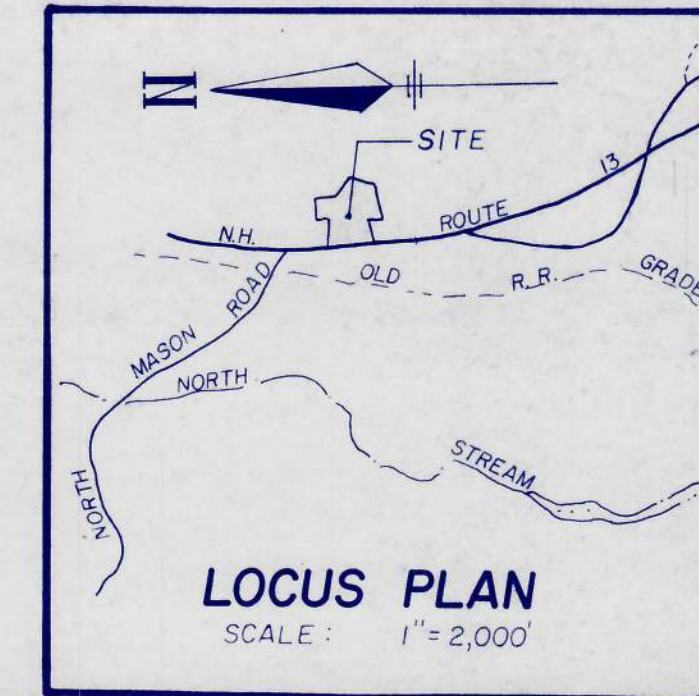
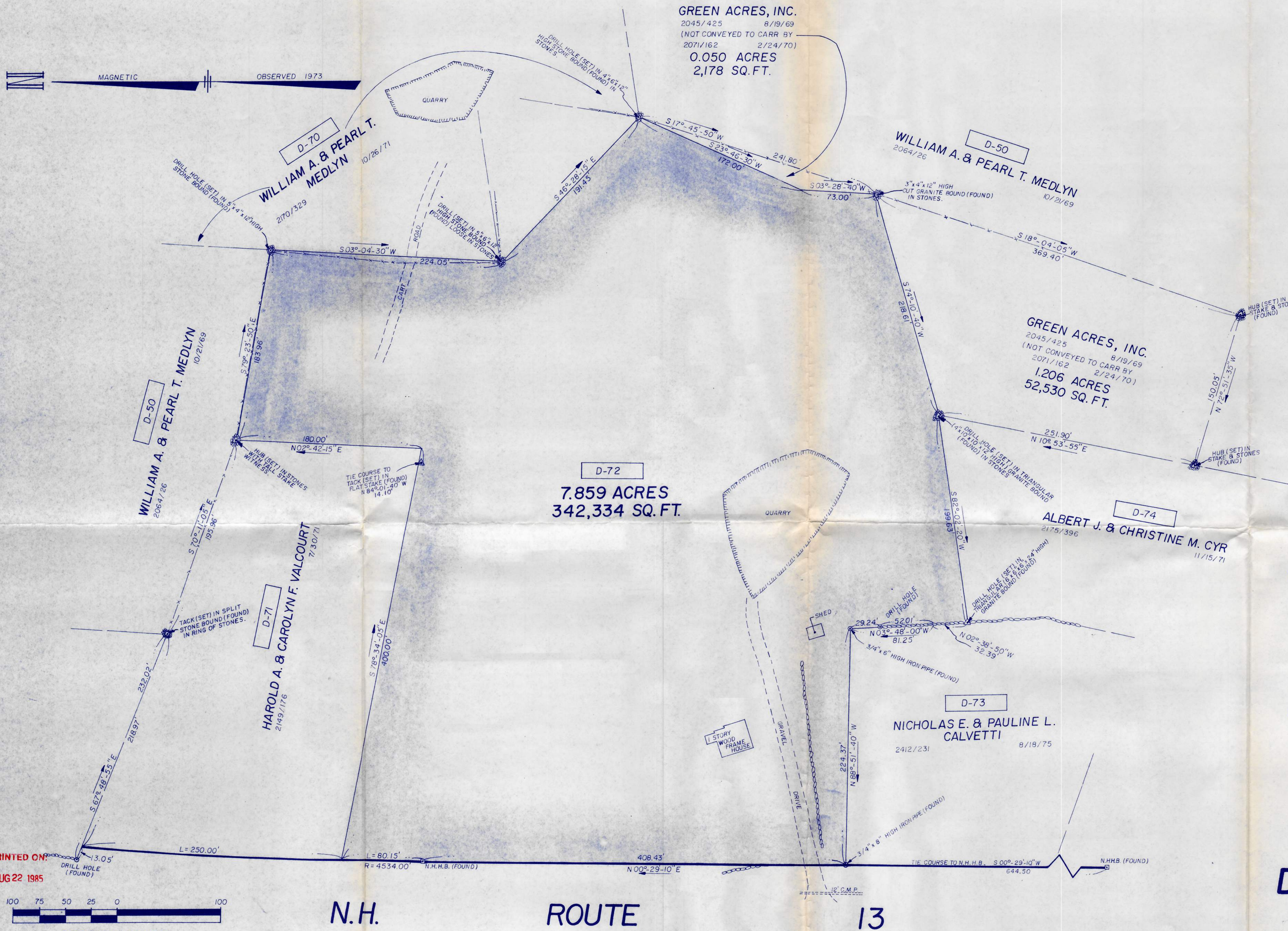
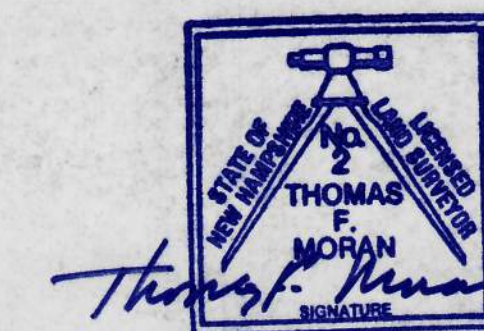




