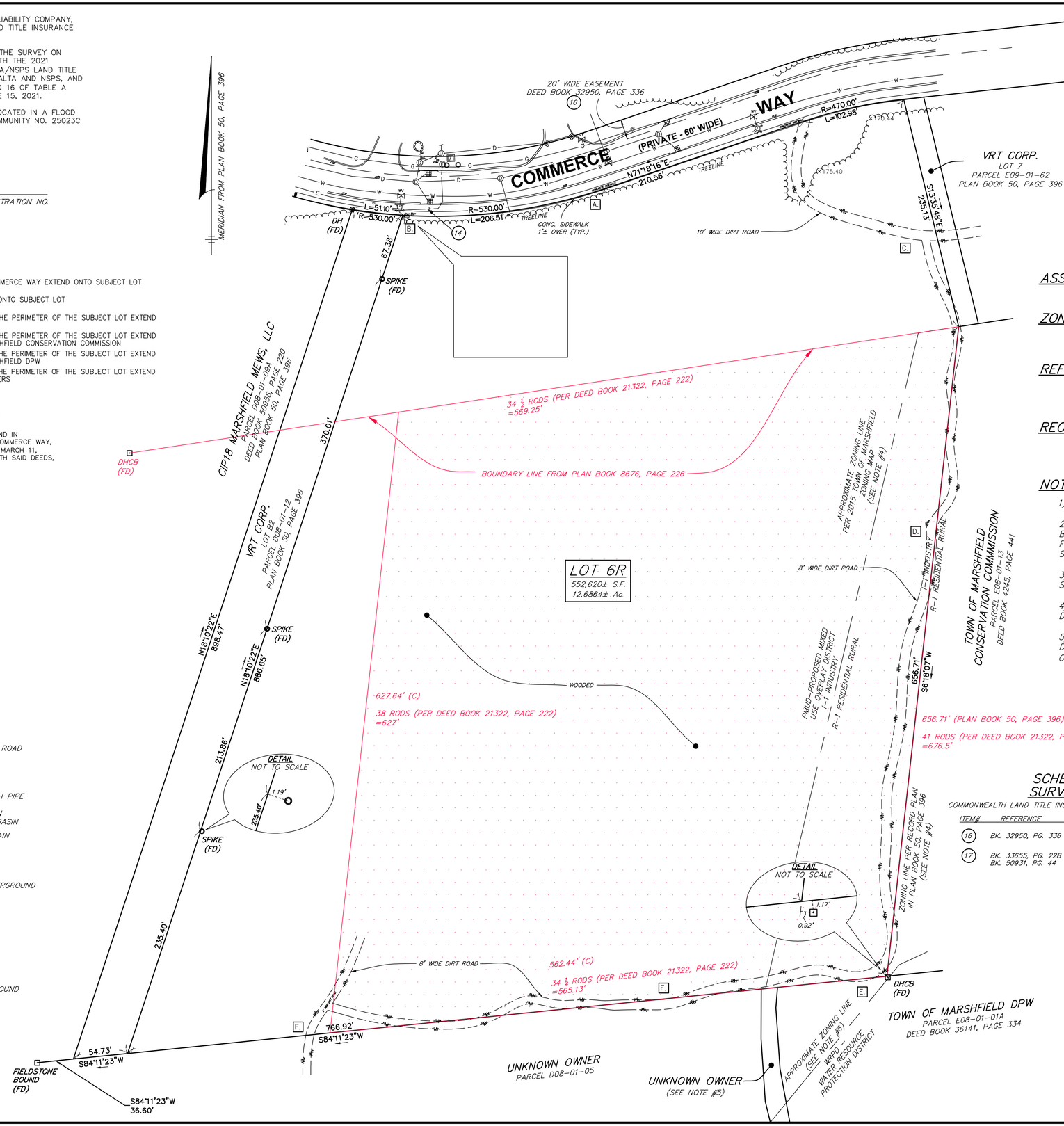
D. PORTIONS OF AN UNPAVED ACCESS ROAD ALONG THE PERIMETER OF THE SUBJECT LOT EXTEND FROM SUBJECT LOT ONTO LAND OF TOWN OF MARSHFIELD CONSERVATION COMMISSION

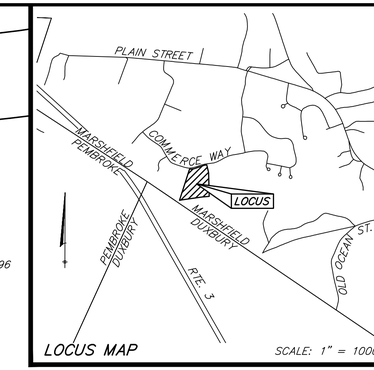
E. PORTIONS OF AN UNPAVED ACCESS ROAD ALONG THE PERIMETER OF THE SUBJECT LOT EXTEND FROM SUBJECT LOT ONTO LAND OF TOWN OF MARSHFIELD DPW

F. PORTIONS OF AN UNPAVED ACCESS ROAD ALONG THE PERIMETER OF THE SUBJECT LOT EXTEND FROM SUBJECT LOT ONTO LAND OF UNKNOWN OWNERS

## RECORD LEGAL DESCRIPTION

LOT 6R SHOWN ON A PLAN ENTITLED "PLAN OF LAND IN MARSHFIELD, MA, SHOWING REVISED LOTS 5 & 6, COMMERCE WAY, ENTERPRISE PARK, DEFINITIVE SUBDIVISION", DATED MARCH 11, 2005, BY STENBECK & TAYLOR, INC., RECORDED WITH SAID DEEDS, PLAN BOOK 50, PAGE 396.




