

Copyright 2016 © Thomas F. Moran, Inc.
48 Constitution Drive, Bedford, N.H. 03110

All rights reserved. These plans and materials may not be copied, duplicated, replicated or otherwise reproduced in any form whatsoever without the prior written permission of Thomas F. Moran, Inc.

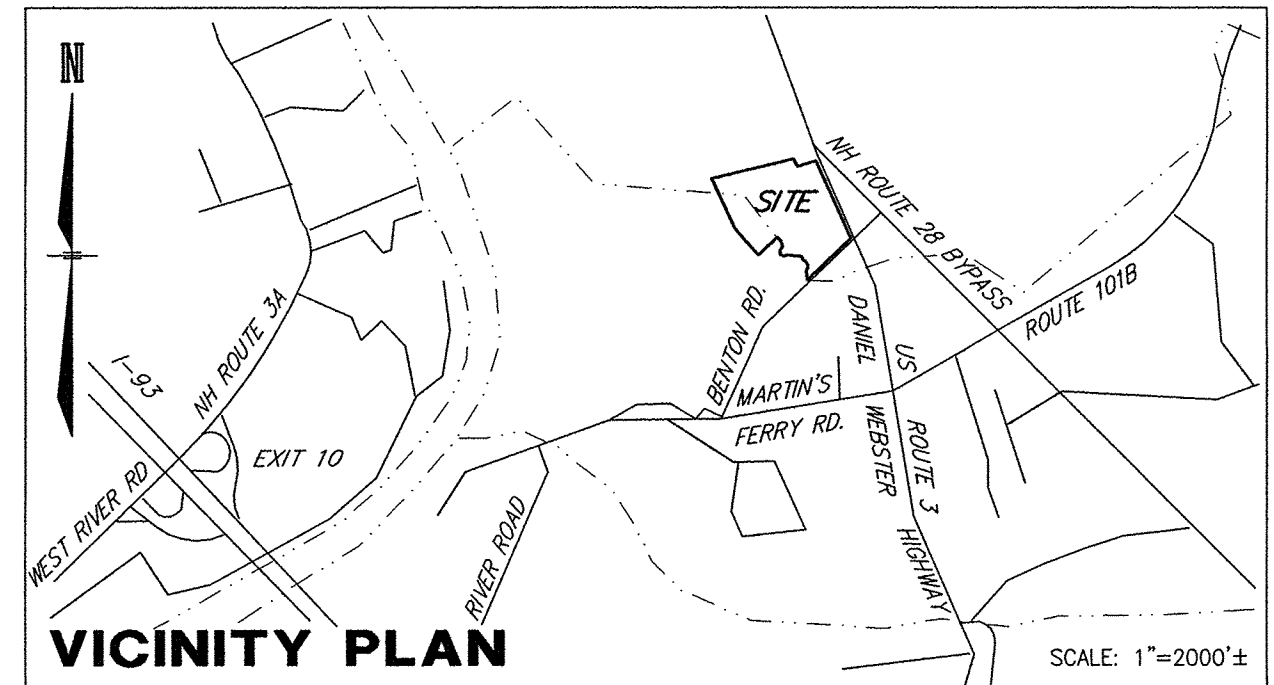
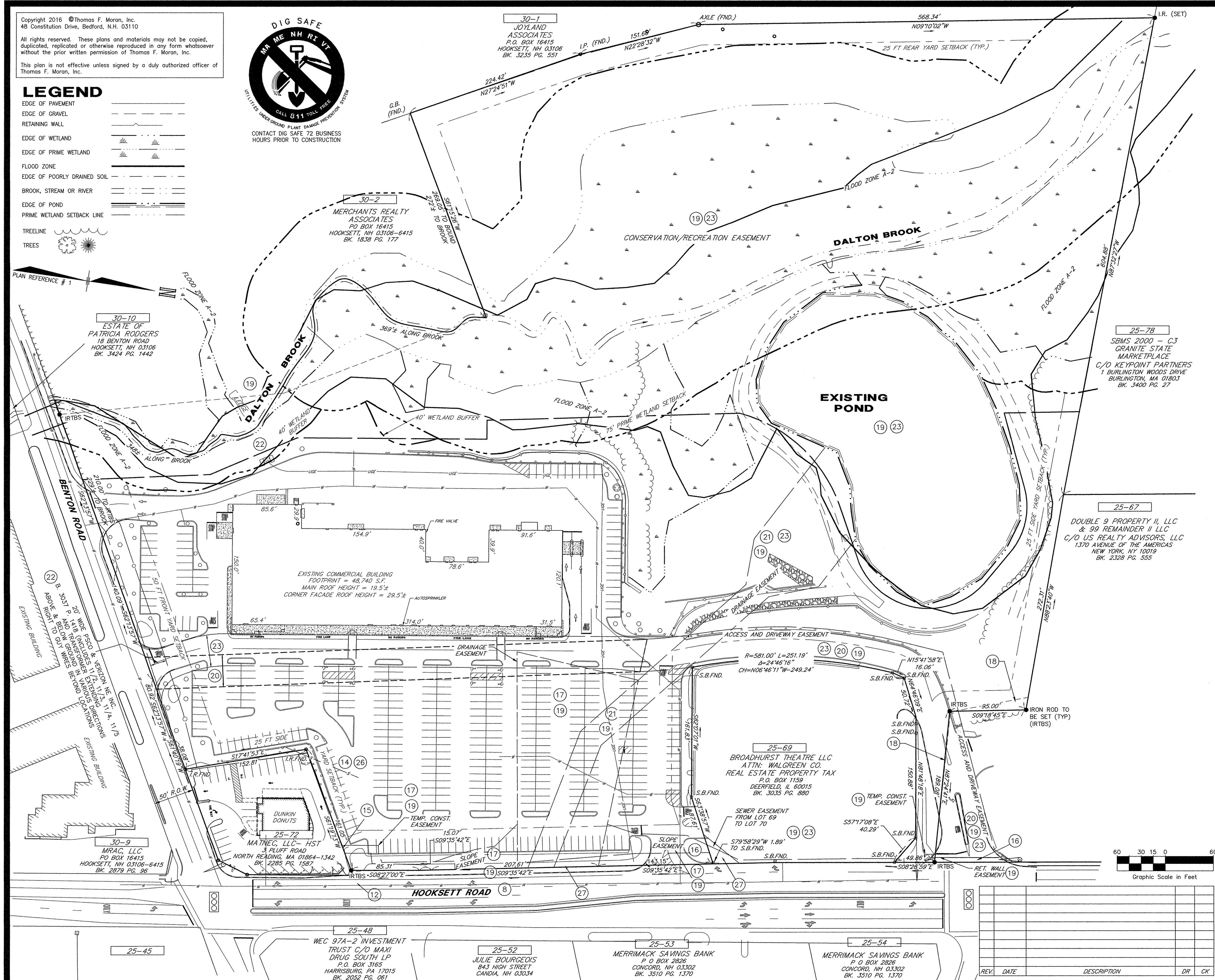
This plan is not effective unless signed by a duly authorized officer of Thomas F. Moran, Inc.