"I CERTIFY THAT THIS SURVEY PLAT SHOWS THE PROPERTY LINES THAT ARE THE LINES OF EXISTING OWNERSHIPS AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN." (R.S.A. 67:61B)



Thomas F. Moran 8/24/85

"I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND BETWEEN OCT. 10, 1977 AND FEB. 10, 1978 AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY."

Thomas F. Moran 2/24/78
SIGNATURE, R.L.S. # 2 DATE

NOTES:

- 1) OWNER OF RECORD: IS DIERDRE CARR.
- 2) DEED REFERENCES TO PARCEL ARE VOL. 2071 PG. 162 DATED 2/24/70 AND VOL. 2182 PG. 111 DATED 12/9/71 IN THE H.C.R.D.
- 3) **D-72** - DENOTES TAX MAP AND PARCEL NUMBER.

REFERENCE PLANS:

- 1) "PLAN OF LAND, ROLAND & GLADYS CLOUTIER, BROOKLINE, N.H." SCALE: 1"=50', AUG. 16, 1973, BY THIS OFFICE.
- 2) "PLAN OF LAND OF WILLIAM A & PEARL T. MEDLYN, ROUTE 13 BROOKLINE, N.H." SCALE: 1"=100', JAN. 1970, BY E.A. LEACH.

PLAN OF LAND
DIERDRE CARR
BROOKLINE, N.H.
SCALE: 1"=50' FEB. 24, 1978

THOMAS F. MORAN INC.