## ASSESSORS:

PARCEL D08-01-11A

## ZONING: (FROM 2015 TOWN OF MARSHFIELD ZONING MAP)

I-1 INDUSTRY
PMUD-PLANNED MIXED USE OVERLAY DISTRICT

## REFERENCES:

DEED BOOK 21322, PAGE 222
PLAN BOOK 50, PAGE 396
PLAN BOOK 48, PAGE 73

## RECORD OWNER:

VRT CORP.
80-L WASHINGTON SQUARE
NORWELL, MA 02061

## NOTES:

1) NO BUILDINGS EXIST ON THE PREMISES.

2) NO EVIDENCE OF RECENT EARTH MOVING WORK OR BUILDING CONSTRUCTION WAS OBSERVED EXCEPT THAT FOR TEST PITS AND BORINGS AT THE TIME OF THE SURVEY.

3) THE ENTIRE LOT WAS WOODED AT THE TIME OF THE SURVEY.

4) PROPERTY SHOWN HEREON IS THE SAME AS DESCRIBED IN COMMITMENT #BLC-28187

5) THE LOT SHOWN HEREON LABELED UNKNOWN OWNER DOES NOT HAVE A PARCEL IDENTIFICATION IN THE TOWN OF MARSHFIELD ASSESSOR'S DATABASE.

## SCHEDULE 'B' – SECTION '2' SURVEY RELATED EXCEPTIONS

COMMONWEALTH LAND TITLE INSURANCE COMPANY – POLICY #BLC-28187, DATED: MAY 28, 2021

| ITEM# | REFERENCE | DESCRIPTION | DISPOSITION |
|---|---|---|---|
| 16 | BK. 32950, PG. 336 | EASEMENT TO BAY STATE GAS COMPANY | AS SHOWN ON SURVEY |
| 17 | BK. 33655, PG. 228<br>BK. 50931, PG. 44 | CONSERVATION AND MANAGEMENT PERMIT | NOT SURVEY RELATED |

## LEGEND

| | |
|---|---|
| | EDGE OF GRAVEL/UNPAVED ROAD |
| | CURBING |
| | EDGE OF WOODED AREA |
| S | SEWERLINE & MANHOLE WITH PIPE |
| D | DRAINLINE WITH CATCHBASIN MANHOLE & ROUND CATCHBASIN |
| W | WATER MANHOLE, WATER MAIN WITH TEE, GATE VALVE & FIRE HYDRANT |
| G | GAS MAIN & GATE VALVE |
| E | ELECTRIC MANHOLE & UNDERGROUND ELECTRIC LINES |
| W | MONITORING WELL |
| T | TRANSFORMER |
| W | MONITORING WELL |
| CB | CATCH BASIN |
| (R) | RECORD |
| (FD) | FOUND |
| DHCB | DRILL HOLE IN CONCRETE BOUND |
| DH | DRILL HOLE |
| CCB | CAPE COD BERM |
| EHH | ELECTRIC HANDHOLE |

# LOT 6R

A.K.A. 0 COMMERCE WAY

0 Commerce Way
Marshfield, Massachusetts 02050

PREPARED FOR:

MILL CREEK RESIDENTIAL

84 State Street, Suite 920
Boston, Massachusetts 02109


HANCOCK ASSOCIATES

Civil Engineers

Land Surveyors

Wetland Scientists

121 EAST BERKELEY STREET, BOSTON, MA 02118
VOICE (617) 357-8145, FAX (617) 357-9495
WWW.HANCOCKASSOCIATES.COM


| NO. | BY | APP | DATE | ISSUE/REVISION DESCRIPTION |
|---|---|---|---|---|
| 2. | JML | JAE | 7/30/21 | ADDED SHEET 2 ATTORNEY COMMENTS |
| 1. | JML | JAE | 6/23/21 | ATTORNEY COMMENTS |

DATE: 6/17/2021  DRAWN BY: JML
SCALE: 1"=50'  CHECK BY: JMS/JAE

# ALTA / NSPS LAND TITLE SURVEY IN MARSHFIELD, MA

DWG: 24693ti.dwg
LAYOUT: ALTA
SHEET: 1 OF 2
PROJECT NO.: 24693