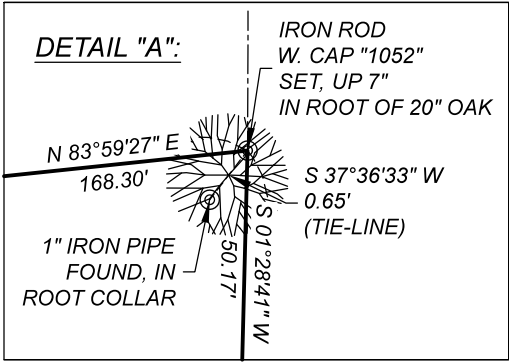




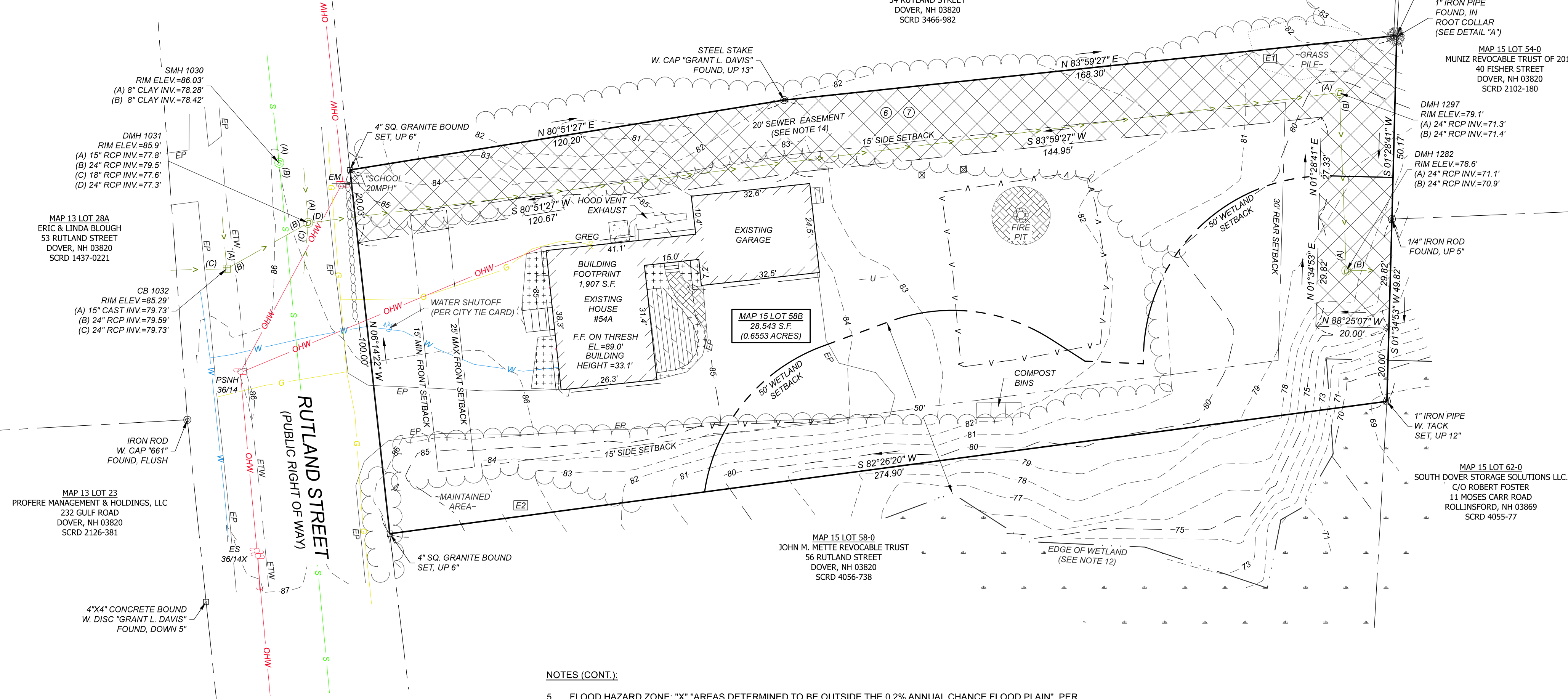
LEGAL DESCRIPTION:

