

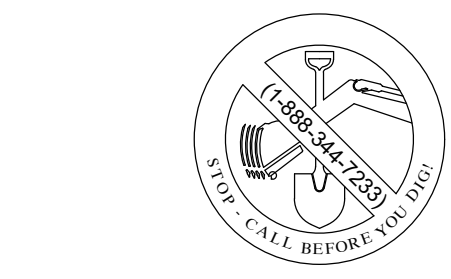
**LEGEND**

124	EXISTING CONTOUR
123.45	EXISTING SPOT ELEVATION
123.45	EXIST. TOP OF CURB ELEVATION
122.95	EXIST. BOTTOM OF CURB ELEVATION
123.45	EXIST. TOP OF WALL ELEVATION
122.95	EXIST. BOTTOM OF WALL ELEVATION
123.45	EXIST. DOOR SILL ELEVATION
124.39	RIM NAVD 88 (BOROUGH SEWER DATUM)
122.10 (122.4)	INV. NAVD 88 (BOROUGH SEWER DATUM)
OH	OVERHEAD WIRES
C	APPROX. LOC. UNDERGROUND CABLE LINE
E	APPROX. LOC. UNDERGROUND ELECTRIC LINE
G	APPROX. LOC. UNDERGROUND NATURAL GAS LINE
W	APPROX. LOC. UNDERGROUND WATER LINE
---	DEPRESSED CURB
⊕	HYDRANT
⊕	FIRE DEPARTMENT CONNECTION (F.D.C.)
⊕	WATER VALVE
⊕	GAS VALVE
⊕	GAS METER
⊕	ELECTRIC METER
⊕	IRRIGATION VALVE
⊕	UNKNOWN MANHOLE
⊕	SANITARY/SEWER MANHOLE
⊕	DRAINAGE/STORM MANHOLE
⊕	TELEPHONE MANHOLE
⊕	UTILITY POLE
⊕	UTILITY POLE/LIGHT POLE/SOLAR PANEL
⊕	GUY WIRE
⊕	TRAFFIC SIGNAL POLE
⊕	TRAFFIC SIGNAL
⊕	PAINTED HANDICAPPED
⊕	PAINTED ARROWS
⊕	DETECTABLE WARNING PAD
⊕	SIGN
⊕	BOLLARD
⊕	METAL GUIDE RAIL
⊕	GATE POST
⊕	AREA LIGHT
⊕	DECIDUOUS TREE & TRUNK SIZE
⊕	PARKING SPACE COUNT
⊕	CHAIN LINK FENCE
⊕	DEPRESSED CURB
⊕	EDGE OF CONC.
⊕	EDGE OF PAVEMENT
⊕	TYPICAL
⊕	SOLID WHITE LINE
⊕	SOLID YELLOW LINE
⊕	SOLID BLUE LINE
⊕	BUILDING
⊕	BUILDING FOOTPRINT AREA
⊕	NO VISIBLE PIPE
⊕	UNKNOWN TERMINUS
⊕	CONCRETE CURB
⊕	VERTICAL GRANITE CURB

