

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.

ERIC C. MITCHELL L.L.S. 595

9/12/05 DATE

I HEREBY CERTIFY THAT THE IMPROVEMENTS SHOWN HEREON ACCURATELY REPRESENT THE "AS-BUILT" DIMENSIONS OBTAINED FROM AN ACTUAL FIELD SURVEY, THAT THIS PLAN COMPLIES WITH THE PROVISIONS OF RSA 356-B:20, I, II AND V, AND THAT ALL UNITS SHOWN AS "COMPLETE" HAVE BEEN SUBSTANTIALLY COMPLETED.

ERIC C. MITCHELL L.L.S. 595

9/12/05 DATE

LIST OF EASEMENTS

EASEMENT TYPE	SIZE	LOCATION	BENEFICIARY
1. UTILITY EASEMENT	10' WIDE	LOT 3-37	LOT 3-37-2
2. DRAINAGE EASEMENT	10' WIDE	LOT 3-37	LOT 3-37-2
3. DRIVEWAY ACCESS	22' WIDE	LOT 3-37	LOT 3-37-2
4. DRIVEWAY ACCESS	22' WIDE	LOT 3-37-3	LOT 3-37-2
5. WATER (DOMESTIC)	10' WIDE	LOT 3-37-3	LOT 3-37-2
6. SEPTIC EASEMENT-BED1	IRREGULAR	LOT 3-37	LOT 3-37-2
7. SEPTIC EASEMENT-BED2	IRREGULAR	LOT 3-37	LOT 3-37-2
8. ACCESS TO UNIT 13	10' WIDE	LOT 3-37	LOT 3-37-2
9. DRAINAGE EASEMENT	10' WIDE	LOT 3-37-2	LOT 3-37-3
10. WATER (SPRINKLER)	10' WIDE	LOT 3-37-2	LOT 3-37-3
11. WATER (DOMESTIC)	10' WIDE	LOT 3-37-2	LOT 3-37
12. DRAINAGE EASEMENT	10' WIDE	LOT 3-37-2	LOT 3-37-3

ALL EASEMENTS ARE CONSIDERED TO BE CENTERED ON THE AS-BUILT LOCATION OF THE IMPROVEMENT

MAP 3 LOT 54-1

LOT 37-3  
5.32 Ac.  
231,837 S.F.

