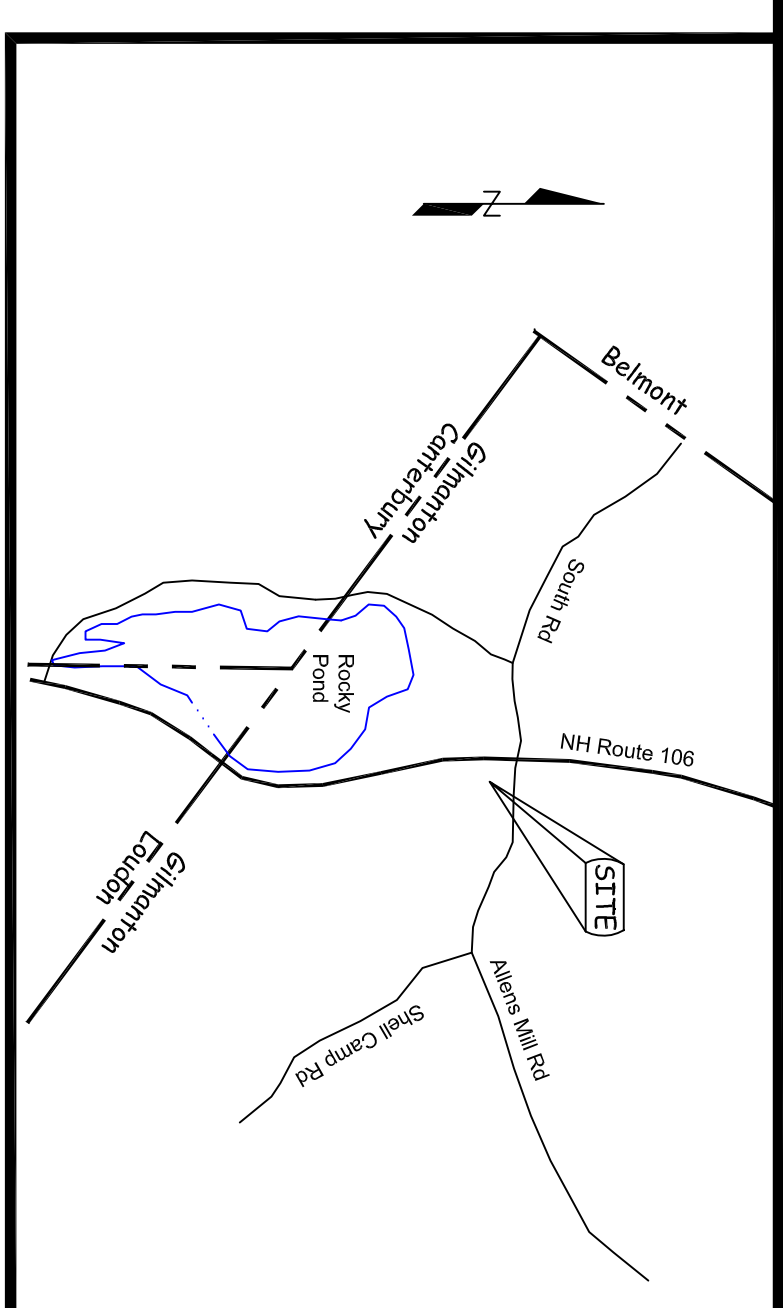
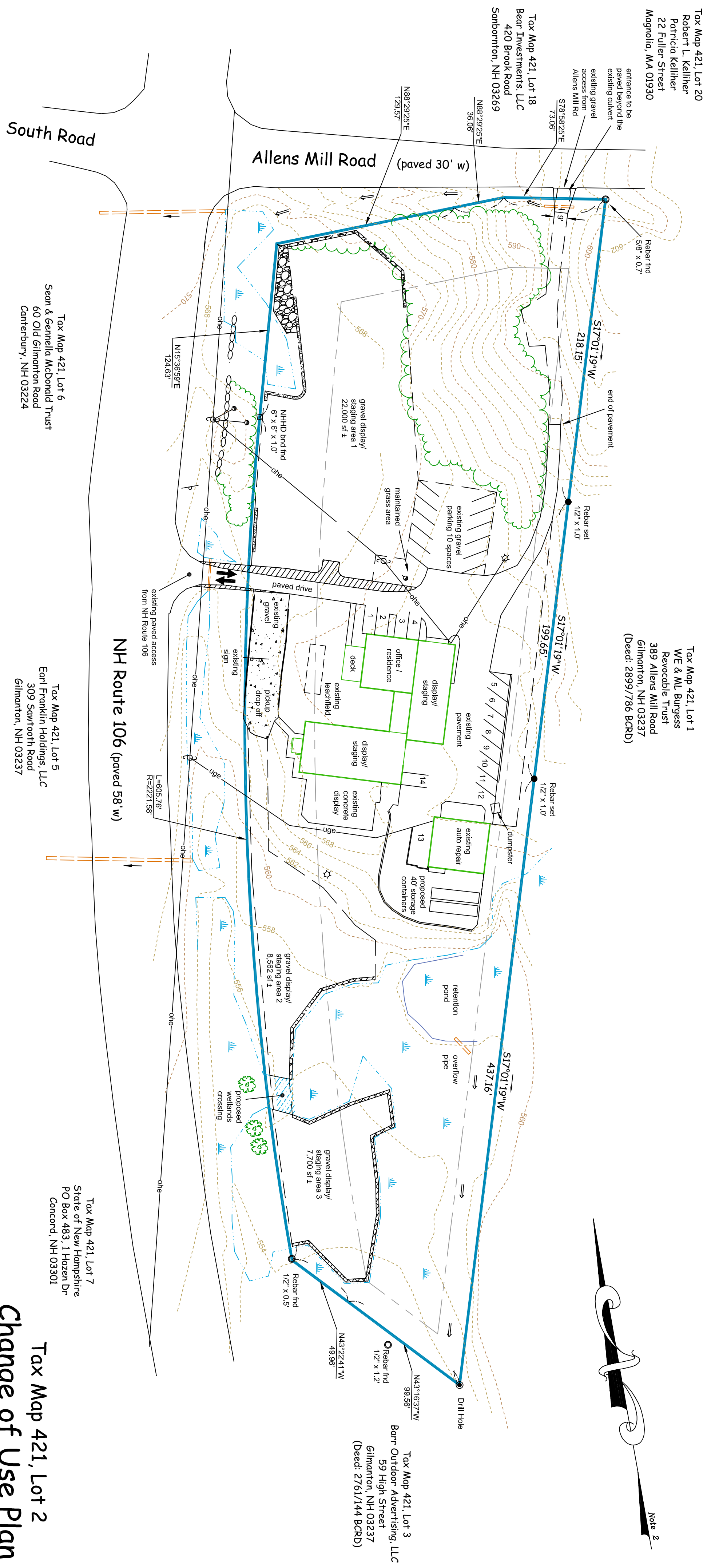