55 South River Road (Rt. 3)
Bedford, N.H. 03102

surveyors
civil engineers
land planners

13 Nashua Street
Milford, N.H. 03055



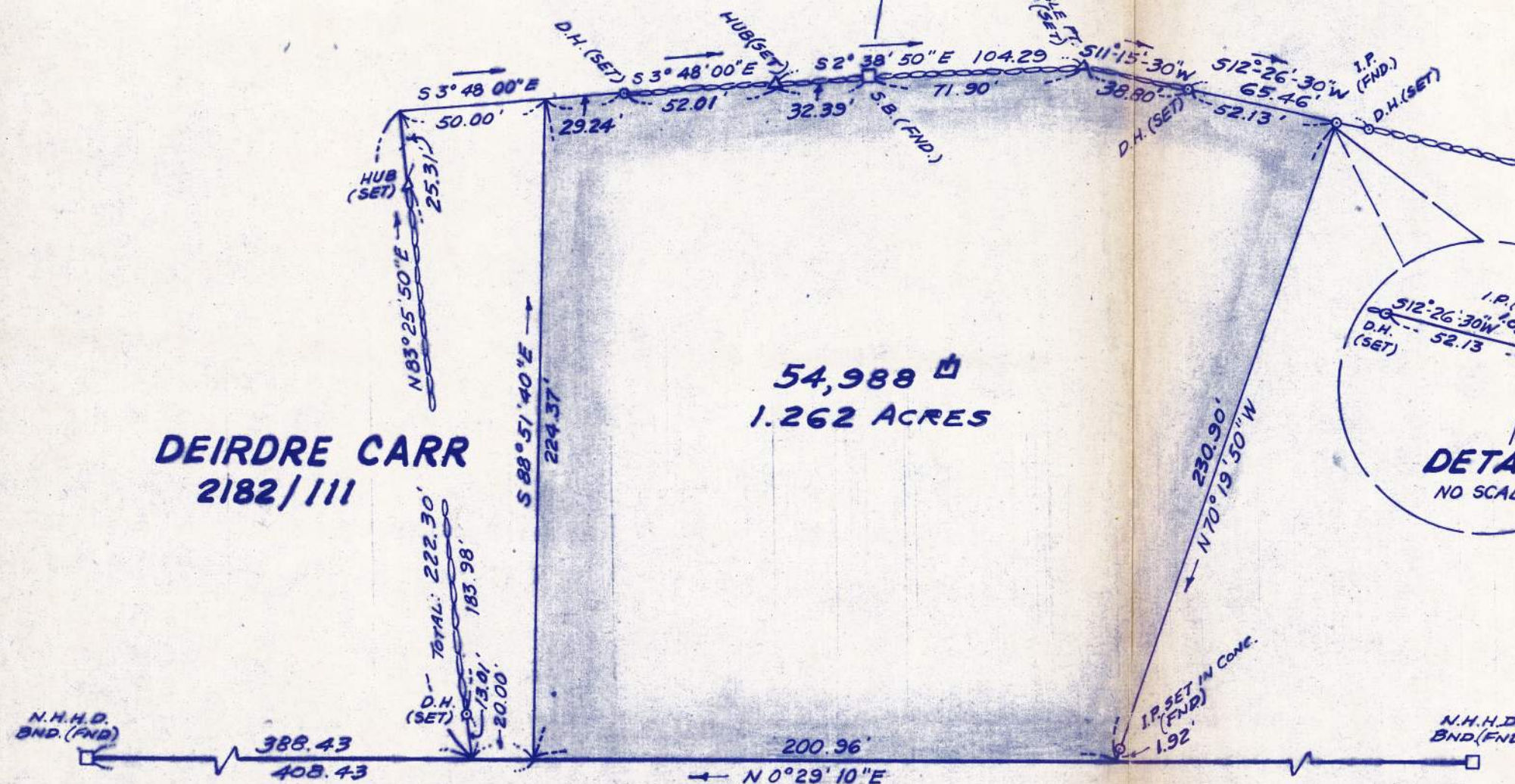
DATE	DESCRIPTION	BY	CK.
2426-2	509-43		

C-31
ELI & BESSIE COHEN
FOUNDATION CAMPS, INC.
1739/426(2) 7/17/63

C-36
CHARLOTTE C. POCKL
PROBATE # 92913 8/11/73
DESCRIPTION 2217/493 6/5/72

DEIRDRE CARR
2182/111

ALBERT J. & CHRISTINE M. CYR
2175/396



APPROVED FOR RECORDING
PURPOSES ONLY:
BROOKLINE PLANNING BOARD

DATE: _____

RR 10/10

PLAN OF LAND

ROLAND & GLADYS CLOUTIER
BROOKLINE, N.H.

SCALE: 1" = 50'

AUG. 16, 1973

THOMAS F. MORAN INC. CIVIL ENGINEERS AND SURVEYORS
R.F.D. 5 D.W. HIGHWAY 50. (U.S. ROUTE 3) BEDFORD, N.H. 03102

AUG 18 1973

1169	2	B	F	216-14
File Number	Size	Type	Field Book & Page	

REFERENCE PLANS:

1. SITE PLAN OF LOT D-73 - BROOKLINE, N.H. - SCALE: 1"= 20' DATED APRIL 20, 1988, REVISED THRU 10/14/97 BY ROBERT BOURASSA
2. "PLAN OF LAND - ROLAND AND GLADYS CLOUTIER - BROOKLINE, N.H." SCALE: 1"= 50' DATED 8/16/73 BY THOMAS F. MORAN, INC.
3. "PLAN OF LAND - DEIRDRE CARR - BROOKLINE, N.H." SCALE: 1"= 50' DATED FEB. 24, 1978 BY THOMAS F. MORAN, INC.
3. "BOUNDARY - PLAN OF LAND - PREPARED FOR - ALBERT J. & CHRISTINE M. CYR - BROOKLINE, N.H." SCALE: 1"= 50' DATED JULY 19, 1983 BY THOMAS F. MORAN, INC. (HCOD #15836).

