

NOTES:

- OWNER OF RECORD: TAX MAP 645A, LOT 1A & 5
EASTERN AVENUE APARTMENTS, LLC
33 SOUTH COMMERCIAL STREET
MANCHESTER, NH 03101
BOOK 6210, PAGE 451
BOOK 6210, PAGE 453
- AREA OF TAX MAP 645A, LOT 1A: 2.01 ACRES 87,659 S.F.
AREA OF TAX MAP 645A, LOT 5: 1.58 ACRES 68,678 S.F.
- REFERENCE DATUM NAVD83, STANDARD NHDP/HK DISK STAMPED
285-1010, SET ON THE NORTHBOUND LANE OF INTERSTATE 93, IN
THE NORTHWEST CORNER OF THE ABUTMENT OF BRIDGE No. 32, OVER
WELLINGTON ROAD. ELEVATION = 386.00'
- ALL BUILDINGS SHOWN HEREON ARE SUBSTANTIALLY COMPLETE

LEGEND

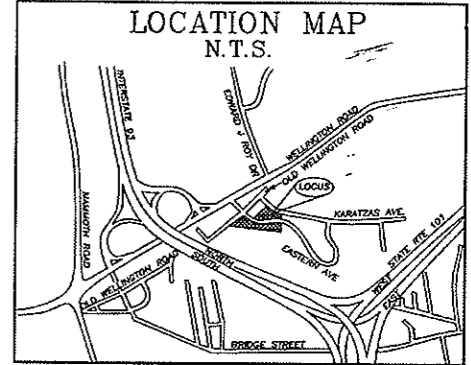
- GBF GRANITE BOUND FOUND
- CATCH BASIN
- ⊕ WATER SHUT OFF / WATER GATE
- ⊕ UTILITY POLE
- ⊕ SEWER MANHOLE
- ⊕ LIGHT POLE
- ⊕ STONE RETAINING WALL
- ⊕ EXISTING PROPERTY LINE
- ⊕ EASEMENT LINE

Prepared for:

BRADY • SULLIVAN PROPERTIES
670 N. COMMERCIAL STREET
MANCHESTER, NH 03101

Prepared by:

BEALS ASSOCIATES PLLC
ONE HAMPTON ROAD
BLDG B, SUITE 309
EXETER, N.H. 03833
PHN. 603 772-7851
FAX 603 772-1966



PARKING SPACE CALCULATIONS:

87 REGULAR SPACES
6 HANDICAP SPACES
93 TOTAL SPACES EXISTING

Owner of Record

EASTERN AVENUE APARTMENTS, LLC
33 SOUTH COMMERCIAL STREET
MANCHESTER, NH 03101

TAX MAP: 645A LOT: 1A
TAX MAP: 645A LOT: 5

Plan Title:

**JEFFERSON PLACE CONDOMINIUM
SITE PLAN**

BUILDINGS No. 40 & 89
EASTERN AVE & KARATZAS AVE
TOWN: MANCHESTER STATE: NH

DATE: 14 SEPTEMBER 2006 SCALE: 1"=50'

REVISIONS:	DATE:
REVISED PER CLIENT COMMENTS	10-1-06

PROJ. NO: NH-368 SHEET NO. 1 OF 9

REFERENCE PLANS:

- "ALTAL/ACSM LAND TITLE SURVEY - (LOTS 2 & 4) - SUNSET RIDGE CONDOMINIUM - EASTERN AVENUE - MANCHESTER - NEW HAMPSHIRE" BY: HSI HAYNER/SWANSON, INC., SCALE: 1"=40', DATED: 1 OCTOBER 2003. (NOT RECORDED)
- "ALTA/ACSM LAND TITLE SURVEY - TAX MAP 645A/LOTS 1 & 5 - EASTERN AVENUE - MANCHESTER, NEW HAMPSHIRE." BY: CLD CONSULTING ENGINEERS INC., SCALE: 1"=40', DATED: JAN. 2000. H.C.R.D. PLAN No. 30340
- "LOT LINE ADJUSTMENT PLAN TAX MAP 645-A/LOT 5 & 6, EASTERN AVENUE, MANCHESTER, NEW HAMPSHIRE". BY: CLD CONSULTING ENGINEERS, INC., SCALE 1"= 30', DATED MAY 2001 H.C.R.D. PLAN No. 32641
- "EASTERN AVENUE APTS., MANCHESTER, NH, SITE PLAN". BY: CLD CONSULTING ENGINEERS, INC., SCALE 1"=40', DATED JANUARY 1999. (NOT RECORDED)
- "SUNSET RIDGE, SUBDIVISION PLAN". BY: COSTELLO, LOMASNEY & de NAPOLI, INC, CONSULTING ENGINEERS, SCALE 1"=100', DATE: JUNE 1985, H.C.R.D. 18705

CERTIFICATION:

"I CERTIFY THAT THIS SURVEY IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW WAYS ARE SHOWN." (RSA 676:18)

