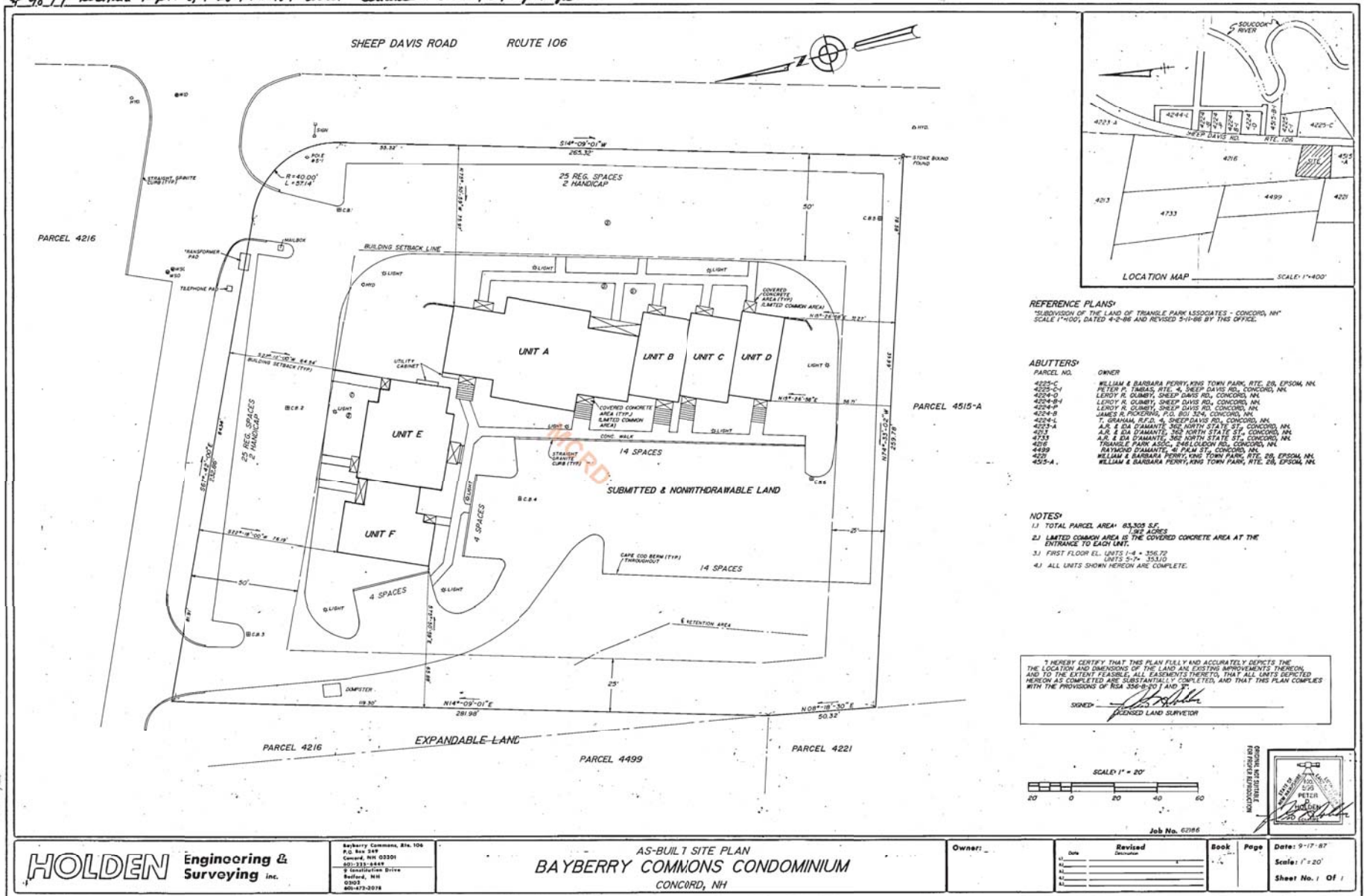