LEGEND

EDGE OF PAVEMENT	---
EDGE OF GRAVEL	- - - - -
RETAINING WALL	=====
EDGE OF WETLAND	~~~~~
EDGE OF PRIME WETLAND	~~~~~
FLOOD ZONE	=====
EDGE OF POORLY DRAINED SOIL	- - - - -
BROOK, STREAM OR RIVER	~~~~~
EDGE OF POND	=====
PRIME WETLAND SETBACK LINE	-----
TREELINE	~~~~~
TREES	☼ ☼ ☼



CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION



NOTES

- OWNER OF RECORD OF MAP 25 LOT 70
HOOKSETT LAND DEVELOPMENT LLC C/O WINSLOW PROPERTY MANAGEMENT INC.
80 HAYDEN AVENUE, LEVINGTON, MA 02421
DEED REFERENCES ARE BK. 2851 PG. 1370 AND BK. 2851 PG. 1382
AREA = 937,403 S.F.± OR 21.5197 ACRES±
- 25-70 INDICATES TAX MAP AND LOT NUMBER.
- BOUNDARY INFORMATION IS BASED BOUNDARY SURVEYS PERFORMED BY THIS FIRM BETWEEN 1989 AND THE PRESENT. LOCATION OF DALTON BROOK BASED UPON FIELD LOCATION BY THIS FIRM IN JUNE 1996. THE BOUNDARY ALONG DALTON BROOK IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND MAY OR MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF TITLE.
- EXISTING CONDITIONS WITHIN D.W. HIGHWAY ARE BASED UPON NHDOT CONSTRUCTION PLANS AND HAVE NOT BEEN AS BUILT BY THIS FIRM.
- FLOOD HAZARD DATA IS PER TOWN OF HOOKSETT FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 33013C0687E, EFFECTIVE DATE: APRIL 19, 2010.
- WETLANDS SHOWN PER REFERENCE PLAN #1
- THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 1-888-344-7233.
- CURRENT ZONING IS COMMERCIAL DISTRICT (COM)
- CURRENT NUMBER OF STANDARD PARKING SPACES = 401
CURRENT NUMBER OF HANDICAP SPACES = 8
TOTAL NUMBER OF SPACES = 409
- UTILITY INFORMATION IS TAKEN FROM A FIELD SURVEY BY THIS OFFICE, DESIGN PLANS BY THIS OFFICE AND PLANS FROM R J O'CONNELL INC. ON FILE WITH THE TOWN OF HOOKSETT PLANNING DEPARTMENT.

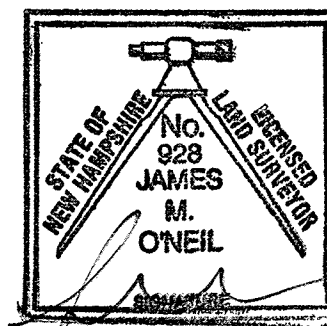
CERTIFICATION

TO HAUPPAUGE PROPERTIES LLC, FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1 (TO BE SET), 2, 3, 4, 6(a), 7, 8, 9, 11, 13, 16, 17 AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JUNE 14, 2016.

DATE OF PLAT OR MAP: JUNE 28, 2016

JAMES M. O'NEIL NH LLS #928 8-416
FOR TFMORAN INC. DATE



TAX MAP 25-70

ALTA/ACSM LAND TITLE SURVEY

1292 HOOKSETT ROAD

D.W. HIGHWAY, HOOKSETT, NH

OWNED BY

HOOKSETT LAND DEVELOPMENT LLC

PREPARED FOR

HAUPPAUGE PROPERTIES LLC

SCALE: 1"=60'

JUNE 28, 2016



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

48 Constitution Drive
Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-9747
www.tfmoran.com

16720.09 DR JMO FB
CK JMO CADFILE 16720-09 ALTA SHEET 1 OF 3

LEGAL DESCRIPTIONS PER TITLE COMMITMENT

BEGINNING AT A STONE BOUND LOCATED ON THE WESTERLY SIDELINE OF SAID DANIEL WEBSTER HIGHWAY, SAID BOUND MARKING THE MOST NORTHEAST CORNER OF LAND NOW OR FORMERLY OF HOOKSETT WG, LLC, THENCE:

BY SAID LAND NOR OR FORMERLY OF HOOKSETT WG, LLC BY THE FOLLOWING COURSES, N 57°17'08" W A DISTANCE OF 40.29 FEET TO A STONE BOUND, THENCE;

S 81°48'18" W A DISTANCE OF 150.88 FEET PASSING THROUGH TWO STONE BOUNDS TO A POINT, THENCE;

S 64°46'09" W A DISTANCE OF 50.72 FEET TO A STONE BOUND, THENCE;

S 15°41'58" W A DISTANCE OF 16.06 FEET TO A STONE BOUND, THENCE;

SOUTHERLY BY A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 581.00 FEET A LENGTH OF 251.19 FEET TO A STONE BOUND, THENCE;

S 82°07'01" E A DISTANCE OF 161.83 FEET TO A STONE BOUND, THENCE;

