

General Notes

- 1) THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY VHB, INC. IN APRIL 2026 AND FROM DEEDS AND PLANS OF RECORD.
- 2) HORIZONTAL DATUM IS BASED ON MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (NAD83-2011); US SURVEY FEET.
- 3) THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A CURRENT LAND TITLE REPORT ENTITLED FOR TRACTS AS SHOWN.
- 4) REFERENCE DEED FOR THE LOCUS PARCEL(S) IS L. MARK DeCICCO, TRUSTEE OF THE CANAL CREATIVE INVESTMENTS CONCEPTS UNLIMITED TRUST TO ROTARY DEVELOPMENT COMPANY LLC DATED OCTOBER 4th 2013, AND RECORDED IN DEED BOOK 27740 PAGE 218 AT THE BARNSTABLE COUNTY REGISTRY OF DEEDS, LESS AND EXCEPTING FROM THE ABOVE A DEED FROM LOUIS M. DeCICCO, JR. TO WILLIAM P. HART AND BEVERLY C. HART DATED JUNE 20TH 1985, AND RECORDED IN BOOK 4590 PAGE 81 OF SAID REGISTRY.
- 5) THE LOCUS PARCEL(S) ARE DEPICTED AS LOTS 13.01 & 40.00 MAP 24.0, AND LOTS 2.00, 3.00, & 4.00 MAP 25.0 WITH THE TOWN OF BOURNE ASSESSOR'S ONLINE DATABASE. ABUTTING PROPERTY OWNER INFORMATION WAS OBTAINED FROM SAID DATABASE AS OF THE DATE OF THIS SURVEY.
- 6) SANDWICH ROAD IS A 100' WIDE PUBLIC WAY AND COMPILED AS SHOWN HEREON FROM FOUND MONUMENTS AND PLAN REFERENCE 1.
- 7) MACARTHUR BOULEVARD IS A PUBLIC WAY OF VARYING WIDTH [STATE ROUTE 28] AND COMPILED AS SHOWN HEREON FROM FOUND MONUMENTS AND PLAN REFERENCE 2.
- 8) THE INTENT OF THIS PLAN IS TO ACCOMPANY A LEGAL DESCRIPTION IN SUPPORT OF A PLANNED PURCHASE AND SALES AGREEMENT OF 67.059 ACRES OF LAND BETWEEN STOP & SHOP (GRANTOR) AND ALGONQUIN GAS TRANSMISSION (GRANTEE).

Record Owner

STOP & SHOP SUPERMARKET COMPANY LLC
C/O RETAIL BUSINESS SERVICES
P.O. BOX 6500
CARLISLE, PENNSYLVANIA 17013

PROPERTY TAX ID:

- 25.0-4-0
- 25.0-2-0
- 25.0-3-0
- 24.0-13-1
- 24.0-44-0

DEED BOOK 27740 PAGE 218
151.558 ACRES TOTAL

Plan References

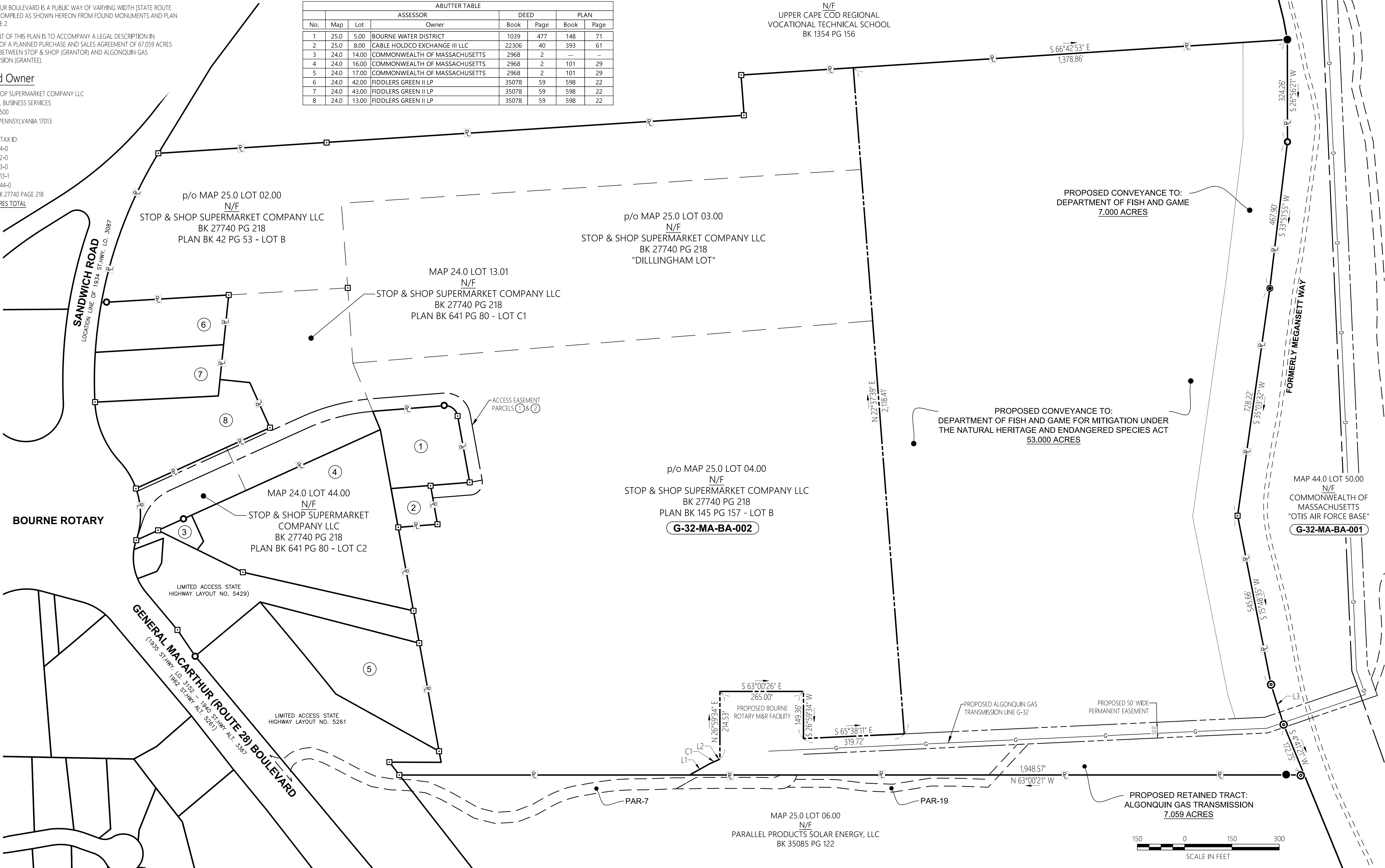
- 1) A PLAN ENTITLED "PLAN OF LAND IN THE TOWN OF BOURNE - LAYOUT NO. 5261" DATED SEPTEMBER 11th 1962, FOUND ON FILE WITH THE MASSACHUSETTS HIGHWAY DEPARTMENT.
- 2) A PLAN ENTITLED "PLAN OF LAND IN THE TOWN OF BOURNE - LAYOUT NO. 3087" DATED JANUARY 30th 1934, FOUND ON FILE WITH THE MASSACHUSETTS HIGHWAY DEPARTMENT
- 3) A PLAN ENTITLED "HEIRS OF ARABELLA T. PARKER" DATED JULY 1929, PREPARED BY ALLAN BEALE, AND FOUND RECORDED WITH THE BARNSTABLE COUNTY REGISTRY IN MAP BOOK 42 PAGE 53.
- 4) A PLAN ENTITLED "LAND TO BE CONVEYED TO MARY E. ANNICELLI" DATED JANUARY 8th 1957, PREPARED BY NEWELL B. SNOW, AND FOUND RECORDED WITH THE BARNSTABLE COUNTY REGISTRY IN MAP BOOK 145 PAGE 117.
- 5) A PLAN ENTITLED "LAND TO BE CONVEYED BY ROBERT S. HANDY & MABEL H. WING" DATED OCTOBER 29th 1958, PREPARED BY NEWELL B. SNOW, INC., AND FOUND RECORDED WITH THE BARNSTABLE COUNTY REGISTRY IN MAP BOOK 145 PAGE 157.
- 6) A PLAN ENTITLED "PLAN OF STANDPIPE LOT & EASEMENT" DATED MARCH 9th 1959, PREPARED BY NEWELL B. SNOW, AND FOUND RECORDED WITH THE BARNSTABLE COUNTY REGISTRY IN MAP BOOK 148 PAGE 71.