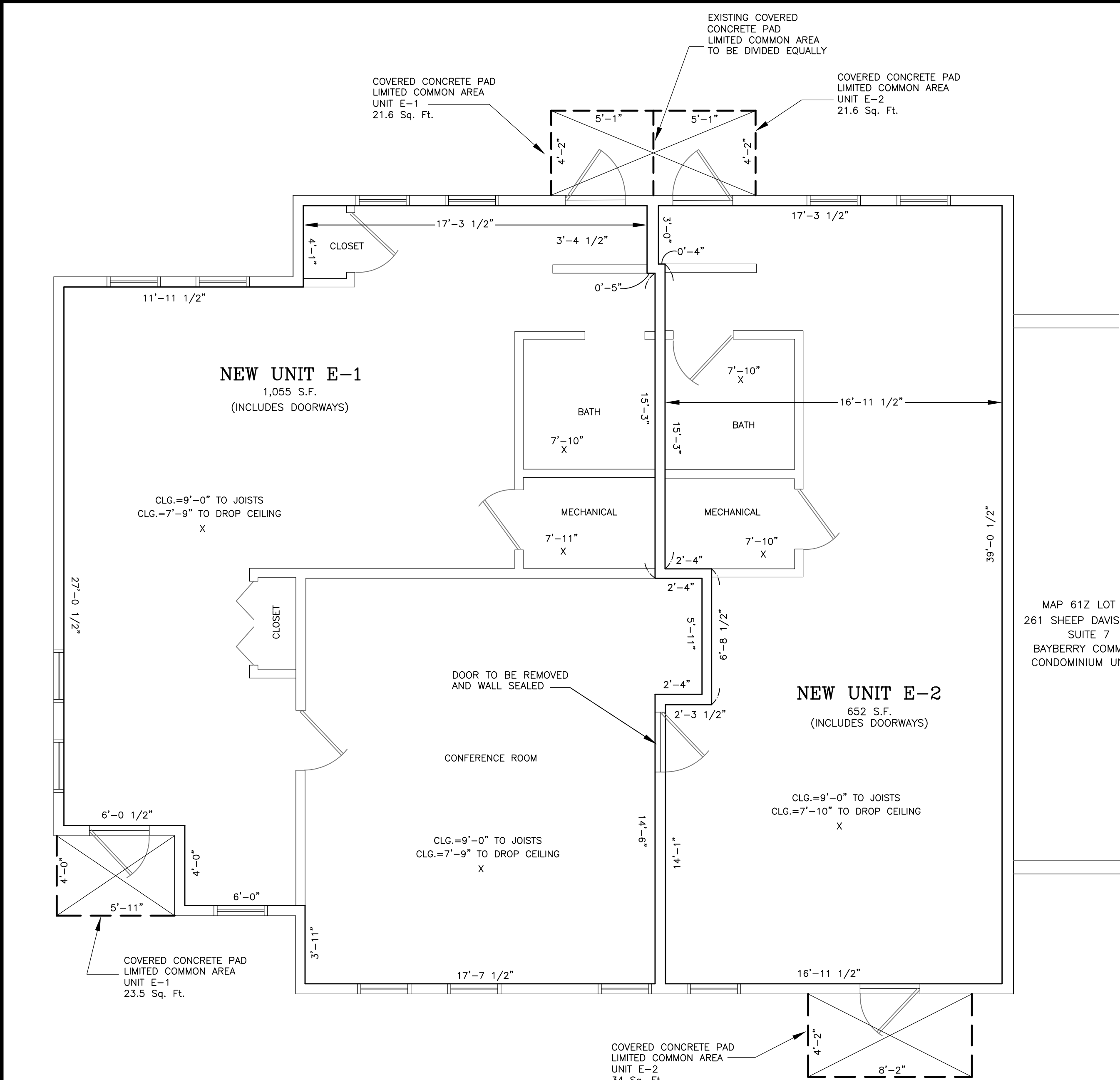


