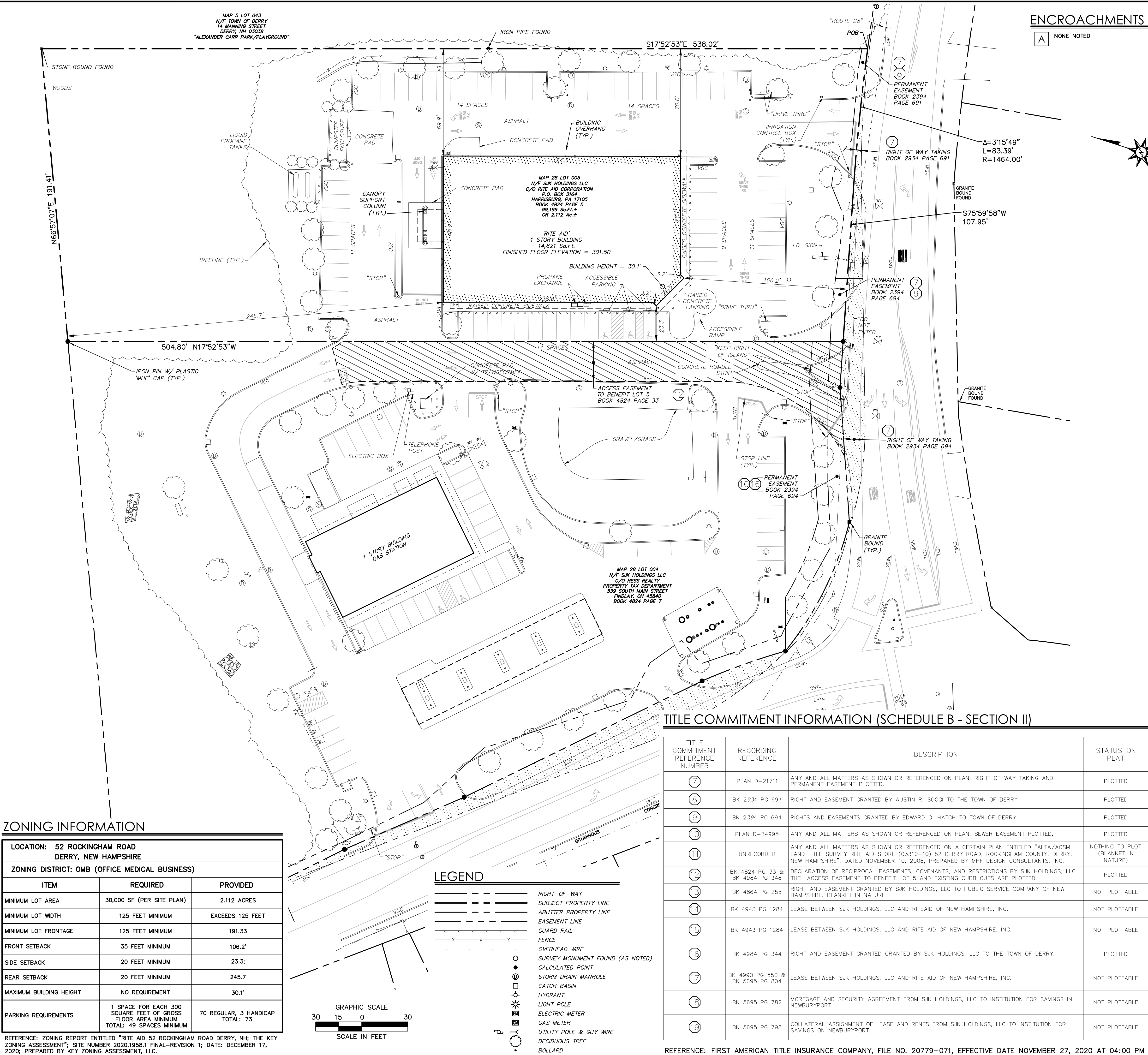


Dec 18, 2020 11:35am jckrager C:\Users\jckrager\Documents\2020\12-17 ALTA Revised from GPN\BL-Derry-AL-1 (03310).dwg
Layout: AL-1 (1/27/21) 34x36, 30cper

ZONING INFORMATION

LOCATION: 52 ROCKINGHAM ROAD DERRY, NEW HAMPSHIRE		
ZONING DISTRICT: OMB (OFFICE MEDICAL BUSINESS)		
ITEM	REQUIRED	PROVIDED
MINIMUM LOT AREA	30,000 SF (PER SITE PLAN)	2,112 ACRES
MINIMUM LOT WIDTH	125 FEET MINIMUM	EXCEEDS 125 FEET
MINIMUM LOT FRONTAGE	125 FEET MINIMUM	191.33
FRONT SETBACK	35 FEET MINIMUM	106.2'
SIDE SETBACK	20 FEET MINIMUM	23.3;
REAR SETBACK	20 FEET MINIMUM	245.7
MAXIMUM BUILDING HEIGHT	NO REQUIREMENT	30.1'
PARKING REQUIREMENTS	1 SPACE FOR EACH 300 SQUARE FEET OF GROSS FLOOR AREA MINIMUM TOTAL: 49 SPACES MINIMUM	70 REGULAR, 3 HANDICAP TOTAL: 73

REFERENCE: ZONING REPORT ENTITLED "RITE AID 52 ROCKINGHAM ROAD DERRY, NH; THE KEY ZONING ASSESSMENT", SITE NUMBER 2020.1958.1 FINAL-REVISION 1; DATE: DECEMBER 17, 2020; PREPARED BY KEY ZONING ASSESSMENT, LLC.