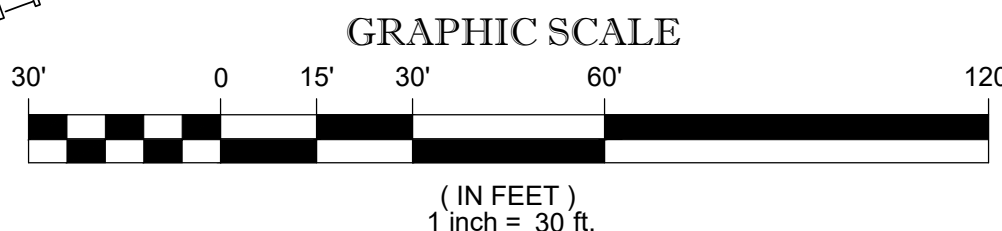
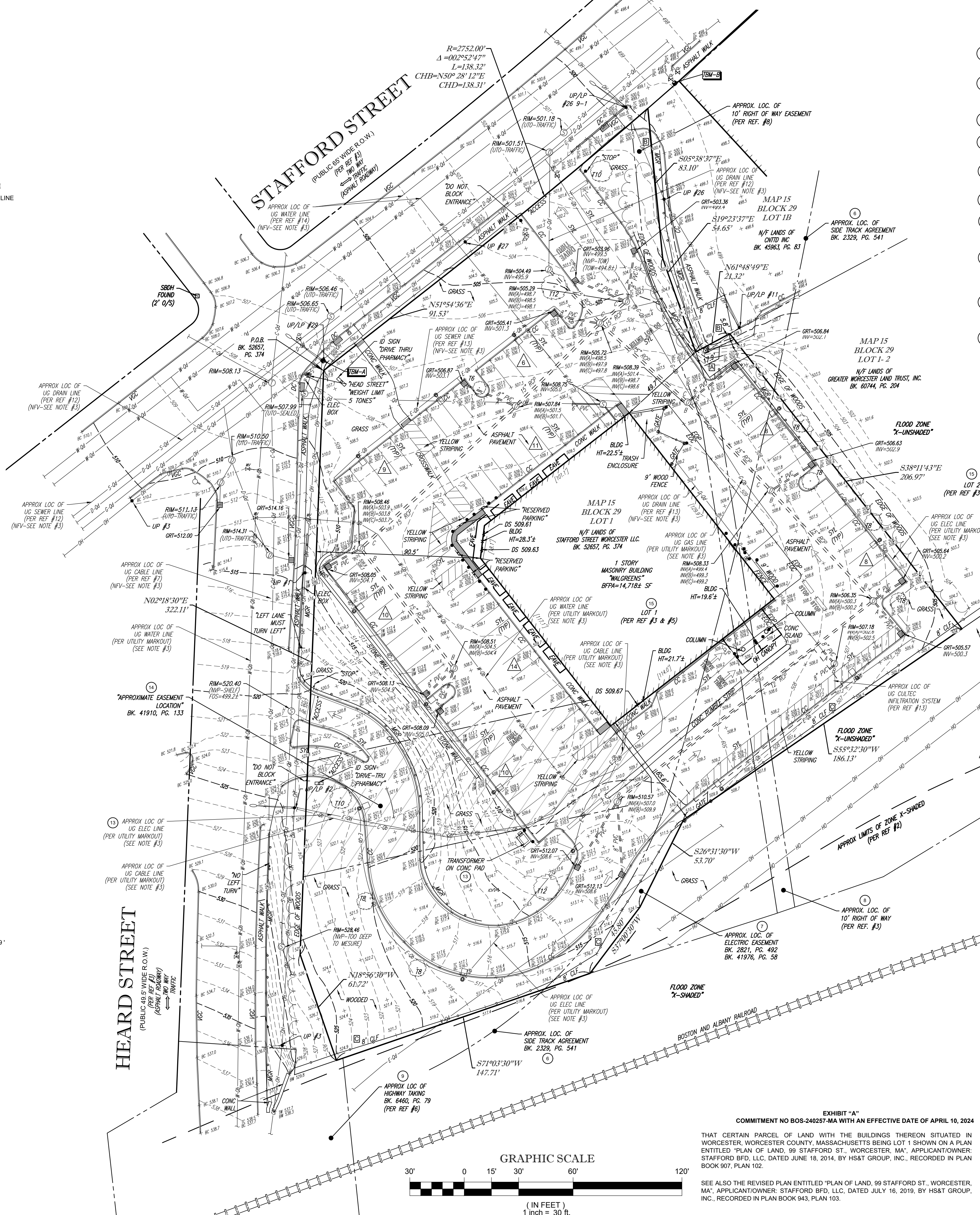
**TABLE OF APPARENT ENCROACHMENTS**

A	GUY WIRE FORM LOT 16 OVER PROPERTY LINE BY 17.9'
B	EDGE OF PAVEMENT FORM LOT 1B OVER PROPERTY LINE IN VARIOUS LOCATIONS. (OWNERSHIP UNKNOWN)
C	8' CHAIN LINK FENCE CROSSED PROPERTY LINE BETWEEN LOTS 1 & 1A IN VARIOUS LOCATIONS. (OWNERSHIP UNKNOWN)

NOTE: THESE ARE THE POSSIBLE ENCROACHMENTS OBSERVED DURING THE FIELD SURVEY. THERE MAY BE OTHERS NOT RECOGNIZED BY THE SURVEYOR.



