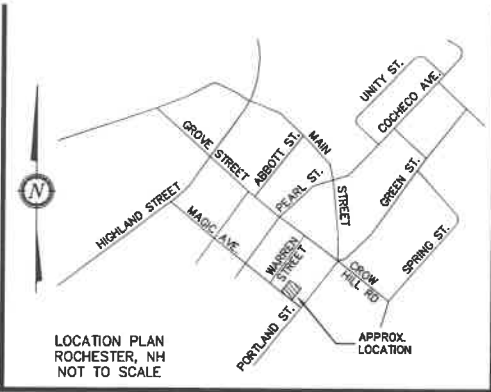


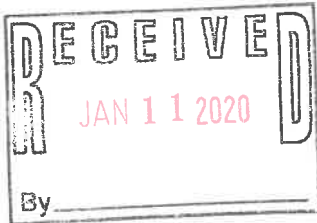
PLAN REFERENCES:

1.) "SUBDIVISION PLAN: LAND OF: M3 DEVELOPMENT, LLC; 848
PORTLAND STREET, ROCHESTER, N.H.; TAX MAP 103, LOT 42"
BY: BERRY SURVEYING & ENGINEERING
DATED: JANUARY 18, 2019
S.C.R.D. PLAN #119-73
FILE #082018-153

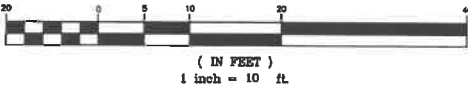


NOTES:

- 1.) OWNER: ZACHERY LEAVITT
242 CENTRAL AVE.
DOVER, NH 03820
- 2.) TAX MAP 103, LOT 42-1
- 3.) LOT AREA: 9,445 Sq.Ft., 0.22 Ac.
- 4.) S.C.R.D. BOOK 4756, PAGE 406
- 5.) ZONING: RESIDENTIAL-2 (R2)
FRONTAGE ~ 60.0'
MINIMUM LOT SIZE ~ 6,000 Sq. Ft.
FRONT SETBACK ~ 10.0'
REAR SETBACK ~ 20.0'
SIDE SETBACK ~ 8.0'
MAX. BUILDING FOOTPRINT: 30%
MAX. LOT COVERAGE: 45%
MAX. BUILDING HEIGHT ~ 35.0'
WETLANDS BUFFER ~ 50.0'
- 6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF: FEMA COMMUNITY# -330150, MAP# -330170C02040, DATED: MAY 17, 2005.
- 7.) VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- 8.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN DECEMBER OF 2019, WITH AN ERROR OF CLOSURE OF BETTER THAN 1 PART IN 10,000.
- 9.) THE INTENT OF THIS PLAN IS TO SHOW A CONDOMINIUM SITE PLAN ON TAX MAP 103, LOT 42-1.
- 10.) THIS IS A THREE SHEET PLAN SET WITH ALL SHEETS BEING RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. SHEET 2 AND 3 ARE FLOOR PLANS FOR THE UNITS.