N 63°38'57" E A DISTANCE OF 87.61 FEET TO A POINT, SAID POINT LOCATED ON THE WESTERLY SIDELINE OF SAID DANIEL WEBSTER HIGHWAY, THENCE;

S 09°35'42" E ALONG SAID DANIEL WEBSTER HIGHWAY A DISTANCE OF 365.83 FEET TO A CONCRETE HIGHWAY BOUND, THENCE;

S 08°27'00" E A DISTANCE 85.31 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF LAND NOW OR FORMERLY OF MATNEC LLC, THENCE

ALONG LAND OF SAID MATNEC, LLC BY THE FOLLOWING COURSES; S 61°19'13" W A DISTANCE OF 161.05 FEET TO A STONE BOUND, THENCE;

S 17°41'53" E A DISTANCE OF 152.81 FEET TO A LOCATED ON THE NORTHERLY SIDELINE OF BENTON ROAD, THENCE;

S 61°40'19" W ALONG SAID BENTON ROAD A DISTANCE OF 38.08 FEET TO A POINT, THENCE;

S 62°13'57" W ALONG SAID BENTON ROAD A DISTANCE OF 450 FEET MORE OR LESS TO THE CENTERLINE OF DALTON BROOK, THENCE;

NORTHERLY ALONG THE CENTERLINE OF SAID DALTON BROOK A DISTANCE OF 687 FEET MORE OR LESS TO A POINT, THENCE;

S 61°15'26" W A DISTANCE OF 3 FEET MORE OR LESS TO A POINT, THENCE;

S 61°15'26" W ALONG LAND NOW OR FORMERLY OF MERCHANTS REALTY ASSOCIATES, A DISTANCE OF 269.05 FEET TO A STONE BOUND, THENCE

ALONG LAND NOW OR FORMERLY OF FRANCES CHOUNARD REVOCABLE TRUST BY THE FOLLOWING COURSES; N 27°24'51" W A DISTANCE OF 224.42 FEET TO AN IRON PIPE, THENCE;

N 22°28'32" W A DISTANCE OF 151.66 FEET TO A WHEEL AXLE, THENCE; N 09°10'02" W A DISTANCE OF 566.34 FEET TO A CAPPED IRON RE-BAR WHICH MARKS A POINT ON THE SOUTHERLY PROPERTY LINE OF LAND NOW OR FORMERLY OF 1328 HOOKSETT ROAD, LLC, THENCE;

S 87°32'27" E ALONG LAND OF SAID 1328 HOOKSETT ROAD, LLC A DISTANCE OF 604.88 FEET TO A CAPPED IRON RE-BAR WHICH MARKS THE SOUTHWEST CORNER OF LAND NOW OR FORMERLY OF DOUBLE 9 PROPERTY II, LLC, THENCE

ALONG SAID LAND OF DOUBLE 9 PROPERTY II, LLC BY THE FOLLOWING COURSES; S 88°23'40" E A DISTANCE OF 272.31 FEET TO A CAPPED IRON RE-BAR, THENCE;

S 09°18'45" E A DISTANCE OF 95.00 FEET TO A POINT, THENCE; N 87°24'41" E A DISTANCE OF 189.08 FEET TO A POINT LOCATED ON THE WESTERLY SIDELINE OF SAID DANIEL WEBSTER HIGHWAY, THENCE;

S 08°26'59" E ALONG SAID DANIEL WEBSTER HIGHWAY A DISTANCE OF 49.86 FEET TO THE POINT OF BEGINNING.

ABOVE DESCRIPTION CONTAINS 938,375 SQUARE FEET MORE OR LESS (21.54 ACRES).