THE COMMONWEALTH OF MASSACHUSETTS REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.



**SCHEDULE B, PART II**

- GENERAL EXCEPTIONS 1 THROUGH 5 & 10 THROUGH 12, ARE NOT SURVEY RELATED AND HAVE NOT BEEN COMMENTED ON AS A PART OF THIS SURVEY.
- COVENANTS AND AGREEMENTS TO OPERATE A SIDE TRACK TO BOSTON & ALBANY RAILROAD, DATED MARCH 15, 1924, RECORDED IN BOOK 2329, PAGE 541. SEE PLAN BOOK 42, PLAN 18. SIDE TRACK AGREEMENT SHOWN HEREON.
  - EASEMENT TO NEW ENGLAND POWER COMPANY, DATED JUNE 19, 1941, RECORDED IN BOOK 2821, PAGE 492. AS AFFECTED BY AN ASSENT AGREEMENT, DATED OCTOBER 17, 2007, RECORDED IN BOOK 41976, PAGE 58. SEE PLAN BOOK 120, PLAN 26. ELECTRIC EASEMENT AREA SHOWN HEREON.
  - EASEMENT TO NEW ENGLAND POWER COMPANY, DATED JUNE 19, 1941, RECORDED IN BOOK 2821, PAGE 495. SEE PLAN BOOK 120, PLAN 26. RIGHT OF WAY SHOWN HEREON.
  - ORDER OF TAKING BY THE CITY OF WORCESTER FOR THE LAYOUT AND LOCATION OF HEARD STREET, DATED MAY 3, 1978, RECORDED IN BOOK 6460, PAGE 19. SEE PLAN BOOK 450, PLAN 100. HIGHWAY TAKING ALONG HEARD STREET SHOWN HEREON.
  - EASEMENT TO MASSACHUSETTS ELECTRIC COMPANY, DATED SEPTEMBER 14, 2007, RECORDED IN BOOK 41908, PAGE 98. SEE PLAN BOOK 856, PLAN 124. ELECTRIC EASEMENT SHOWN HEREON.
  - EASEMENT TO VERIZON NEW ENGLAND, INC., DATED OCTOBER 3, 2007, RECORDED IN BOOK 41910, PAGE 133. EASEMENT AREA SHOWN HEREON.
  - RESTRICTION AGREEMENT BY AND BETWEEN STAFFORD BFD LLC AND STAFFORD STREET WORCESTER LLC, DATED AUGUST 8, 2014, RECORDED IN BOOK 52657, PAGE 378. SEE PLAN BOOK 907, PLAN 102. RESTRICTIONS NOT PLOTTABLE; LOTS 1 & 2 SHOWN HEREON.
  - ORDER OF CONDITIONS BY THE CITY OF WORCESTER CONSERVATION COMMISSION, RECORDED IN BOOK 55532, PAGE 104, AFFECTING THE AREA ENCUMBERED BY THE NEW ENGLAND POWER COMPANY EASEMENT RECORDED AT BOOK 2821, PAGE 495 NOTED ABOVE, AS AFFECTED BY A CERTIFICATE OF COMPLIANCE, RECORDED IN BOOK 59840, PAGE 1. NOT PLOTTABLE.
  - ORDER OF CONDITIONS BY THE CITY OF WORCESTER CONSERVATION COMMISSION, RECORDED IN BOOK 68056, PAGE 245, AFFECTING THE AREA ENCUMBERED BY THE NEW ENGLAND POWER COMPANY EASEMENT RECORDED AT BOOK 2821, PAGE 495 NOTED IN ITEM 16 ABOVE. NOT PLOTTABLE.
  - RESTRICTIVE COVENANT TO WALGREEN EASTERN CO., INC., DATED FEBRUARY 9, 2024, RECORDED IN BOOK 70184, PAGE 192. THIS WALGREENS HELD A LEASEHOLD INTEREST IN THE PROPERTY BY VIRTUE OF A MEMORANDUM OF LEASE, DATED MAY 11, 2007, RECORDED IN BOOK 41196, PAGE 30, WHICH LEASEHOLD INTEREST WAS TERMINATED BY INSTRUMENT DATED JANUARY 31, 2024, RECORDED IN BOOK 70184, PAGE 197. RESTRICTIONS NOT PLOTTABLE; BLANKET IN NATURE, LEASE AGREEMENT HAS EXPIRED PER RECORD DOCUMENT.

