

General Notes:

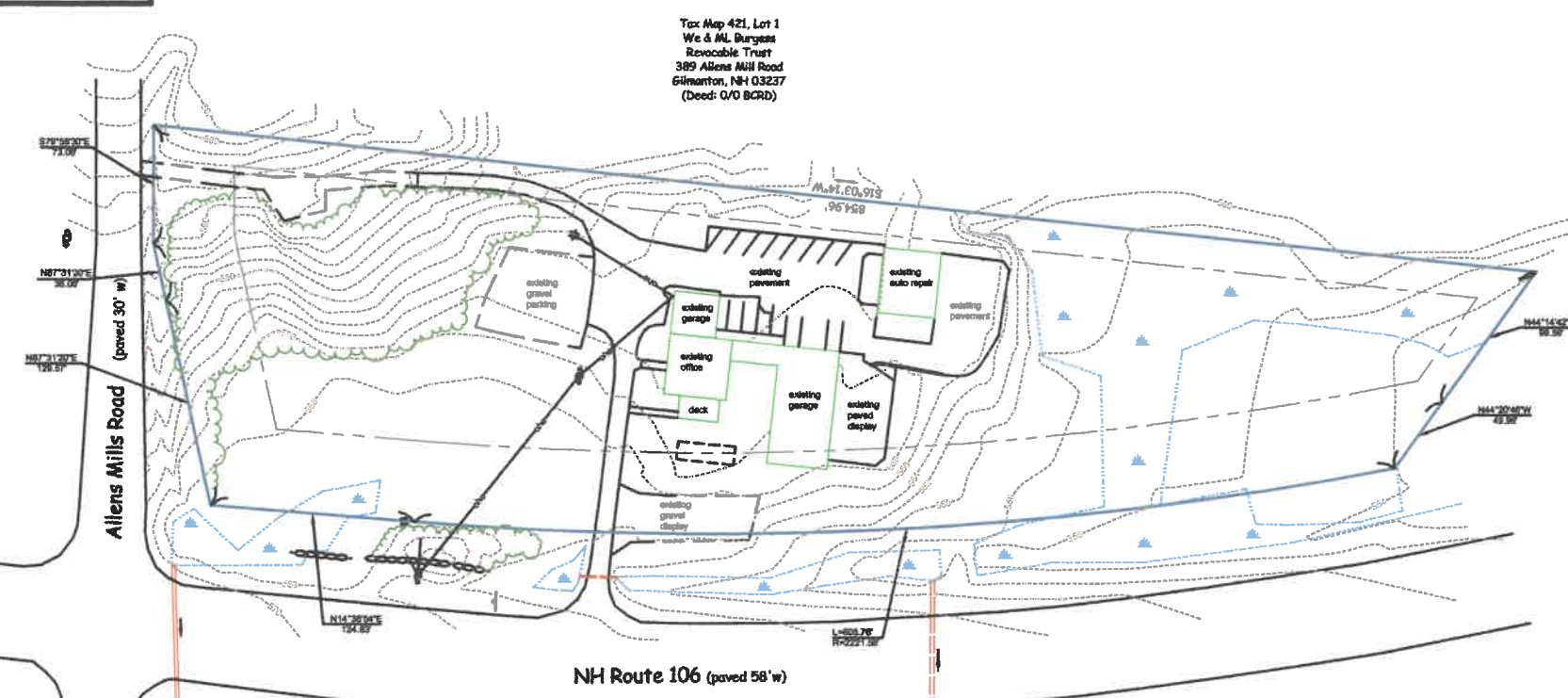
1. Field Procedures: Trimble S6 Robotic Total Station Instrument
Error of closure better than 1 in 10,000
Standard Property Survey - Rural
2. Plan Orientation: Plan Reference a
3. Deed Reference:
 - a. Lucky Seven Holdings, LLC to R & N Properties, LLC, Recorded at BCRD Book 3534, Page 223, Dated 10/4/2022.
4. Plan Reference:
 - a. Proposed Conditions Plan Land of Lucky Seven Holdings, LLC, 130 NH Route 106, Gilmanton, NH, Dated October 2015, on file at Town of Gilmanton.
5. Total Lot Area = 3.56 ± Acres
6. The intention of this plan is to show the existing conditions of the property.

Mark West, Certified Wetland Scientist #6, of West Environmental, LLC of Nottingham, NH, performed the wetland mapping on October 19, 2022 according to the Technical Criteria of the Corps of Engineers Wetland Delineation Manual (Technical Report Y-47-1, January 1987) and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northeastern and Northwest Region, Version 2.0, January 2012, US Army Corps of Engineers.

Hydrophytic vegetation was identified using the State of New Hampshire Wetland Plant List Final Draft Ratings, published by the United States Army Corps of Engineers, Cold Regions Research and Engineering Laboratory (CRREL), May 2012.