- 7) A PLAN ENTITLED "PLAN OF LAND OF ANGELO T. ANNICELLI" DATED MARCH 8th 1947, PREPARED BY NEWELL B. SNOW, AND FOUND RECORDED WITH THE BARNSTABLE COUNTY REGISTRY IN MAP BOOK 101 PAGE 129.
- 8) A PLAN ENTITLED "PLAN OF LAND FOR LOUIS M. DeCICCO" DATED JUNE 23rd 1983, PREPARED BY CHARLES W. EHMANN AND NEWELL B. SNOW, AND FOUND RECORDED WITH THE BARNSTABLE COUNTY REGISTRY IN MAP BOOK 374 PAGE 48.
- 9) A PLAN ENTITLED "PLAN OF LAND FOR CAMPBELL CATV SYSTEMS" DATED JULY 9th 1984, PREPARED BY CHARLES W. EHMANN AND NEWELL B. SNOW, AND FOUND RECORDED WITH THE BARNSTABLE COUNTY REGISTRY IN MAP BOOK 393 PAGE 61.
- 10) A PLAN ENTITLED "DIVISION OF LAND FOR HIGHVIEW REALTY TRUST" DATED SEPTEMBER 8th 1986, PREPARED BY DOYLE ENGINEERING ASSOCIATES, AND FOUND RECORDED WITH THE BARNSTABLE COUNTY REGISTRY IN MAP BOOK 424 PAGE 37.
- 11) A PLAN ENTITLED "HIDDER'S GREEN LLC" DATED DECEMBER 1st 2004, PREPARED BY CANAL PROJECT MANAGEMENT, AND FOUND RECORDED WITH THE BARNSTABLE COUNTY REGISTRY IN MAP BOOK 598 PAGE 22.
- 12) A PLAN ENTITLED "LAND TO BE CONVEYED TO CHRISTY'S OF CAPE COD, LLC" DATED SEPTEMBER 22nd 2011, PREPARED BY DAVID C. THULIN, AND FOUND RECORDED WITH THE BARNSTABLE COUNTY REGISTRY IN MAP BOOK 641 PAGE 80.
- 13) A PLAN ENTITLED "SITE PLAN: 53 MACARTHUR BOULEVARD" DATED DECEMBER 15th 2025, PREPARED BY FARLAND CORP., AND FOUND UNRECORDED.

Parcel Line Data		
NUMBER	BEARING	DISTANCE
L1	N 87°39'16" E	73.76'
L2	S 89°30'47" E	5.29'
L3	S 9°30'07" W	132.98'

Parcel Curve Data					
NUMBER	RADIUS	LENGTH	DELTA ANGLE	CHORD BEARING	CHORD
C1	734.00'	29.47'	1°=2°18"	S 86°58'30" E	29.47'

ABUTTER TABLE							
ASSESSOR				DEED		PLAN	
No.	Map	Lot	Owner	Book	Page	Book	Page
1	25.0	5.00	BOURNE WATER DISTRICT	1039	477	148	71
2	25.0	8.00	CABLE HOLDCO EXCHANGE III LLC	22306	40	393	61
3	24.0	14.00	COMMONWEALTH OF MASSACHUSETTS	2968	2	—	—
4	24.0	16.00	COMMONWEALTH OF MASSACHUSETTS	2968	2	101	29
5	24.0	17.00	COMMONWEALTH OF MASSACHUSETTS	2968	2	101	29
6	24.0	42.00	FIDDLERS GREEN II LP	35078	59	598	22
7	24.0	43.00	FIDDLERS GREEN II LP	35078	59	598	22
8	24.0	13.00	FIDDLERS GREEN II LP	35078	59	598	22



www.vhb.com

500 Southborough Drive
Suite 105B
South Portland, ME 04106
207.889.3150

Legend	
	STOP & SHOP PROPERTY LINE
	EXISTING EVERSOURCE RIGHT-OF-WAY LINE
	PROPOSED PROPERTY LINE
	INTERIOR LOT LINE
	PROPOSED PIPELINE
	PIPELINE PERMANENT EASEMENT
	PERMANENT ACCESS ROAD (PAR)
	EDGE OF GRAVEL

- FOUND STONE MONUMENT
- FOUND REBAR
- FOUND PIPE
- FOUND DRILL HOLE
- FOUND SURVEY SPIKE

ABUTTER PARCEL TABLE ID



Locus Map
(NOT TO SCALE)

Algonquin Gas
Transmission, LLC

890 Winter Street - Suite 320
Waltham, Massachusetts 02451

No.	Revision	Date	Approved
A	P&S CLIENT SALE AGREEMENT	05/20/26	
B	REVISED PER CLIENT COMMENTS	05/26/26	

Designed by	Checked by
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Date
May 20, 2026

Drawing Title

Plan of Land
Stop & Shop Supermarket
Company, LLC
Bourne, MA

Drawing Number

SV-1

Sheet

1 of 1

Project Number

15916.58