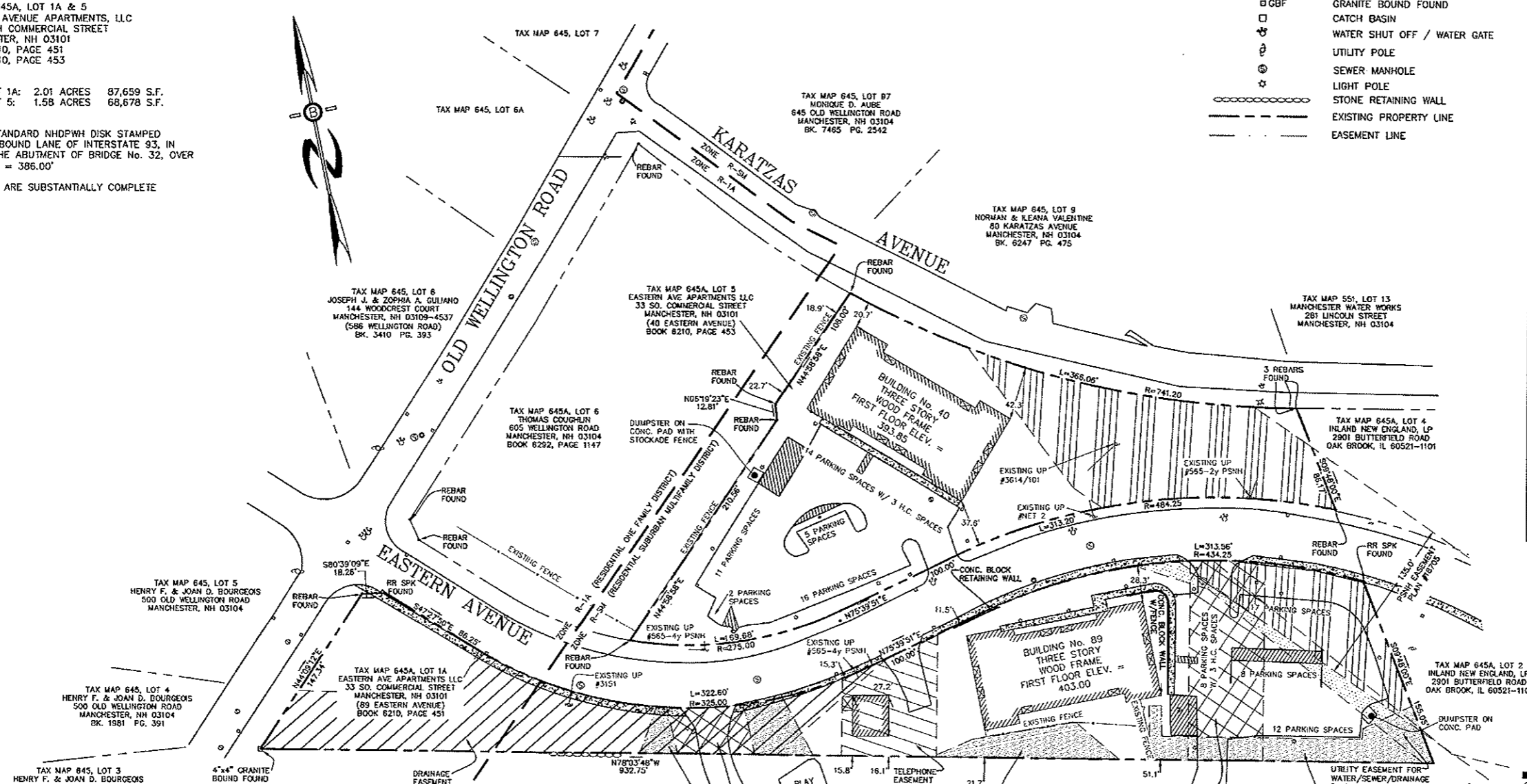
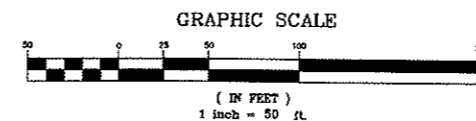
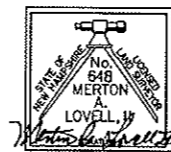
THE CERTIFICATION SHOWN HEREON IS INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT CITY OF MANCHESTER ASSESSOR'S RECORDS.

"I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND, MEETING THE ACCURACY REQUIREMENTS FOR A CLASS "U" STANDARD PROPERTY SURVEY, WITH AN ELECTRONIC TOTAL STATION, AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY."

"I HEREBY CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LOCATION AND THE DIMENSIONS OF THE LAND AND EXISTING IMPROVEMENTS THEREON, AND TO THE EXTENT FEASIBLE, ALL EASEMENTS APPURTENANT THERETO, THAT ALL UNITS DEPICTED THEREON AS COMPLETED HAVE BEEN SUBSTANTIALLY COMPLETED AND THAT THIS PLAN COMPLIES WITH THE PROVISIONS OF R.S.A. 356-B: 20 I."

Merton A. Lovell II
MERTON A. LOVELL II, LLS (No. 648)

10-2-06
DATE



35218 Folder 1 of 9

18-1114A 5-NWT 002

661100L

PLAN 35218 1 OF 9 FOLDER
JEFFERSON PLACE CONDOMINIUM