SOILS INFORMATION:

C/D CHATFIELD-HOLLIS-ROCK OUTCROP COMPLEX, 15-35% SLOPES
HsB HINCKLEY LOAMY SAND, 3-8% SLOPES

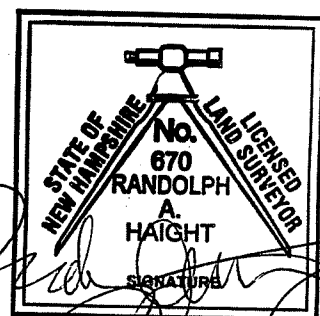
THE SOILS INFORMATION SHOWN WAS DEVELOPED FROM THE U.S.D.A.S.C.S. SOIL SURVEY OF HILLSBOROUGH CO., EASTERN PART, N.H. SHEET 25, ISSUED OCT., 1981.

APPROVED BY BROOKLINE PLANNING BOARD

ON: _____ CERTIFIED BY
CHAIRMAN: _____ AND
SECRETARY: _____

CERTIFICATION:

"I HEREBY CERTIFY THAT THE BOUNDARY INFORMATION SHOWN WAS DEVELOPED FROM THE REFERENCE PLAN CITED HEREON AND THAT IT IS MATHEMATICALLY CORRECT."



D-72
SUNNY TIME REALTY CORP.
194 RTE. 13, P.O. BOX 281
BROOKLINE, N.H. 03033
VOL. 6241 PG. 904 5/17/00

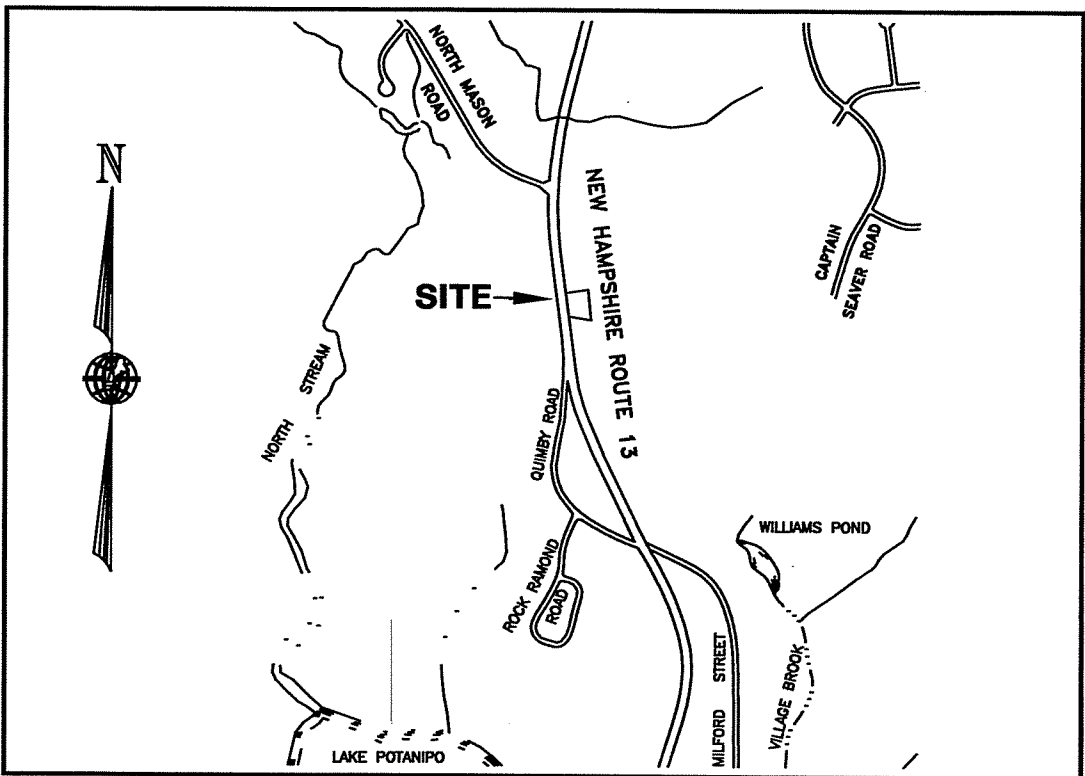
D-72
SUNNY TIME REALTY CORP.
194 RTE. 13, P.O. BOX 281
BROOKLINE, N.H. 03033
VOL. 6241 PG. 904 5/17/00

D-74
JOHN & DENISE LISKA
P.O. BOX 428
BROOKLINE, N.H. 03033
VOL. PG.

D-74
JOHN & DENISE LISKA
P.O. BOX 428
BROOKLINE, N.H. 03033
VOL. PG.