SCHEDULE B SECTION TWO

8 RIGHT TO REPAIR AND MAINTAIN WATER LINES AS SET FORTH IN EASEMENT FROM VIOLET B. CARTER TO CENTRAL HOOKSETT WATER PRECINCT DATED JUNE 4, 1956 AND RECORDED WITH THE MERRIMACK COUNTY REGISTRY OF DEEDS AT BOOK 792. PAGE 171.(PLOTTED)

9 RIGHT OF WAY FROM BENTON ROAD TO LAND OF RALPH BURBANK AND DAVID TODD RESERVED IN DEED OF JENNIE B. WATKINS AND ISABEL E. TODD TO DONALD R. AND ELIZABETH B. MORRISON DATED JUNE 20, 1957 AND RECORDED WITH SAID REGISTRY AT BOOK 813. PAGE 172. (FORMER TRACT LINE CONTAINED WITHIN CONSOLIDATED LOT 25-70)

10 BOUNDARY LINE AGREEMENT BETWEEN RICHARD E. TODD AND DONALD R. AND E. BEVERLY MORRISON DATED MAY 7, 1959 AND RECORDED WITH SAID REGISTRY AT BOOK 841. PAGE 537. (FORMER ROW CONTAINED WITHIN CONSOLIDATED LOT 25-70)

11 FLOWAGE RELEASE FROM DAVID TODD TO THE STATE OF NEW HAMPSHIRE DATED JUNE 5, 1964 AND RECORDED WITH SAID REGISTRY AT BOOK 945. PAGE 139. (NOT PLOTTABLE)(NO LONGER VISIBLE)

12 EASEMENT AND RELEASE FROM CHARLES E. BURBANK AND RUTH BURBANK TO THE CENTRAL HOOKSETT WATER PRECINCT DATED JUNE 1, 1956 AND RECORDED WITH SAID REGISTRY AT BOOK 792. PAGE 169. (PLOTTED)

13 AGREEMENT BETWEEN HOOKSETT SEWER COMMISSION AND MANCHESTER REALTY CO. AND STEPHEN CAMANN DATED NOVEMBER 5, 1986 AND RECORDED WITH SAID REGISTRY AT BOOK 1617. PAGE 365. (NOT PLOTTABLE)

14 MATTERS SET FORTH ON A CERTAIN PLAN ENTITLED "LOT LINE ADJUSTMENT & BOUNDARY PLAN LANDS OF THE SUNCOOK BANK, STEPHEN CAMANN AND MANCHESTER REALTY CO., HOOKSETT, N.H." DATED JUNE 7, 1989 AND RECORDED WITH SAID REGISTRY AS PLAN # 11230. (INCORPORATED HERON)

15 BOUNDARY LINE AGREEMENT AMONG BANK OF NEW HAMPSHIRE, STEPHEN CAMANN AND MANCHESTER REALTY CO., DATED APRIL 18, 1995 AND RECORDED WITH SAID REGISTRY AT BOOK 1985. PAGE 1 257. (PLOTTED)

16 NOTICE OF CONDEMNATION BY THE STATE OF NEW HAMPSHIRE AS TO PROPERTY OF ANN J. CARTER WHICH NOTICE IS DATED MAY 6, 2003 AND RECORDED WITH SAID REGISTRY AT BOOK 2499, PAGE 474. (PLOTTED-SLOPE EASEMENT)

17 EASEMENTS TO THE STATE OF NEW HAMPSHIRE SET FORTH IN QUITCLAIM DEED OF STEPHEN CAMANN DATED JULY 1, 2003 AND RECORDED WITH SAID REGISTRY AT BOOK 2527. PAGE 281. (PLOTTED)

18 MATTERS SET FORTH ON A CERTAIN PLAN ENTITLED "TAX MAP 25 LOTS 69-71, 73-76, CONSOLIDATION AND SUBDIVISION PLAN, RETAIL DEVELOPMENT, D.W. HIGHWAY, HOOKSETT, NH" DATED JULY 12, 2005 AS REVISED THROUGH MARCH 22, 2006 RECORDED WITH SAID REGISTRY AS PLAN # 17801. (INCORPORATED HEREON)

19 MATTERS SET FORTH ON A CERTAIN PLAN ENTITLED "TAX MAP 25 LOTS 69-71, 73-76, SITE EASEMENT PLAN, RETAIL DEVELOPMENT, D.W. HIGHWAY, HOOKSETT, NH" DATED JULY 12, 2005 AND REVISED THROUGH MARCH 22, 2006 RECORDED WITH SAID REGISTRY AS PLAN # 17802. (INCORPORATED HEREON)

