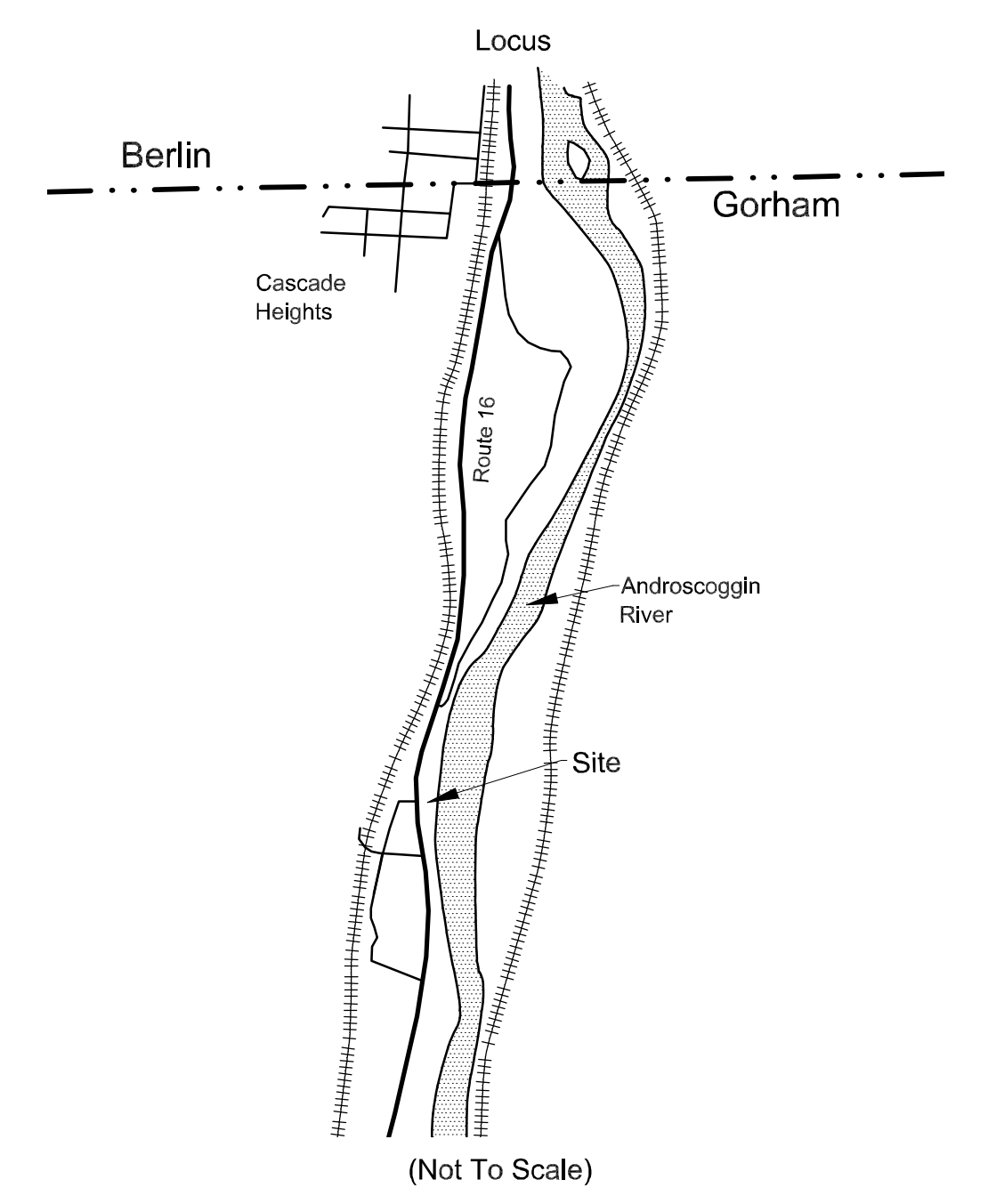


n/f Francis & Gail Carreau  
(Tax Map U14-2)  
P.O. Box 31  
Gorham, NH, 03581

n/f Jaxon Properties LLC  
(Tax Map U14-9)  
26 Central Street  
Bartlett, NH, 03812



Surveyor's Certification 1: This is to certify that the existing water boundary, structures and conditions hereon shown are substantially correct to the best of my knowledge and belief. The existing water boundary shown hereon is the current location of the reference line (ordinary high water mark) as located with GPS and data collector in September 2023 by me or those under my direct supervision and is subject to change due to natural causes such as erosion or accretion and artificial changes such as dredging or filling and may or may not represent the actual location of the limit of title. Historic flowage rights may exist below and inland of the reference line shown hereon. All lands that fall within 250' of the reference line fall under the jurisdiction of The Shoreland Protection Act.