C-36
COSTAS CONSTANTINO
33 CROSBY STREET
MILFORD, N.H. 03055
VOL. 5348 PG. 810 6/12/92

C-36-1
GEORGE GEORGES
67 GROTON ROAD
NASHUA, N.H. 03060
VOL. 6571 PG. 1493 1/28/02



LOCUS PLAN
SCALE: 1"=2000' +/-

NOTES:

1. THE OWNER OF RECORD IS SUNNY TIME REALTY CORP. - 194 RTE. 13, P.O. BOX 281, BROOKLINE, N.H. DEED REFERENCE IS VOL. 6635 PG. 284 DATED 5/17/02 IN THE H.C.R.D.
2. THE PURPOSE OF THIS PLAN IS TO FORMALIZE A SITE PLAN FOR THE EXISTING BUILDING & SITE USE.
3. **D-73** DENOTES TAX MAP PAGE & PARCEL NUMBER.
4. THE TOPOGRAPHIC INFORMATION SHOWN IS THE RESULT OF A JULY, 2000 & OCT., 2003 FIELD SURVEY BY THIS OFFICE. DATUM IS ASSUMED. THE BOUNDARY INFORMATION SHOWN WAS DEVELOPED ENTIRELY FROM THE REFERENCE PLANS CITED.
5. ZONING FOR THE SITE IS COMMERCIAL-INDUSTRIAL. MINIMUM LOT FRONTAGE IS 150', MINIMUM AREA IS 1 ACRE. SETBACKS ARE 30' FRONT, 15' SIDE & REAR WITH 50' FROM WETLANDS. THE SITE ALSO LIES PARTIALLY WITHIN THE AQUIFER PROTECTION OVERLAY DISTRICT AND IS SUBJECT TO ALL OF ITS PROVISIONS.
6. THE CURRENT SITE USE IS MIXED OFFICE & RESTAURANT. OFFICE HOURS BEING 7AM TO 6PM 7 DAYS A WEEK WITH RESTAURANT HOURS BEING 6AM TO 1PM 7 DAYS A WEEK.
7. THE CURRENT BUILDING LAYOUT HAS A RESTAURANT AREA WITH 3 EMPLOYEES AND SEATING FOR 22 TOGETHER WITH UPTO 11 OFFICE/ ROOM AREAS WITH 12 EMPLOYEES.
8. THE SITE HAS THE BENEFIT OF AN UPDATED SEPTIC SYSTEM W/ GREASE TRAP (CA2003057096) DESIGNED FOR FLOW OF 725 GAL./DAY. SITE LOADING IS RESTAURANT (545 GAL./DAY WITH THE USE OF PLASTIC UTENSILS, PAPER PLATES & CUPS) AND OFFICE 180 GAL./DAY.
9. THE SITE CURRENTLY IS COVERED BY A 34% IMPERVIOUS SURFACE.
10. CURRENT TENANTS ARE ABH, ANRIK IRRIGATION, BOURASSA REAL EST., C.G. FITNESS TRAINING, DIODES INCORPORATED, INSURANCE INFORMATION BUREAU, INC. AND TRAILER HOME SERVICE, ALL OFFICE USE. THE RESTAURANT AREA & SOME OFFICE AREA VACANT.
11. PARKING REQUIRED IS 1 SPACE PER 350 S.F. OF OFFICE SPACE OR 3550/350 = 11, PLUS RESTAURANT AT 1 SPACE PER 4 SEATS (22 SEATS / 4 = 6 + 3 EMPLOYEES = 9) OR A TOTAL OF 20, 29 PROVIDED.
12. NHDES WELL SANITARY SURVEY ID NUMBER IS EPA #0329020.

SITE PLAN
TAX MAP PARCEL D-73
PREPARED FOR

**SUNNY TIME
REALTY CORP.**
BROOKLINE, NEW HAMPSHIRE

SCALE: 1" = 20'

NOVEMBER 3, 2003



MERIDIAN
Land Services, Inc.

OFFICE: 31 OLD NASHUA ROAD, AMHERST, NEW HAMPSHIRE 03031
MAILING ADDRESS: PO BOX 118, MILFORD, NEW HAMPSHIRE 03055-0118
TEL 603-673-1441 FAX 603-673-1584 MERIDIAN@MERIDIANLANDSERVICES.COM

ENGINEERS - LAND SURVEYORS - SCIENTISTS - LAND PLANNERS

FILE: 3609I02A.dwg

PROJECT NO. 3609.02

SHEET NO. 1 OF 1

GRAPHIC SCALE					
REV.	DATE	DESCRIPTION	C/O	DR	CK
A	6/16/04	- ADDTN. + AQUIFER, NOTES & IMPERVIOUS	NRPC	RAH	