NOTE: THE RESTRICTIVE COVENANT PROVIDES THAT UNLESS WALGREENS OR A WALGREENS AFFILIATE BECOMES AN OWNER OR TENANT OF THE PROPERTY FOR THE PERIOD FROM FEBRUARY 1, 2024 THROUGH DECEMBER 1, 2032, NO PORTION OF THE WALGREENS PROPERTY WILL BE USED FOR THE OPERATION OF A DRUG STORE OR PRESCRIPTION PHARMACY.

- NOTES:**
- PROPERTY KNOWN AS LOT 1 AS SHOWN ON THE CITY OF WORCESTER, WORCESTER COUNTY, COMMONWEALTH OF MASSACHUSETTS, MAP NO. 15.
  - AREA = 106,465 SQUARE FEET OR 2.444 ACRES.
  - THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE BASED UPON MARKOUT PROVIDED BY CONTROL POINT ASSOCIATES, INC. USING GROUND PENETRATING RADAR AND ELECTROMAGNETIC DETECTION EQUIPMENT. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE, AND TYPE BY THE PROPER UTILITY COMPANIES.
  - THE SOURCE OF UNDERGROUND UTILITIES ARE SHOWN UTILIZING A QUALITY LEVEL SYSTEM.
  - QUALITY LEVEL D - UTILITIES SHOWN BASED UPON REFERENCE MAPPING OR ORAL HISTORY. NOT FIELD VERIFIED.
  - QUALITY LEVEL C - LOCATION OF UTILITY SURFACE FEATURES SUPPLEMENTS REFERENCE MAPPING. INCLUDES MARKOUT BY OTHERS.
  - QUALITY LEVEL B - UTILITY LOCATION DATA IS COLLECTED THROUGH GEOPHYSICAL SENSING TECHNOLOGY TO SUPPLEMENT SURFACE FEATURES AND OR REFERENCE MAPPING. INCLUDES MARKOUT BY CONTROL POINT ASSOCIATES, INC.
  - QUALITY LEVEL A - HORIZONTAL AND VERTICAL LOCATION OF UTILITIES ARE OBTAINED USING VACUUM EQUIPMENT EXCAVATION OR OTHER METHODS TO EXPOSE THE UTILITY. LOCATION SHOWN AT SINGLE POINT WHERE EXCAVATION OCCURRED UNLESS UTILITY WAS LOCATED PRIOR TO FILLING.
  - ALL FOUR TYPES MAY NOT BE PRESENT ON THIS SURVEY.
  - THIS PLAN IS BASED ON INFORMATION PROVIDED BY CLIENT, A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC., AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
  - THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE PREPARED BY COMMONWEALTH TITLE INSURANCE COMPANY, FILE NUMBER: BOS-240257-MA, WITH AN EFFECTIVE DATE OF APRIL 10, 2024 AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
  - BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X-UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2.
  - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
  - ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETRS). TEMPORARY BENCH MARKS SET:
  - TBM-A: DOCK SPIKE SET IN UTILITY POLE #29, ELEVATION= 508.17'
  - TBM-B: MAG NAIL SET IN ASPHALT PAVEMENT, ELEVATION= 499.03'
  - PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
  - THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
  - PROPERTY HAS DIRECT ACCESS TO STAFFORD STREET & HEARD STREET.
  - PARKING COUNT: REGULAR = 72 SPACES  
RESERVED = 4 SPACES  
TOTAL = 76 SPACES
  - THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
  - NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES HAVE BEEN MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION.