A CERTAIN TRACT OR PARCEL OF LAND, WITH THE BUILDINGS THEREON, SITUATED IN DOVER, COUNTY OF STRAFFORD AND STATE OF NEW HAMPSHIRE, ON THE EASTERLY SIDE OF RUTLAND STREET, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A MARKER ON THE ESTERLY SIDE OF RUTLAND STREET AT THE SOUTHWESTERLY CORNER OF LAND NOW OR FORMERLY OF ZICKLER; THENCE RUNNING S 83° 32' E BY SAID ZICKLER LAND A DISTANCE OF 120.2 FEET TO A MARKER; THENCE RUNNING S 80° 24' E BY SAID ZICKLER LAND A DISTANCE OF 168.3 FEET TO A MARKER AT THE LAND OF AUSTIN; THENCE TURNING AND RUNNING S 17° 25' W BY SAID AUSTIN LAND A DISTANCE OF 100.0 FEET TO A MARKER AT THE NORTHEASTERLY CORNER OF LOT A ON THE PLAN HEREINBELOW REFERRED TO, THENCE TURNING AND RUNNING N 81° 59' W (CORRECTED DUE TO A SCRIVENER'S ERROR) BY SAID LOT A, A DISTANCE OF 274.8 FEET TO A MARKER ON THE EASTERLY SIDE OF SAID RUTLAND STREET; THENCE TURNING AND RUNNING N 09° 36' E BY SAID RUTLAND STREET A DISTANCE OF 100.0 FEET TO THE POINT OF BEGINNING.



MAP 15 LOT 58-A
RONALD S. & ANGELA M. BEKKALA
54 RUTLAND STREET
DOVER, NH 03820
SCRD 3466-982



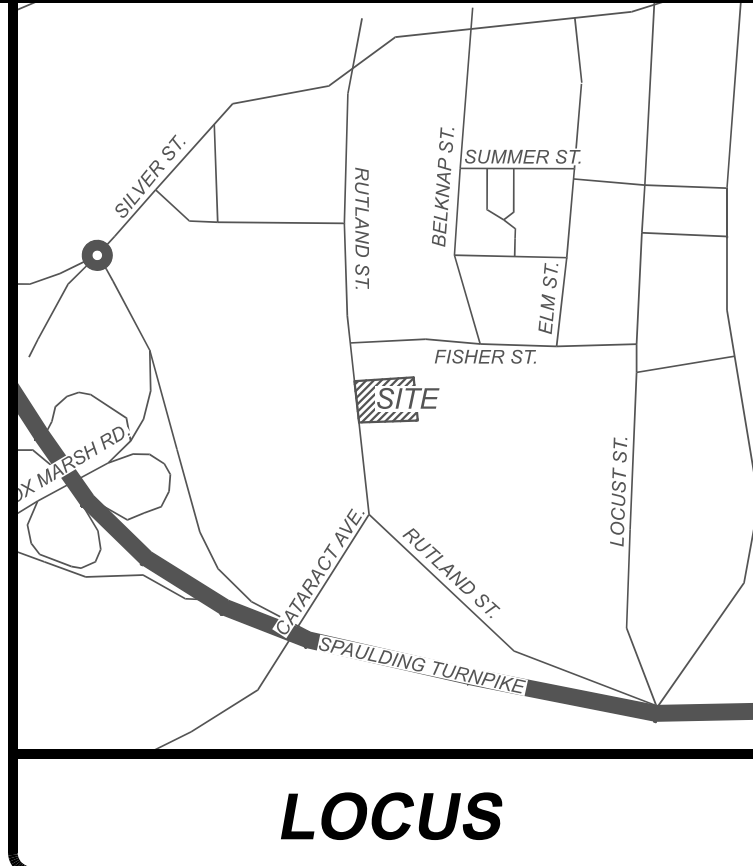
- LEGEND:
- ASSESSORS MAP AND LOT NUMBER
- BOOK / PAGE
- CONC. CONCRETE
- EM ELECTRIC METER
- EP EDGE OF PAVEMENT
- ETW EDGE OF TRAVELED WAY
- FF FINISHED FLOOR
- GREG GAS REGULATOR
- LPG LIQUEFIED PETROLEUM GAS
- INV. INVERT
- N/F NOW OR FORMERLY
- SCRD STRAFFORD COUNTY REGISTRY OF DEEDS
- S.F. SQUARE FEET
- SMH SEWER MANHOLE
- IRON PIPEROD FOUND
- BOUND FOUND TO BE SET
- GUY WIRE
- UTILITY POLE
- DRAIN MANHOLE
- CATCH BASIN
- POST
- SEWER MANHOLE
- WATER SHUT OFF
- SIGN
- DECIDUOUS TREE
- OVERHEAD WIRE
- POST AND RAIL FENCE
- BOUNDARY LINE
- SETBACK LINE
- TREE LINE
- DRAIN LINE
- SEWER LINE
- GAS LINE
- UTILITY LINE
- WATER LINE
- 100 EXISTING CONTOUR
- STONEWALL
- EDGE OF WETLAND
- WETLAND SETBACK
- BRICK
- CONCRETE
- LANDSCAPING
- PAVER WALK
- SEWER EASEMENT
- WETLANDS
- WOODEN DECK