GRAPHIC SCALE

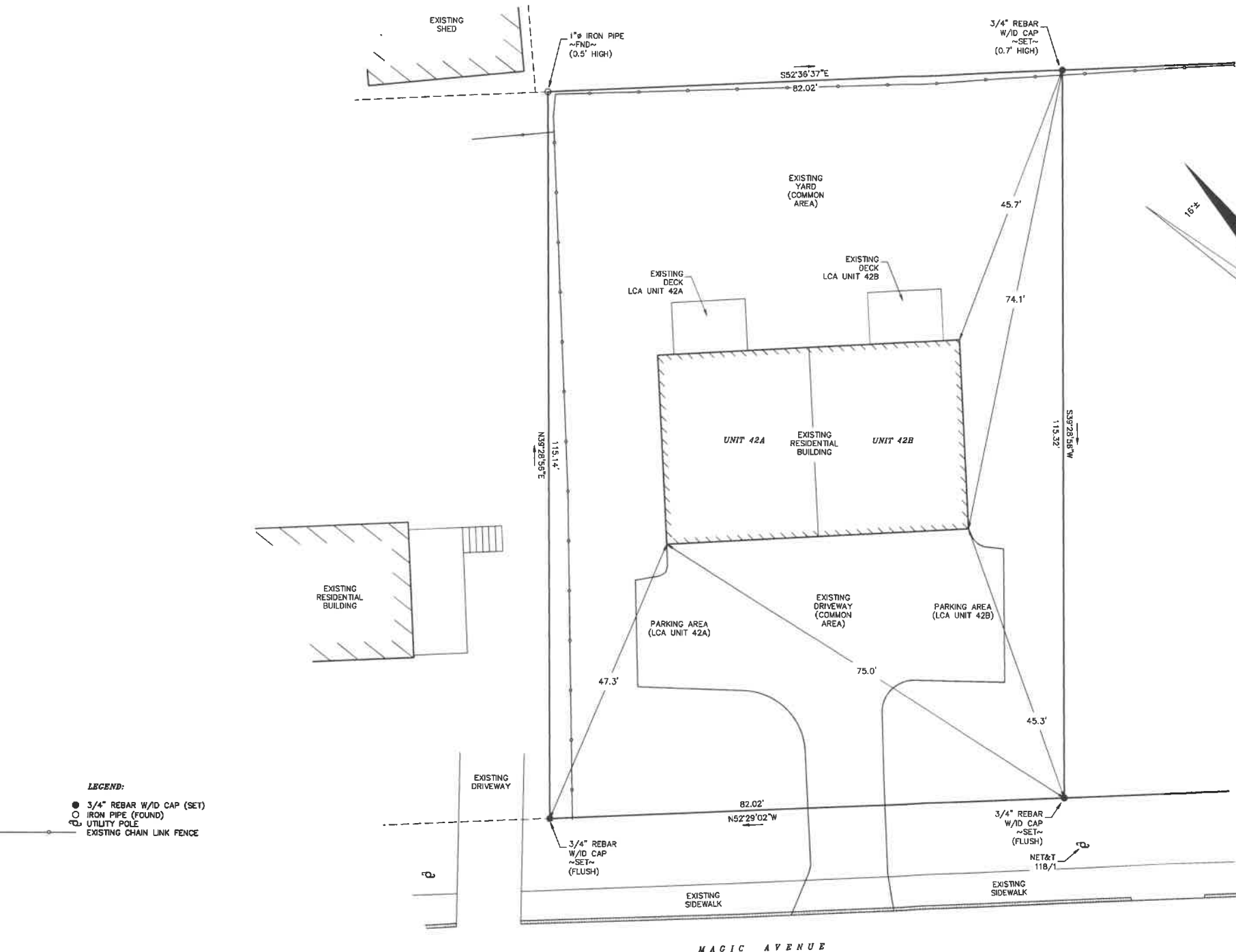


REVISION	DATE	DESCRIPTION
CONDOMINIUM SITE PLAN LAND OF ZACHERY LEAVITT 42 MAGIC AVENUE CONDOMINIUMS MAGIC AVENUE ROCHESTER, N.H. TAX MAP 103, LOT 42-1		
BERRY SURVEYING & ENGINEERING 335 SECOND CROWN POINT RD. BARRINGTON, N.H. (603)332-2863		
SCALE : 1 IN. EQUALS 10 FT.		
DATE : OCTOBER 30, 2020		
FILE NO. : DB 2020 - 055		