- REFERENCES:**
- THE TAX ASSESSOR'S MAP OF THE CITY OF WORCESTER COUNTY, MAP 15.
  - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, WORCESTER COUNTY, MASSACHUSETTS PLAN 802 OF 1075," MAP NUMBER 25027C0802E, EFFECTIVE DATE: JULY 4, 2011.
  - MAP ENTITLED "PLAN OF LAND 99 STAFFORD ST WORCESTER MA", PREPARED BY HS&T GROUP INC. DATED JULY 16 2019, RECORDED AS PLAN BOOK 945, PLAN 103.
  - MAP ENTITLED "PLAN SHOWING LAND IN WORCESTER, MASS CONVEYED BY STONE & BERG LUMBER COMPANY", PREPARED BY NEW ENGLAND POWER SERVICE COMPANY, DATED APRIL 18, 1941, RECORDED WITH WORCESTER COUNTY REGISTRY OF DEEDS AS PLAN BOOK 120, PLAN 28.
  - MAP ENTITLED "PLAN OF LAND 99 STAFFORD ST WORCESTER MA" PREPARED BY HS&T GROUP INC. DATED JUNE 18, 2014, RECORDED WITH WORCESTER COUNTY REGISTRY OF DEEDS AS PLAN BOOK 907, PLAN 102.
  - MAP ENTITLED "PLAN OF ROAD IN THE CITY OF WORCESTER, WORCESTER COUNTY PREPARED BY MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS, DATED MAY 3, 1978, RECORDED WITH WORCESTER COUNTY REGISTRY OF DEEDS AS PLAN BOOK 450, PLAN 100. LAYOUT NO. 6354, ONE SHEET.
  - MAP ENTITLED "EXHIBIT A", RECORDED WITH WORCESTER COUNTY REGISTRY OF DEEDS BOOK 41910, PAGE 137.
  - MAP ENTITLED "PLAN OF LAND AT 99 STAFFORD STREET, WORCESTER, MASSACHUSETTS" PREPARED BY HS&T GROUP, INC. DATED MAY 3, 2007, RECORDED WITH WORCESTER COUNTY REGISTRY OF DEEDS AS PLAN BOOK 856, PLAN 124.
  - UNDERGROUND GAS MAPPING PROVIDED BY EVERSOURCE.
  - UNDERGROUND CABLE MAPPING PROVIDED BY VERIZON.
  - MAP ENTITLED "FIELD SKETCH, STAFFORD STREET, WORCESTER," PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED MAY 8, 2024. SUE PROJECT #08-240182-00.