NOTES (CONT.):

- FLOOD HAZARD ZONE: "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN", PER FIRM MAP #33017C0320E, WITH AN EFFECTIVE DATE OF SEPTEMBER 30, 2015.
- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE.
- FIELD SURVEY COMPLETED BY NORTHAM SURVEY, LLC IN SEPTEMBER 2022 USING A TRIMBLE S5 TOTAL STATION WITH A TRIMBLE TSC3 DATA COLLECTOR, A TRIMBLE R12 GPS RECEIVER AND A SOKKIA B31 AUTO LEVEL.
- HORIZONTAL DATUM IS NAD83(2011) NEW HAMPSHIRE STATE PLANE COORDINATES PER STATIC GPS OBSERVATIONS.
- THE VERTICAL DATUM IS NAVD88 PER STATIC GPS OBSERVATIONS. THE CONTOUR INTERVAL IS 1 FOOT.
- EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
- THE LOCATION OF UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. NORTHAM SURVEY LLC MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE.
- WETLAND DELINEATION CONDUCTED BY SERGIO BONILLA, NEW HAMPSHIRE STATE CERTIFIED WETLAND SCIENTIST (#261) ON SEPTEMBER 15, 2022 IN ACCORDANCE WITH THE UNITED STATES ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JANUARY 1987), AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION (VERSION 2-TR-12-1, JANUARY 2012).
- THE PARCEL IS SUBJECT TO THE FOLLOWING RESTRICTIONS FOR THE BENEFITS OF THE GRANTORS AND ANY SUBSEQUENT OWNERS OF THE LAND AND BUILDINGS PRESENTLY OWNED BY THE GRANTORS LOCATED AT 45 RUTLAND STREET IN SAID DOVER.
 - THE GRANTEES SHALL NOT ERECT ON THE GRANTED PREMISES ANY BUILDING EXCEPT A RESIDENCE AND ACCESSORY BUILDINGS COSTING AT LEAST \$55,000.00.
 - NO COMMERCIAL, INDUSTRIAL OR BUSINESS USE OF THE GRANTED PREMISES SHALL BE MADE.
 - NO DRIVEWAY, ACCESS ROAD OR RIGHT OF WAY SHALL BE CONSTRUCTED, MAINTAINED OR ESTABLISHED ON SAID PREMISES WHICH SHALL SERVE OR LEAD TO ANY COMMERCIAL, INDUSTRIAL OR BUSINESS ESTABLISHMENT.
- THE PARCEL IS SUBJECT TO AN EASEMENT GRANTED TO THE CITY OF DOVER TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR AND RECONSTRUCT SEWERS AND APPURENANCES WITHIN A TWENTY FOOT WIDE PERMANENT EASEMENT. SEE SCRD DEED BOOK 923 PAGE 491.