Location Map



Tax Map 421, Lot 20
Robert L. Kelliher
Patricia Kelliher
22 Fuller Street
Magnolia, MA 01930
(Deed: 0/0 BCRD)

Tax Map 421, Lot 1
W & M. Burgeas
Revocable Trust
389 Allens Mills Road
Gilmanton, NH 03237
(Deed: 0/0 BCRD)

Tax Map 421, Lot 18
Bear Investments, LLC
420 Brook Road
Sanbornton, NH 03269

Tax Map 421, Lot 3
Barr Outdoor Advertising, LLC
59 High Street
Gilmanton, NH 03237
(Deed: 0/0 MCRD)

Tax Map 421, Lot 7
State of New Hampshire
PO Box 483, 1 Hazen Dr
Concord, NH 03301

Tax Map 421, Lot 6
Sean & Genevieve McDonald Trust
50 Old Gilmanton Road
Carterbury, NH 03224

Tax Map 421, Lot 5
Earl Franklin Holdings, LLC
309 Sawtooth Road
Gilmanton, NH 03237

Tax Map 421, Lot 2
Existing Conditions
for
R & N Properties, LLC
NH Route 106
Gilmanton, New Hampshire
Belknap County

Scale 1" = 50' October 19, 2022

Owner of Record
R & N Properties, LLC
263 Dover Road
Chichester, NH 03258
(Deed: 3534/223 BCRD)

Legend

Stone Wall	Monument to be Set
Boundary Line	Bound Fwd (10/19/2022)
Contour Line (2')	Drill Hole Fwd (10/19/2022)
Contour Line (10')	Iron Pipe or Rebar Fwd (10/19/2022)
Edge of Wet	Utility Pole
Soils Division Line	Existing Well
Setback Line	Tree, Shrub
Tree Line	Sign
Culvert	Wetlands

Certifications:
I certify that this survey plan 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 plan was prepared by me or those under my direct supervision.

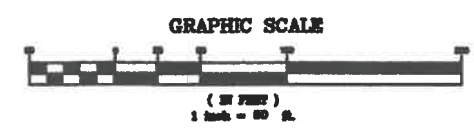
Reduced Price
not to scale

Date:

Jeffrey L. Green
Land Surveying Services
Boundary, Subdivision, Topography
Wetland Location, Plat Plans, Site Plans

416 Balfogren Road
London, NH 03307-1504
Phone: 603-961-0121
Cell: 603-455-1507
jlg-surveying@comcast.net

Jeffrey L. Green, LLS #835



General Notes:

- Field Procedures: Trimble S6 Robotic Total Station Instrument
Error of closure better than 1 in 10,000
Standard Property Survey - Rural
- Plan Orientation: Plan Reference a
- Deed References:
 - Lucky Seven Holdings, LLC to R & N Properties, LLC, Recorded at BCRD Book 3534, Page 223, Dated 10/4/2022.
- Plan Reference:
 - Proposed Conditions Plan Lead of Lucky Seven Holdings, LLC, 110 NH Route 106, Gilmanston, NH, Dated October 2015, on file at Town of Gilmanston.
- Zoning District - Business District
Lot Area = 1 Acre
Lot Frontage = 200'
Front Setback = 50'
Side Setback = 20'
Rear Setback = 20'
- Total Lot Area = 3.58 ± Acres
- Proposed Gravel Areas 1, 2 & 3 are to have all top soil removed and replaced with a gravel base and topped with 1 1/2" crush gravel.
- A berm of solid material to be placed along the edge of any area of parking that abuts directly with a wetland to prevent runoff from entering directly into any wetland.
- The existing Auto Sales business previously approved will be replaced with the proposed Atlantic Auction online auction business.
- Traffic patterns to remain the same as existing approved businesses.
- The existing sign location to remain in same location.

Mark C. West, Certified Wetland Scientist #16, of West Environmental, Inc. of Nottingham, NH, performed the wetland mapping on October 16, 2022 according to the Technical Criteria of the Corps of Engineers Wetland Delineation Manual (Technical Report Y-87-1, January 1987) and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northeast and Midwest Region, Version 2.0, January 2012, US Army Corps of Engineers.

Hydrophytic vegetation was identified using the State of New Hampshire Wetland Plant List Field Draft Rating, published by the United States Army Corps of Engineers, Cold Regions Research and Engineering Laboratory (CRREL), May 2012.



Location Map



Tax Map 421, Lot 20
Robert L. Kellner
Patricia Kellner
22 Fuller Street
Magnolia, MA 02630
(Deed: 0/0 BCRD)

Tax Map 421, Lot 1
We & ML Burgess
Revocable Trust
389 Allens Mill Road
Gilmanston, NH 03237
(Deed: 0/0 BCRD)