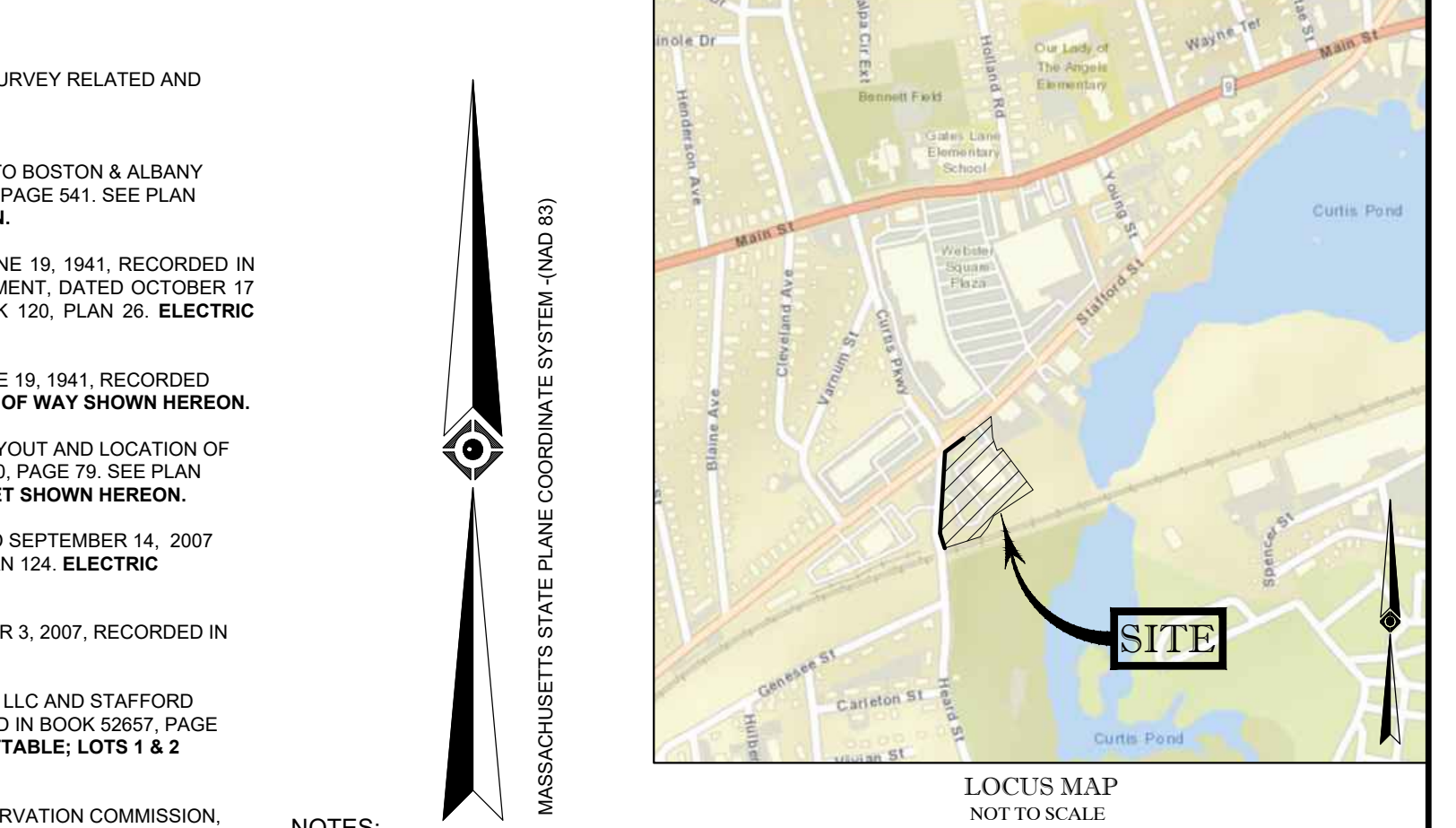
THIS SURVEY IS CERTIFIED TO: CHICK-FIL-A, INC., A GEORGIA CORPORATION COMMONWEALTH LAND TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS 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, 5, 7(a), 7(b), 7(c), 8, 9, 11(b), 13 & 14 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MAY 10, 2024.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL.

**GERRY L. HOLDRIGHT, PLS**  
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

DATE: 06-06-2024



- REFERENCES (CONT'D):**
- UNDERGROUND DRAIN & SEWER MAPPING PROVIDED BY WORCESTER DEPARTMENT OF PUBLIC WORKS.
  - MAP ENTITLED "DRAINAGE/UTILITY PLAN FOR 99 STAFFORD & HEARD STREET, WORCESTER, MASSACHUSETTS," PREPARED BY EXISTING GRADE INCORPORATED, DATED MAY 30TH, 2007.
  - UNDERGROUND WATER MAPPING PROVIDED BY WORCESTER DEPARTMENT OF PUBLIC WORKS.

**ALTA/NSPS LAND TITLE SURVEY**

**CHICK-FIL-A**

99 STAFFORD STREET  
MAP 15, BLOCK 29, LOT 1  
CITY OF WORCESTER, WORCESTER COUNTY  
COMMONWEALTH OF MASSACHUSETTS

**CONTROL POINT ASSOCIATES, INC.**  
ALBANY, NY 518-217-5010  
CHALFONT, PA 215-112-9800  
HAUPPAUGE, NY 631-582-3945  
MANHATTAN, NY 646-780-0411  
MILWAUKEE, WI 414-763-7999  
WARREN, NJ 908-668-0999

FIELD DATE	05-10-2024
FIELD BOOK NO	24-04 MA
FIELD BOOK PG	53-55
FIELD CREW	J.D.O.
DRAWN	L.M.M.
APPROVED:	G.L.H.
DATE	06-06-2024
SCALE	1"=30'
FILE NO	03-240182-00
DWG. NO	1 OF 1