20 TERMS AND CONDITIONS OF A RECIPROCAL EASEMENT AGREEMENT AMONG DOUBLE 9 PROPERTY II LLC, 99 REMAINDER II LLC AND HOOKSETT WG, LLC DATED MARCH 27, 2006 AND RECORDED WITH THE MERRIMACK COUNTY REGISTRY OF DEEDS AT BOOK 2877. PAGE 1970 AS AFFECTED BY AMENDED AND RESTATED RECIPROCAL EASEMENT AGREEMENT DATED DECEMBER 12, 2006 AND RECORDED WITH SAID REGISTRY AT BOOK 3028. PAGE 1799, AS AFFECTED BY CONFIRMATORY AMENDED AND RESTATED RECIPROCAL EASEMENT AGREEMENT DATED DECEMBER 12, 2006 AND RECORDED WITH SAID REGISTRY AT BOOK 3032. PAGE 39. (PLOTTED)

21 DRAINAGE EASEMENT FROM HOOKSETT LAND DEVELOPMENT, LLC TO THE STATE OF NEW HAMPSHIRE DATED JULY 14, 2007 AND RECORDED WITH SAID REGISTRY AT BOOK 3014. PAGE 57. (PLOTTED)

22 UTILITY EASEMENT FROM HOOKSETT LAND DEVELOPMENT, LLC TO PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE AND VERIZON NEW ENGLAND, INC. DATED DECEMBER 7, 2007 AND RECORDED WITH SAID REGISTRY AT BOOK 3037. PAGE 1418. (PLOTTED)

23 MATTERS SET FORTH ON A CERTAIN PLAN ENTITLED "MAP 25 LOT 70, ACCESS EASEMENT PLAN, D.W. HIGHWAY AND BENTON ROAD, HOOKSETT, NEW HAMPSHIRE" DATED OCTOBER 22, 2007 AND RECORDED WITH SAID REGISTRY AS PLAN # 1 8705. (INCORPORATED HEREON)

24 MATTERS SET FORTH ON A CERTAIN PLAN ENTITLED "PLANS OF PROPOSED FEDERAL AID SURFACE TRANSPORTATION PROGRAM TRAFFIC SIGNAL INSTALLATION PROJECT STP-F-T-X-017-1(19) N.H. PROJECT NO. 11007, U.S. ROUTE 3" DATED JULY 18, 1994 AND RECORDED WITH SAID REGISTRY AS PLAN # 1 3059. (INCORPORATED HEREON)

25 UTILITY EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT FROM STEPHEN CAMANN TO THE STATE OF NEW HAMPSHIRE DATED APRIL 25, 1994 AND RECORDED WITH SAID REGISTRY AT BOOK 1955. PAGE 354.NOT LOCUS (AFFECTS LOT 25-72)

26 RESERVATION OF RIGHT TO MAINTAIN, REPAIR AND REPLACE SEWER LINE SET FORTH IN DEED OF BANK OF NEW HAMPSHIRE TO STEPHEN CAMANN DATED APRIL 21, 1995 AND RECORDED WITH SAID REGISTRY AT BOOK 1985. PAGE 1255. (PLOTTED)

27 UTILITY EASEMENT FROM HOOKSETT WG, LLC TO PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE AND VERIZON NEW ENGLAND, INC. DATED AUGUST 26, 2006 AND RECORDED WITH SAID REGISTRY AT BOOK 2923. PAGE 1104. (PLOTTED)