PLAN REFERENCES:

- "PLAN OF LOTS, JAMES R. YOUNG, DOVER NEW HAMPSHIRE" PREPARED BY G.L. DAVIS & ASSOCIATES, DATED JULY 1984. RECORDED IN THE S.C.R.D. AS PLAN 17E-45
- "LOT LINE ADJUSTMENT FOR TAX MAP 15 LOTS 54, 62 & 66 ON FISHER AND RUTLAND STREETS IN DOVER N.H." PREPARED BY BRUCE L. POHOPEK. DATED JUNE 24, 1996. RECORDED IN THE S.C.R.D. AS PLAN 48-73
- "LOT LINE ADJUSTMENT PLAN PREPARED FOR ERIC & LINDA BLOUGH, TAX MAP 13, LOT NOS. 28 & 28A, 53 RUTLAND STREET, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE" PREPARED BY MCENEANEY SURVEY ASSOCIATES, INC. DATED JANUARY 12, 2005. RECORDED IN THE S.C.R.D. AS PLAN 78-69



SCHEDULE B PART II - EXCEPTIONS:

- SUBJECT TO A SEWER EASEMENT AND OTHER RESTRICTIONS AS STATED IN WARRANTY DEED OF FREDERICK S. & FREDA S. RICHARDSON TO CHARLES D. & EVELYN B. REYNOLDS, DATED FEBRUARY 22, 1984 IN THE SCRD 1124-343. (SEWER EASEMENT PLOTTED, SEE NOTE 13 FOR DETAILS)
- SUBJECT TO AN EASEMENT, RICHARDSON TO CITY OF DOVER, DATED APRIL 25, 1973 & RECORDED IN THE SCRD 923-491. (PLOTTED)

POTENTIAL ENCHROACHMENTS:

- [E1] LAWN CLIPPINGS POTENTIALLY PLACED BY MAP 15 LOT 58-A
- [E2] AREA POTENTIALLY BEING MAINTAINED BY MAP 15 LOT 58-0

NOTES:

- SUBJECT PARCEL: TAX MAP 15 LOT 58B
54A RUTLAND STREET
DOVER, NH 03820
NS PROJECT #511
- OWNER OF RECORD: JASON ROHRER GAMES, INC.
54A RUTLAND STREET
DOVER, NH 03820
S.C.R.D. BOOK 4853, PAGE 1030
- PARCEL AREA: 28,543 S.F. OR 0.6553 AC
- DIMENSIONAL REQUIREMENTS:
MIN LOT AREA: 12,000 S.F.
MIN LOT FRONTAGE: 100'
MIN/MAX FRONT SETBACK: 15' MIN - 25' MAX
MIN SIDE SETBACK: 15'
MIN REAR SETBACK: 30'
MAX BUILDING HEIGHT: 35'
WETLAND SETBACKS: 50'

ZONING INFORMATION SHOWN HEREON IS PER THE TOWN OF DOVER, NH ZONING ORDINANCE, SEPTEMBER 2022. ADDITIONAL REGULATIONS APPLY. THE LAND OWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE TOWN, STATE, AND FEDERAL REGULATIONS.

ALTA/NSPS CERTIFICATION:

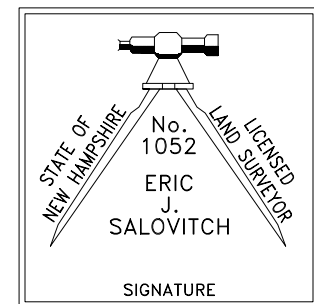
TO JASON ROHRER GAMES, INC, CATIC AND ITS SUCCESSORS AND/OR ASSIGNS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY 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 1-6, 7A-B(1), 7C, 8, 11B, 13, 17-18

PURSUANT TO NEW HAMPSHIRE RSA 676:18 III

I CERTIFY THAT THIS SURVEY PLAT 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.

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I FURTHER CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE. RANDOM TRAVERSE SURVEY BY TOTAL STATION WITH A PRECISION GREATER THAN 1:15,000.



LICENSED LAND SURVEYOR

OCTOBER 20, 2022
DATE

NSPS/ALTA SURVEY
FOR
JASON ROHRER GAMES, INC.
OF
TAX MAP 15 LOT 58 B
54A RUTLAND STREET
DOVER, NEW HAMPSHIRE
COUNTY OF STRAFFORD

SCALE: 1"=20' (22x34) 1"=40' (11x17)

JOB NO.	511	DATE:	2022-10-20
DRAWN BY:	JJH	DRAWING:	511 SURVEY.DWG
CHECKED BY:	EJS	SHEET:	1 OF 1

1	2022-10-25	ADDED SET MONUMENTATION	PJT
NO.	DATE	DESCRIPTION	BY