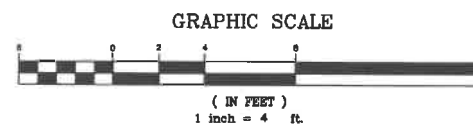
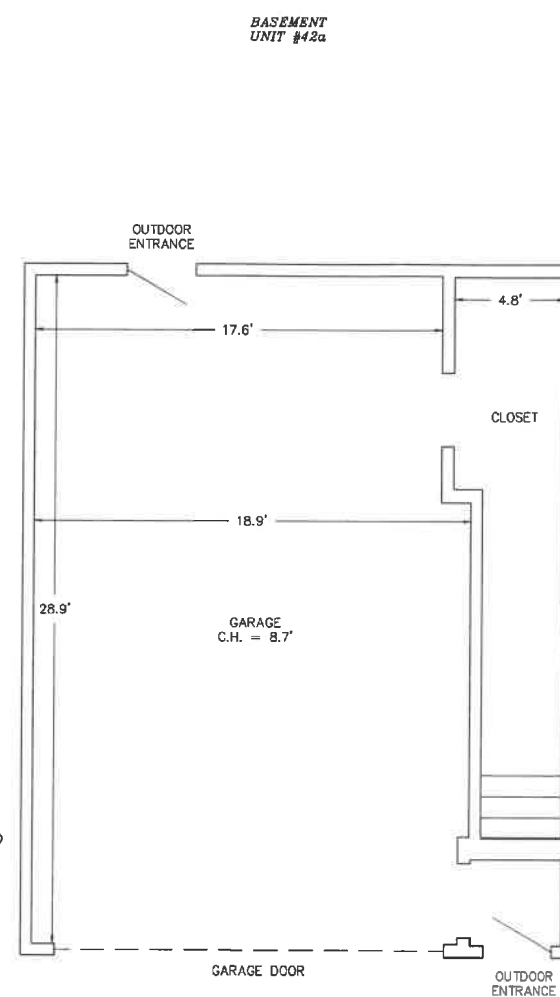
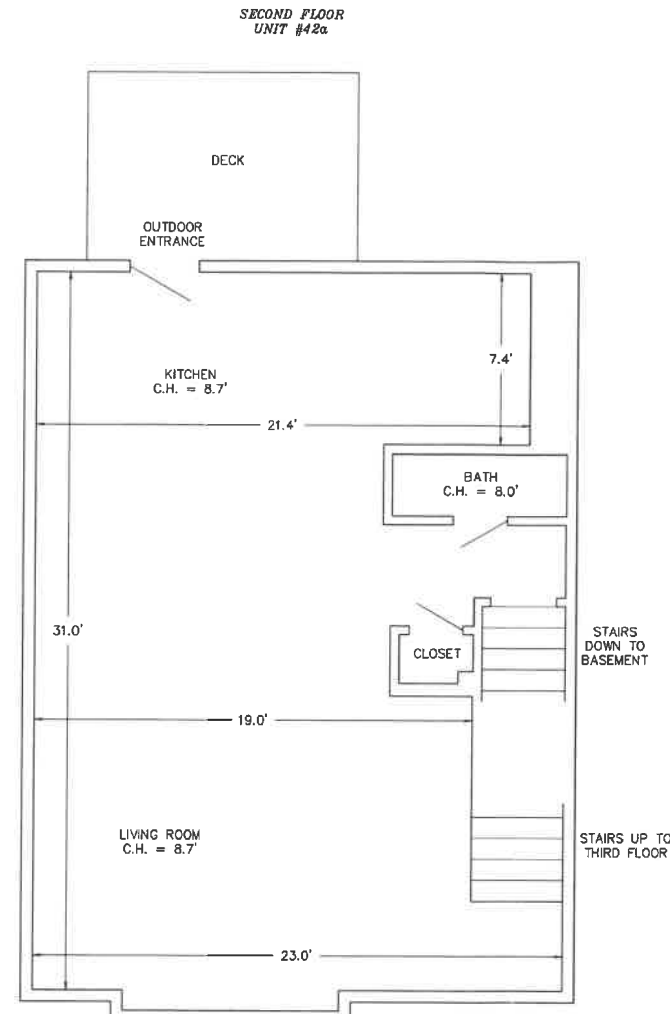
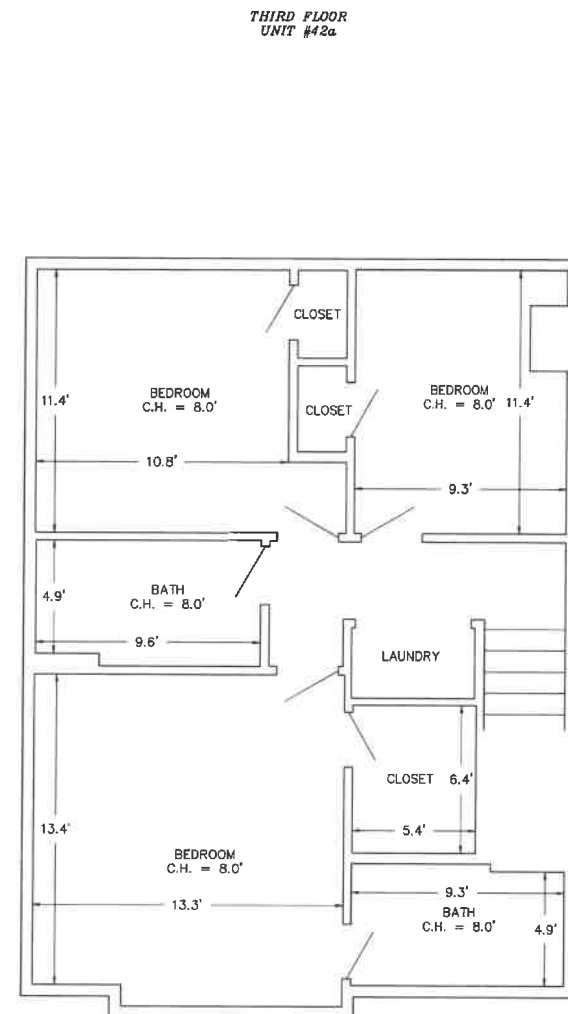
I CERTIFY THAT THIS PLAN FULLY AND ACCURATELY
DEPICTS THE LOCATION AND DIMENSIONS OF THE LAND
AND EXISTING IMPROVEMENTS THEREON, AND TO THE EXTENT
FEASIBLE, ALL EASEMENTS APPURTENANT THERETO, THAT
ALL UNITS DEPICTED THEREON AS COMPLETE HAVE BEEN
SUBSTANTIALLY COMPLETED AND THIS PLAN COMPLIES WITH
THE PROVISIONS OF RSA 356-B:20.