REFERENCE PLANS

1. TAX MAP 25 LOTS 69-8-71, 73-76 CONSOLIDATION AND SUBDIVISION PLAN, RETAIL DEVELOPMENT. D.W. HIGHWAY, HOOKSETT, NH, OWNED BY STEPHEN CAMANN, THE RUSSELL R. CARTER TRUST, ANN J. CARTER & COMMISSION PROPERTIES, LLC, , PREPARED FOR COASTAL PARTNERS, SCALE 1"=60', DATED JULY 12, 2005 AS REVISED BY TFMORAN INC.
2. "LOT LINE ADJUSTMENT & BOUNDARY PLAN, LANDS OF THE SUNCOOK BANK, STEPHEN CAMANN AND MANCHESTER REALTY CO., HOOKSETT, NH," SCALE: 1" = 50', JUNE 7, 1989, BY THOMAS F. MORAN, INC.
3. "PLAN OF LANDS IN HOOKSETT, MERRIMACK COUNTY, NH - BELONGING TO RUSSELL & ANN CARTER," SCALE: 1" = 50', BY R. CAMBEL, RECORDED M.C.R.D. #4583
4. "MAP 30, LOT 2, EXISTING CONDITIONS PLAN, BENTON ROAD, HOOKSETT, NH PREPARED FOR MERCHANTS MOTORS" SCALE: 1" = 30', JULY 16, 1996 BY TFMORAN, INC
5. BOUNDARY PLAN OF LAND OWNED BY STEPHEN CAMANN SCALE 1"=20' DATED DEC. 16, 2003 BY TF MORAN, INC. ON FILE AT THIS OFFICE.
6. ALTA/ACSM SURVEY PLAN, K S LAND COMPANY, INC. HOOKSETT, NH, SCALE 1"=50', DATED 7-22-98 BY HOLDEN ENGINEERING & SURVEYING, INC. AND RECORDED AS PLAN #14466 AT THE MERRIMACK COUNTY REGISTRY OF DEEDS.
7. LOT CONSOLIDATION AND SITE PLAN, NINETY-NINE RESTAURANT, HOOKSETT, NH, SCALE 1"=20', DATED 9-27-88, LAST REVISED 10-14-88 BY HOLDEN ENGINEERING & SURVEYING, INC. AND RECORDED AS PLAN #10657 AT THE MERRIMACK COUNTY REGISTRY OF DEEDS.
8. SITE LAYOUT PLAN PREPARED BY R J O'CONNELL DATED 5/01/2007 ON FILE AT THE TOWN OF HOOKSETT NH PLANNING DEPARTMENT.

POSSIBLE ENCROACHMENTS

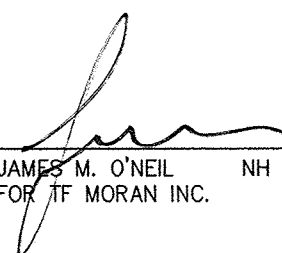
- ☐ A LIGHT POLE ENCROACHES ONTO LOCUS
- ☐ B LIGHT POLE ENCROACHES ONTO LOCUS
- ☐ C DRAIN LINE ENCROACHES ONTO LOCUS
- ☐ D GUARDRAIL ENCROACHES ONTO LOCUS
- ☐ E PARKING ENCROACHES INTO EASEMENT
- ☐ F DRAIN MANHOLE ENCROACHES OUT OF EASEMENT

CERTIFICATION

TO HAUPPAUGE PROPERTIES LLC, FIDELITY NATIONAL TITLE INSURANCE COMPANY:

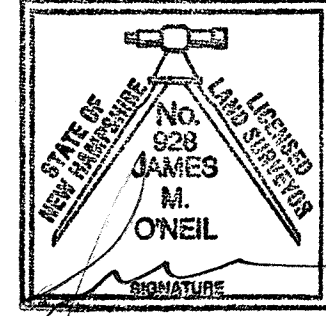
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSP'S LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1 (TO BE SET), 2, 3, 4, 6(a), 7, 8, 9, 11, 13, 16, 17 AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JUNE 14, 2016.

DATE OF PLAT OR MAP: JUNE 28, 2016


JAMES M. O'NEIL
FOR TF MORAN INC.

NH LLS #928

8-7-16
DATE



TAX MAP 25-70

ALTA/ACSM LAND TITLE SURVEY

1292 HOOKSETT ROAD

D.W. HIGHWAY, HOOKSETT, NH

OWNED BY


HOOKSETT LAND DEVELOPMENT LLC

PREPARED FOR

HAUPPAUGE PROPERTIES LLC

SCALE: NONE

JUNE 28, 2016



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

48 Constitution Drive
Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-9747
www.tfmoran.com

F
E

16720.09

DR
CK

JMO

FB
CADFILE

-

16720-09 ALTA

SHEET 3 OF 3

REV	DATE	DESCRIPTION			DR CK