General Notes:

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 Abbott Properties, LLC, Recorded at BCRB Book 3534, Page 223, Dated 10/4/2022.
4. Plan Reference:
a. Proposed Site Plan for R & N Abbott Properties, LLC, NH Route 106, Gilmanton, NH, Dated October 19, 2023, Revised January 10, 2023, on file at Town Planning Dept.
b. Proposed Conditions Plan Land of Lucky Seven Holdings, LLC, 110 NH-Route 106, Gilmanton, NH, Dated October 2015, on file at Town Planning Dept.
5. Zoning District - Business District
Lot Area = 1.4 Acre
Lot Frontage = 200'
Front Setback = 50'
Side Setback = 20'
Rear Setback = 20'
6. Total Lot Area = 3.58 ± Acres
7. Traffic patterns to remain the same as existing approved businesses.
8. The existing sign location to remain in same location.
9. The intention of this plan is to revise a previously approved plan by the Town of Gilmanton Planning Board (Note 4a). To allow the Main structure to house both the onsite display and pickup of sales through online auctions as well as an owner occupied residence area.



Location Map



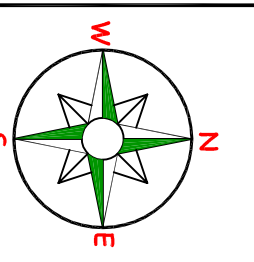
NO.	DATE	DESCRIPTION	BY
1			

Legend

- Boundary Line
- Contour Line (2')
- Contour Line (10')
- Edge of Wet
- Setback Line
- Tree Line
- Well
- Wellhead
- Light Pole
- Sign
- Vegetative Swale
- Drill Hole
- Iron Pipe or Rebar
- Stone Swale
- Vegetative Swale
- Drill Hole

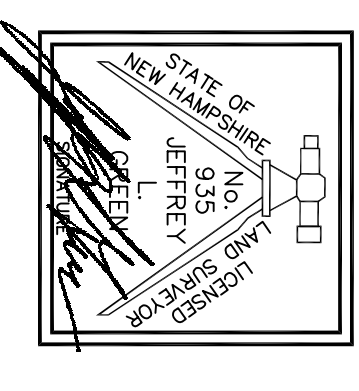
Jeffrey L. Green
Land Surveying Services

Boundary, Subdivision, Topography
Wetland Location, Plat Plans, Site Plans
416 Barrington Road
London, NH 03307-1504
Phone: 603-961-0127
Cell: 603-452-1407
jlg-surveying@comcast.net



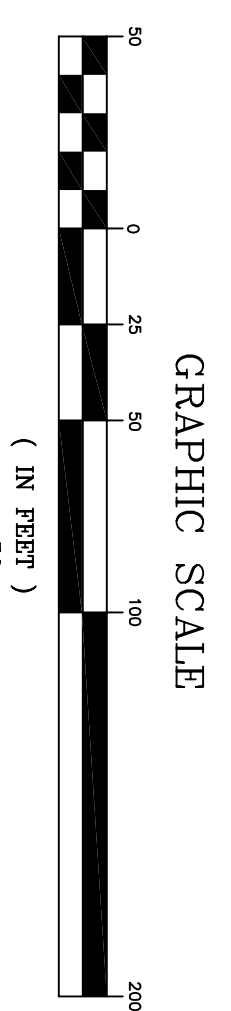
Certifications:

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.



Date: January 13, 2023

Approved by the Gilmanton Planning Board
Date _____
Signature _____



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

Scale 1" = 50' January 13, 2023
Owner of Record
R & N Abbott Properties, LLC
263 Dover Road
Chichester, NH 03258
(Deed: 3534/223 BCRD)