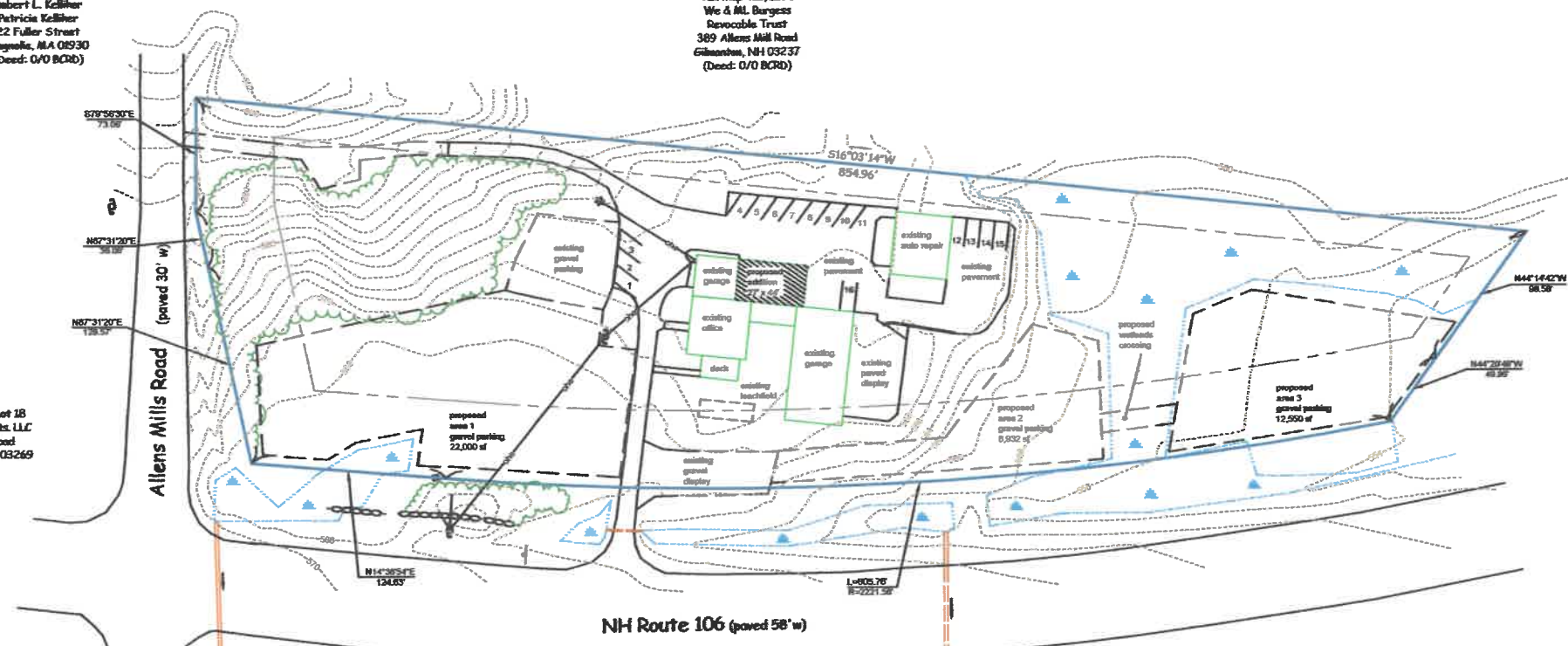
Tax Map 421, Lot 18
Bear Investments, LLC
420 Brook Road
Samborston, NH 03269

Tax Map 421, Lot 3
Barr Outdoor Advertising, LLC
59 High Street
Gilmanston, NH 03237
(Deed: 0/0 MCRD)

Tax Map 421, Lot 7
State of New Hampshire
PO Box 483, 1 Hazen Dr
Concord, NH 03301

Tax Map 421, Lot 6
Sean & Genevieve McDonald Trust
60 Old Gilmanston Road
Centerbury, NH 03224

Tax Map 421, Lot 5
Earl Franklin Holdings, LLC
309 Sawtooth Road
Gilmanston, NH 03237



**Tax Map 421, Lot 2
Proposed Site Plan**
for
R & N Properties, LLC
NH Route 106
Gilmanston, New Hampshire
Belknap County

Scale 1" = 50' October 19, 2022

Owner of Record
R & N Properties, LLC
263 Dover Road
Clarechester, NH 03258
(Deed: 00/00 BCRD)

Legend

—	Shore Wall	●	Monument to be Set
—	Boundary Line	■	Bound Find (10/19/2022)
---	Contour Line (2')	●	Drill Hole Find (10/19/2022)
---	Contour Line (10')	○	Iron Pipe or Rebar Find (10/19/2022)
---	Edge of Wet	○	Utility Pole
---	Soils Division Line	○	Existing Well
---	Setback Line	○	Tree, Shrub
---	Tree Line	○	Sign
---	Culvert	○	Wetlands
		○	Light Pole

Certifications:

I certify that this survey plan 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 plan was prepared by me or those under my direct supervision.

Reduced Print
not to scale

Date:

Jeffrey L. Green
Land Surveying Services
Boundary, Subdivision, Topography
Wetland Location, Plat Plans, Site Plans

416 Deerfield Road
Loudon, NH 03307-2904
Phone: 603-941-0821
Cell: 603-429-1607
jlg-enterprises@comcast.net

Jeffrey L. Green, 118.8625

