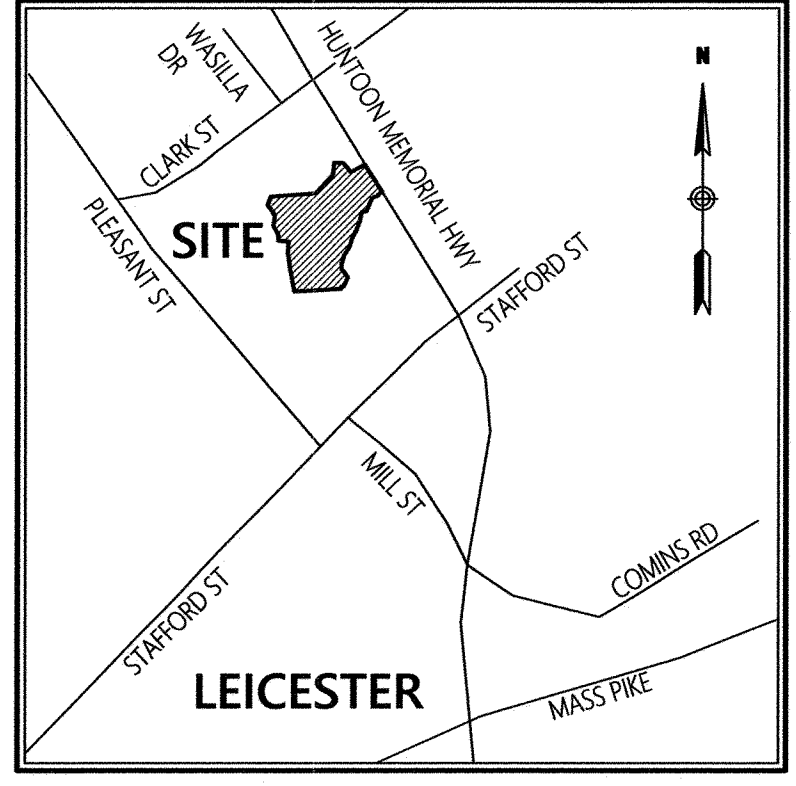


PARCEL CB
 AREA = 2,182,713 SQ. FT. ±
 (50.108 ACRES) ±



Locus Map
(NOT TO SCALE)

APPROVAL NOT REQUIRED UNDER
 THE SUBDIVISION CONTROL LAW
 LEICESTER PLANNING BOARD

DATE: _____

CONSOLIDATION PLAN OF LAND
 IN
LEICESTER
 MASSACHUSETTS

PREPARED FOR: BP LEICESTER FEE OWNER, LLC

PREPARED BY: VHB, Inc.
 Engineers | Scientists | Planners | Designers
 101 Walnut Street, P.O. Box 9151
 Watertown, MA 02471-9151
 (617) 924-1770

SCALE: 1 INCH = 150 FEET DATE: APRIL 25, 2022

Certification

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

I HEREBY CERTIFY THAT THIS PLAN SHOWS THE PROPERTY LINES THAT ARE THE LINES OF EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN. (MASS. GEN. LAWS CHAPTER 41, SEC. 81-X).

DATE: May 2, 2022

Russell J. Bousquet
 PROFESSIONAL LAND SURVEYOR

- General Notes**
- 1) THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY VHB, INC. IN JULY, 2019 AND FROM DEEDS AND PLANS OF RECORD.
 - 2) HORIZONTAL DATUM IS BASED ON MASS. GRID SYSTEM, NAD 1983.
 - 3) THE PARCELS 1 & 4 LIE ENTIRELY WITHIN THE HIGHWAY BUSINESS-INDUSTRIAL 2 DISTRICT (HB-2) & PARCEL 2 LIES WITHIN THE HIGHWAY BUSINESS-INDUSTRIAL 2 DISTRICT (HB-2) & SUBURBAN-AGRICULTURAL DISTRICT (SA) AS SHOWN ON THE "TOWN OF LEICESTER ZONING AND OVERLAY DISTRICT MAP 2016", DATED MAY, 2016, WITH A MARIJUANA ZONING OVERLAY. THE
 - 4) PURPOSE OF THIS PLAN IS TO CONSOLIDATE PARCELS 1, 2 & 4 INTO PARCEL CB.

- Plan References**
- PLAN BK. 189 PLAN 47
 PLAN BK. 190 PLAN 65
 PLAN BK. 195 PLAN 132
 PLAN BK. 202 PLAN 18
 PLAN BK. 275 PLAN 106
 PLAN BK. 307 PLAN 80
 PLAN BK. 318 PLAN 98
 PLAN BK. 341 PLAN 14
 PLAN BK. 352 PLAN 100
 PLAN BK. 383 PLAN 73
 PLAN BK. 411 PLAN 43
 PLAN BK. 415 PLAN 40
 PLAN BK. 445 PLAN 45
 PLAN BK. 446 PLAN 50
 PLAN BK. 471 PLAN 47
 PLAN BK. 494 PLAN 74
- PLAN BK. 501 PLAN 118
 PLAN BK. 509 PLAN 53
 PLAN BK. 613 PLAN 125
 PLAN BK. 614 PLAN 75
 PLAN BK. 631 PLAN 28
 PLAN BK. 655 PLAN 111
 PLAN BK. 676 PLAN 81 & 82
 PLAN BK. 727 PLAN 70
 PLAN BK. 736 PLAN 94
 PLAN BK. 801 PLAN 107
 PLAN BK. 822 PLAN 20
 PLAN BK. 895 PLAN 12
 PLAN BK. 897 PLAN 103
 PLAN BK. 906 PLAN 63
 PLAN BK. 953 PLAN 19

- Record Owner**
- PARCEL 1
 BP LEICESTER FEE OWNER, LLC
 90 HUNTOON HIGHWAY
 LEICESTER, MASS.
 ASSESSOR PARCEL 44 A4.1 0
 BOOK 67467 PAGE 157
- PARCEL 2
 BP LEICESTER FEE OWNER, LLC
 92 HUNTOON HIGHWAY
 LEICESTER, MASS.
 ASSESSOR PARCEL 44 A6 0
 BOOK 67467 PAGE 157
- PARCEL 4
 BP LEICESTER FEE OWNER, LLC
 0 HUNTOON HIGHWAY
 LEICESTER, MASS.
 ASSESSOR PARCEL 44 A5 0
 BOOK 67467 PAGE 154

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