- I. SURVEY NOTES:**
- BEARINGS ARE BASED ON A GPS OBSERVATION TAKEN AT TIME OF SURVEY AND PROCESSED THROUGH O.P.U.S. COORDINATES ARE NEW HAMPSHIRE STATE PLANE AND DATUM IS NAVD83.
  - DIAMETERS OF IRON PIPES/REBAR FOUND OR SET ARE OUTSIDE DIAMETERS UNLESS NOTED OTHERWISE.
  - ZONING: COMMERCIAL B, MINIMUM FRONTAGE = 100'  
FRONT SETBACK = 20'  
SIDE SETBACK = 10'  
REAR SETBACK = 20'  
MINIMUM LOT SIZE = 1 ACRE
  - CONTOUR INTERVAL = 5' AND IS DERIVED BY DATA FROM THE NH LIDAR PROJECT.
  - TOXIC AND FLAMMABLE MATERIALS WILL BE STORED IN THE SHED AT THE REAR OF THE BUILDING.
  - REFERENCE "PLAN OF PROPERTIES FOR ROBERT CHAPMAN, AND BOUNDARY LINE ADJUSTMENT BETWEEN ROBERT CHAPMAN & FRANCIS AND GAIL CARREAU", DATED 7/9/2019 AND RECORDED AT C.C.R.D. AS PLAN #4367.
  - SUBJECT PARCEL DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD ZONE. SEE FEMA PANEL #33007C0987D.

**Legend**

- iron rod / pipe found
- stone / concrete monument found
- capped rebar set
- granite monument with drill hole set
- drill hole
- unmarked point
- ▲ utility pole with numbers, overhead wires and guy anchor
- bench mark
- well
- sewer manhole
- catch basin
- property line
- proposed parking space for employees and customers



n/f TMS Holdings 2, LLC  
(Tax Map U13-38)  
59 B&B Lane  
Weare, NH, 03281

n/f Robert A. Chapman Sr.  
(Tax Map U13-39)  
P.O. Box 64  
Milan, NH, 03581  
Vacant

n/f Town of Gorham  
(Tax Map U14-6)  
20 Park Street  
Gorham, NH, 03581

**Line Table**

LINE	BEARING	DISTANCE
L1	N 12°23'09" E	145.25'
L2	S 75°07'17" E	134.21'
L3	S 10°05'59" W	50.00'
L4	S 24°31'17" W	51.20'
L5	S 13°13'29" W	50.02'
L6	N 78°18'51" E	124.15'
L7	N 02°48'04" E	2.81'

SCALE 1" = 20'



Surveyors Certification 2: I certify that all existing property lines on this survey plat are accurate and based on deed research and an in-the-field survey performed in April of 2023 and do not exceed the positional tolerance for a Rural Survey per NH Administrative Rules Lan 500. This is a Site Plan and is substantially correct to the best of my knowledge and belief.

Date: \_\_\_\_\_  
Signed: \_\_\_\_\_

**Site Plan**  
For  
**620 BG, LLC**  
Tax Map U14, Lot 10  
620 Main Street  
Gorham, New Hampshire, Coos County

Source Of Title: 1  
620 BG, LLC  
6 Francis Lane  
Berlin, NH, 03570  
Book 1620, Page 133

STEVEN E. HEYLIGER P.L.L.C. 30 Mountain View Rd, Whitefield, NH 03598, (603) 837-9896 (sehwoods@gmail.com)		
DRAWN SEH	DATE 11-26-23	Field Survey Performed; September, 2023
APPROVED	DATE	
SCALE 1" = 20'	SHEET 1	PROJECT NO. Croteau14-10