KENNETH A. BERRY L.L.S. 805 DATE



LEGEND:

- 3/4" REBAR W/D CAP (SET)
- IRON PIPE (FOUND)
- UTILITY POLE
- EXISTING CHAIN LINK FENCE



NOTES:


- 1.) OWNER: ZACHERY LEAVITT
242 CENTRAL AVE.
DOVER, NH 03820
- 2.) TAX MAP 103, LOT 42-1 (UNIT #42A)
- 3.) S.C.R.D. BOOK 4756, PAGE 406
- 4.) INTERIOR DIMENSIONS ARE TO GYPSUM WALLBOARD SURFACES AND ARE GIVEN IN FEET AND DECIMAL FEET.
- 5.) SEE CONDOMINIUM SITE PLAN TO BE RECORDED ON EVEN DATE AT THE S.C.R.D.

I CERTIFY THAT THIS FLOOR PLAN ACCURATELY DEPICTS THE AS-BUILT DIMENSIONS OF THE UNIT AND THAT THE UNIT AS SHOWN ON THIS PLAN IS SUBSTANTIALLY COMPLETE. THIS PLAN COMPLIES WITH THE PROVISIONS OF RSA 356-B:20 II.

KENNETH A. BERRY L.L.S. 805 DATE

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.

KENNETH A. BERRY L.L.S. 805 DATE

REVISION	DATE	DESCRIPTION
CONDOMINIUM FLOOR PLAN UNIT 42A FOR ZACHERY LEAVITT 42 MAGIC AVENUE CONDOMINIUMS MAGIC AVENUE ROCHESTER, N.H. TAX MAP 103, LOT 42-1		
		
BERRY SURVEYING & ENGINEERING 335 SECOND CROWN POINT RD. BARRINGTON, N.H. (603)332-2863		
SCALE : 1 IN. EQUALS 4 FT.		
DATE : OCTOBER 30, 2020		
FILE NO. : DB 2020 - 055		

Floor plan of a 3-bedroom, 2-bath apartment. The layout includes:

- Top Left Bedroom:** 11.4' wide, 9.3' deep. C.H. = 8.0'. Includes a closet.
- Top Right Bedroom:** 10.8' wide, 11.4' deep. C.H. = 8.0'. Includes a closet.
- Bottom Left Bedroom:** 9.3' wide, 4.9' deep. C.H. = 8.0'. Includes a closet.
- Bottom Right Bedroom:** 13.3' wide, 13.4' deep. C.H. = 8.0'.
- Bathrooms:**
 - Top Bath:** 9.6' wide, 4.9' deep. C.H. = 8.0'.
 - Bottom Bath:** 9.3' wide, 4.9' deep. C.H. = 8.0'.
- Laundry Room:** Located between the bottom left bedroom and the bottom bath.
- Hallways and Closets:** Multiple closets are distributed throughout the plan, including one near the laundry room.

DECK

OUTDOOR ENTRANCE

21.4'

7.4'

KITCHEN
C.H. = 8.7'

7.5'

BATH
C.H. = 8.0'

STAIRS DOWN TO BASEMENT

CLOSET

31.0'

STAIRS UP TO THIRD FLOOR

19.0'

LIVING ROOM
C.H. = 8.7'

4.8'

CLOSET

17.5'

18.9'

28.9'

GARAGE C.H. = 8.7'

STAIRS UP TO SECOND FLOOR

OUTDOOR ENTRANCE

OUTDOOR ENTRANCE

GARAGE DOOR


STAIRS
DOWN TO
BASEMENT

STAIRS UP TO
THIRD FLOOR

STAIRS UP TO
SECOND
FLOOR

KENNETH A. BERRY L.L.S. 805 DATE

(IN FEET)
1 inch = 4 ft.

REVISION	DATE	DESCRIPTION
CONDOMINIUM FLOOR PLAN UNIT 42B FOR ZACHERY LEAVITT 42 MAGIC AVENUE CONDOMINIUMS MAGIC AVENUE ROCHESTER, N.H. <i>TAX MAP 103, LOT 42-1</i>		
		
BERRY SURVEYING & ENGINEERING 335 SECOND CROWN POINT RD. BARRINGTON, N.H. (603)332-2863		
SCALE : 1 IN. EQUALS 4 FT.		
DATE : OCTOBER 30, 2020		
FILE NO. : DB 2020 - 055		