100



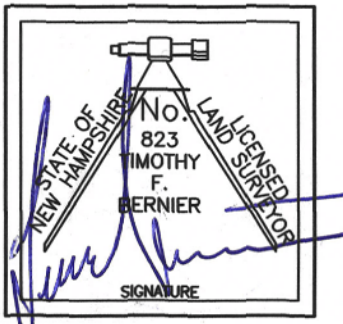


NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE DIVISION OF THE EXISTING BAYBERRY COMMONS CONDOMINIUM UNIT E INTO TWO UNITS, "E-1" AND "E-2". THE EXISTING FLOOR AREA OF UNIT E IS 1,725 S.F.
2. THIS PLAN IS THE RESULT OF A SITE INSPECTION MADE IN SEPTEMBER 2020. THE UNIT IS SUBSTANTIALLY COMPLETE, WITH FINISHED WALLS, CEILINGS AND FLOORS. THE FLOOR DIMENSIONS SHOWN HEREON ARE TO THE EXTERIOR OF THE SHEETROCK ON THE WALLS, PER THE DECLARATION. THE FLOOR AREAS OF THE UNITS LISTED HEREON INCLUDE THE ENTRANCE DOORWAYS TO THE EXTERIOR OF THE DOORS, PER THE DECLARATION.
3. THE CEILING HEIGHTS SHOWN HEREON ARE FROM UNFINISHED FLOOR SURFACE TO UNFINISHED CEILING SURFACE, PER THE DECLARATION. SEE PLAN REFERENCE #1 FOR FLOOR ELEVATION.
4. THE UNITS ARE SUBJECT TO THE TERMS AND CONDITIONS OF THE BAYBERRY COMMONS CONDOMINIUM DECLARATION AS RECORDED IN THE MERRIMACK COUNTY REGISTRY OF DEEDS BOOK 1676 PAGE 502, AND THE BYLAWS RECORDED IN BOOK 1676 PAGE 526. SEE SAID DECLARATION AND BYLAWS FOR A MORE PARTICULAR DESCRIPTION OF THE UNIT, LIMITED COMMON AREAS AND COMMON AREAS. SEE ALSO PLAN REFERENCE #1.
5. THE PROPERTY AND THE CONDOMINIUM UNIT SHOWN HEREON DO NOT LIE WITHIN ANY SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR MERRIMACK COUNTY, MAP NO. 33013C0553E WITH EFFECTIVE DATE APRIL 19, 2010.

PLAN REFERENCE

1. "AS-BUILT SITE PLAN BAYBERRY COMMONS CONDOMINIUM CONCORD, NH" SCALE: 1"=20', DATE: 97-17-87. PREPARED BY HOLDEN SURVEYING AND ENGINEERING INC. OF CONCORD, NEW HAMPSHIRE AND RECORDED IN THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN #9897.



MAP 61Z LOT 2F
261 SHEEP DAVIS ROAD
SUITE 7
BAYBERRY COMMONS
CONDOMINIUM UNIT F

RSA 356:B-20

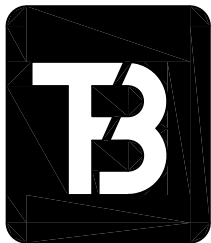
EXCEPT AS SHOWN HEREON, THIS PLAN COMPLIES WITH RSA 356:B-20 (I, II & V) AND ACCURATELY DEPICTS THE LAND AND IMPROVEMENTS THEREON. ALL UNITS SHOWN HEREON ARE SUBSTANTIALLY COMPLETE UNLESS OTHERWISE NOTED.

DATE: _____ TIMOTHY F. BERNIER LLS

CONDOMINIUM DECLARATION
FLOOR PLAN
**BAYBERRY COMMONS
CONDOMINIUM
UNIT E**

ASSESSOR'S MAP 61Z LOT 2E
261 SHEEP DAVIS ROAD SUITE 5
CONCORD, NEW HAMPSHIRE

SCALE: 1"=4' DATE: SEPTEMBER 2020



T. F. BERNIER, INC.
Land Surveyors - Designers - Consultants

50 PLEASANT STREET - P.O. BOX 3464
CONCORD, NEW HAMPSHIRE 03302-3464
Tel:(603)224-4148 - Fax:(603)224-0507

APPROVED

UNDER THE PROVISIONS OF R.S.A. 674:35 & R.S.A. 674:36

CITY PLANNING BOARD

CITY OF CONCORD, NEW HAMPSHIRE

In accordance with vote of the board dated:

Approval of this plat is limited to lots as shown.

ClerkChair

LEGEND
X
7'-11" CEILING HEIGHT

OWNER OF RECORD
MAP 61Z LOT 2E
BAYBERRY COMMONS CONDOMINIUM UNIT E)
NEW HAMPSHIRE GOOD ROADS
ASSOCIATION, INC.
261 SHEEP DAVIS ROAD SUITE #5
CONCORD, NH 03301
MCRD BOOK 1680 PAGE 1047

NO.	REVISION	DATE

DESIGNED BY	DRAWN BY	CHECKED BY	F.B.	PG.	JOB #
	JRC	TFB			143-04
DRAWING NAME					
020-48FloorPlan					