MAP 3 LOT 36  
JEAN F. RAGONESE  
93 SANDOWN ROAD  
FREMONT, N.H. 03044

MAP 3 LOT 37-1

MAP 3 LOT 37-1

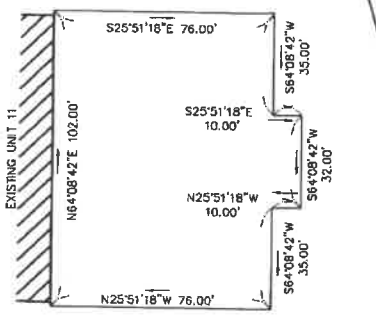
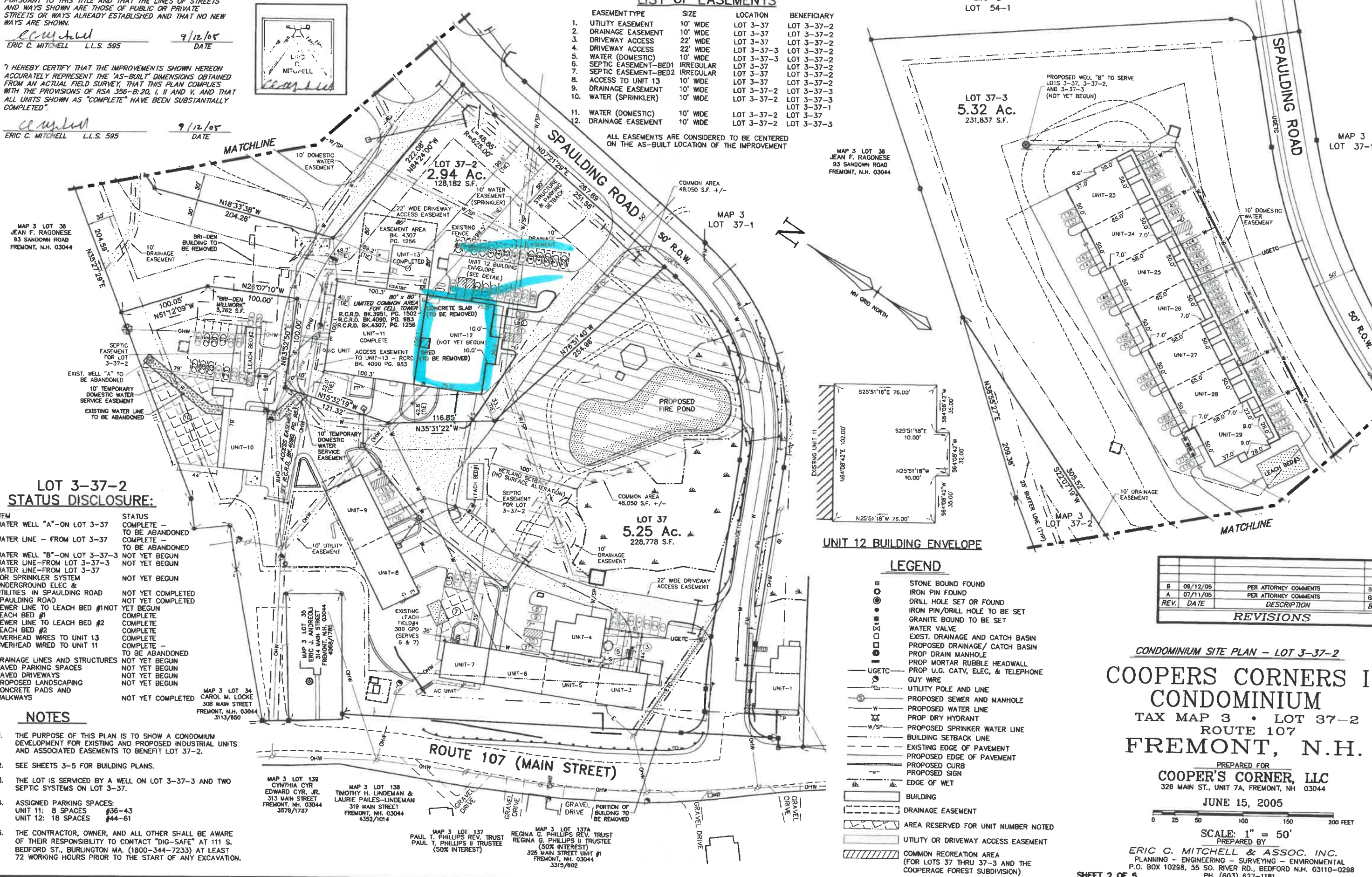
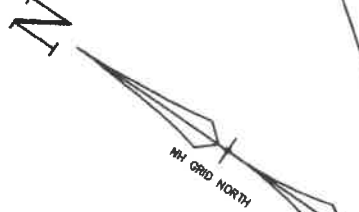
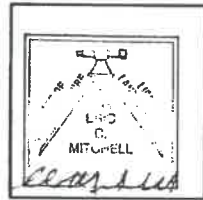
MAP 3 LOT 36  
JEAN F. RAGONESE  
93 SANDOWN ROAD  
FREMONT, N.H. 03044

LOT 3-37-2  
STATUS DISCLOSURE:

ITEM	STATUS
WATER WELL "A"-ON LOT 3-37	COMPLETE - TO BE ABANDONED
WATER LINE - FROM LOT 3-37	COMPLETE - TO BE ABANDONED
WATER WELL "B"-ON LOT 3-37-3	NOT YET BEGUN
WATER LINE-FROM LOT 3-37-3	NOT YET BEGUN
WATER LINE-FROM LOT 3-37 FOR SPRINKLER SYSTEM	NOT YET BEGUN
UNDERGROUND ELEC & UTILITIES IN SPAULDING ROAD	NOT YET COMPLETED
SEWER LINE TO LEACH BED #1	NOT YET COMPLETED
LEACH BED #1	NOT YET BEGUN
SEWER LINE TO LEACH BED #2	COMPLETE
LEACH BED #2	COMPLETE
OVERHEAD WIRES TO UNIT 13	COMPLETE
OVERHEAD WIRED TO UNIT 11	COMPLETE - TO BE ABANDONED
DRAINAGE LINES AND STRUCTURES	NOT YET BEGUN
PAVED PARKING SPACES	NOT YET BEGUN
PAVED DRIVEWAYS	NOT YET BEGUN
PROPOSED LANDSCAPING	NOT YET BEGUN
CONCRETE PADS AND WALKWAYS	NOT YET COMPLETED

NOTES

- THE PURPOSE OF THIS PLAN IS TO SHOW A CONDOMINIUM DEVELOPMENT FOR EXISTING AND PROPOSED INDUSTRIAL UNITS AND ASSOCIATED EASEMENTS TO BENEFIT LOT 37-2.
- SEE SHEETS 3-5 FOR BUILDING PLANS.
- THE LOT IS SERVICED BY A WELL ON LOT 3-37-3 AND TWO SEPTIC SYSTEMS ON LOT 3-37.
- ASSIGNED PARKING SPACES:  
UNIT 11: 8 SPACES #36-43  
UNIT 12: 18 SPACES #44-61
- THE CONTRACTOR, OWNER, AND ALL OTHER SHALL BE AWARE OF THEIR RESPONSIBILITY TO CONTACT "DIG-SAFE" AT 111 S. BEDFORD ST., BURLINGTON MA. (1800-344-7233) AT LEAST 72 WORKING HOURS PRIOR TO THE START OF ANY EXCAVATION.



LEGEND

- STONE BOUND FOUND
- IRON PIN FOUND
- DRILL HOLE SET OR FOUND
- IRON PIN/DRILL HOLE TO BE SET
- GRANITE BOUND TO BE SET
- WATER VALVE
- EXIST. DRAINAGE AND CATCH BASIN
- PROPOSED DRAINAGE/ CATCH BASIN
- PROP DRAIN MANHOLE
- PROP MORTAR RUBBLE HEADWALL
- PROP U.G. CATV, ELEC, & TELEPHONE
- GUY WIRE
- UTILITY POLE AND LINE
- PROPOSED SEWER AND MANHOLE
- PROPOSED WATER LINE
- PROP DRY HYDRANT
- PROPOSED SPRINKLER WATER LINE
- BUILDING SETBACK LINE
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CURB
- PROPOSED SIGN
- EDGE OF WET
- BUILDING
- DRAINAGE EASEMENT
- AREA RESERVED FOR UNIT NUMBER NOTED
- UTILITY OR DRIVEWAY ACCESS EASEMENT
- COMMON RECREATION AREA (FOR LOTS 37 THRU 37-3 AND THE COOPERAGE FOREST SUBDIVISION)

REV	DATE	DESCRIPTION	BY
B	06/12/05	PER ATTORNEY COMMENTS	BAD
A	07/11/05	PER ATTORNEY COMMENTS	BAD

REVISIONS

CONDOMINIUM SITE PLAN - LOT 3-37-2  
COOPERS CORNERS I  
CONDOMINIUM  
TAX MAP 3 • LOT 37-2  
ROUTE 107  
FREMONT, N.H.

PREPARED FOR  
COOPER'S CORNER, LLC  
326 MAIN ST., UNIT 7A, FREMONT, NH 03044

JUNE 15, 2005

SCALE: 1" = 50'  
PREPARED BY

ERIC C. MITCHELL & ASSOC. INC.  
PLANNING - ENGINEERING - SURVEYING - ENVIRONMENTAL  
P.O. BOX 10298, 55 SO. RIVER RD., BEDFORD N.H. 03110-0298  
PH. (603) 627-1181

SHEET 2 OF 5

REV: DWG: 5-9804 CONDO 37-2/FLD. BK/P/C JOB NO. (5)98-04

D-332104 sheet 2 of 5