TITLE COMMITMENT INFORMATION (SCHEDULE B - SECTION II)

TITLE COMMITMENT REFERENCE NUMBER	RECORDING REFERENCE	DESCRIPTION	STATUS ON PLAT
7	PLAN D-21711	ANY AND ALL MATTERS AS SHOWN OR REFERENCED ON PLAN, RIGHT OF WAY TAKING AND PERMANENT EASEMENT PLOTTED.	PLOTTED
8	BK 2934 PG 691	RIGHT AND EASEMENT GRANTED BY AUSTIN R. SOCCI TO THE TOWN OF DERRY.	PLOTTED
9	BK 2394 PG 694	RIGHTS AND EASEMENTS GRANTED BY EDWARD O. HATCH TO TOWN OF DERRY.	PLOTTED
10	PLAN D-34995	ANY AND ALL MATTERS AS SHOWN OR REFERENCED ON PLAN, SEWER EASEMENT PLOTTED.	PLOTTED
11	UNRECORDED	ANY AND ALL MATTERS AS SHOWN OR REFERENCED ON A CERTAIN PLAN ENTITLED "ALTA/ACSM LAND TITLE SURVEY RITE AID STORE (03310-10) 52 DERRY ROAD, ROCKINGHAM COUNTY, DERRY, NEW HAMPSHIRE", DATED NOVEMBER 10, 2006, PREPARED BY MHF DESIGN CONSULTANTS, INC.	NOTHING TO PLOT (BLANKET IN NATURE)
12	BK 4824 PG 33 & BK 4984 PG 348	DECLARATION OF RECIPROCAL EASEMENTS, COVENANTS, AND RESTRICTIONS BY SJK HOLDINGS, LLC. THE "ACCESS EASEMENT TO BENEFIT LOT 5 AND EXISTING CURB CUTS ARE PLOTTED.	PLOTTED
13	BK 4864 PG 255	RIGHT AND EASEMENT GRANTED BY SJK HOLDINGS, LLC TO PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE. BLANKET IN NATURE.	NOT PLOTTABLE
14	BK 4943 PG 1284	LEASE BETWEEN SJK HOLDINGS, LLC AND RITEAID OF NEW HAMPSHIRE, INC.	NOT PLOTTABLE
15	BK 4943 PG 1284	LEASE BETWEEN SJK HOLDINGS, LLC AND RITE AID OF NEW HAMPSHIRE, INC.	NOT PLOTTABLE
16	BK 4984 PG 344	RIGHT AND EASEMENT GRANTED GRANTED BY SJK HOLDINGS, LLC TO THE TOWN OF DERRY.	PLOTTED
17	BK 4990 PG 550 & BK 5695 PG 804	LEASE BETWEEN SJK HOLDINGS, LLC AND RITE AID OF NEW HAMPSHIRE, INC.	NOT PLOTTABLE
18	BK 5695 PG 782	MORTGAGE AND SECURITY AGREEMENT FROM SJK HOLDINGS, LLC TO INSTITUTION FOR SAVINGS IN NEWBURYPORT.	NOT PLOTTABLE
19	BK 5695 PG 798	COLLATERAL ASSIGNMENT OF LEASE AND RENTS FROM SJK HOLDINGS, LLC TO INSTITUTION FOR SAVINGS ON NEWBURYPORT.	NOT PLOTTABLE

REFERENCE: FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 20779-071, EFFECTIVE DATE NOVEMBER 27, 2020 AT 04:00 PM

ENCROACHMENTS

A NONE NOTED



LOCATION MAP

NOT TO SCALE

LEGAL DESCRIPTION

A certain lot or parcel of land with the buildings thereon, in Derry, Rockingham County, State of New Hampshire, bounded and described as follows:

52 Rockingham Road

A certain tract or parcel of land situate in the State of New Hampshire, County of Rockingham and Town of Derry located on the northerly side of Rockingham Road (Route 28) and on the easterly side of Birch Street (also Route 28) and shown as Map 28 Lot 005 on a plan entitled Lot Line Adjustment Plan Prepared for Rite Aid (Store 03310-10) 52 Rockingham Road Rockingham County Derry, New Hampshire; Scale: 1"=30'; Date: November 10, 2006 (revised to 4/10/07) by MHF Design Consultants, Inc. and recorded at the Rockingham County Registry of Deeds as Plan D-34995 (the "Lot Line Adjustment Plan"), said parcel being more particularly bounded and described as follows:

Beginning at a point on the northerly sideline of said Rockingham Road at land now or formerly of the Town of Derry (Alexander Carr Park/Playground), said point being the southeast corner of the within described parcel;

Thence westerly along the northerly sideline of said Rockingham Road along a curve to the left having a central angle of 03°15'49", a radius of one thousand four hundred sixty-four and no hundredths (1,464.00) feet, and an arc length of eighty-three and thirty-nine hundredths (83.39) feet to an iron rod with an aluminum cap;

Thence continuing along the northerly sideline of said Rockingham Road S75°59'58"W one hundred seven and ninety-five hundredths (107.95) feet to an iron pin set, said point being the southwest corner of the within described parcel;

Thence N17°52'53"W five hundred four and eighty hundredths (504.80) feet to an iron pin set at land of said Town of Derry (Alexander Carr Park/Playground), said point being the northwest corner of the within described parcel;

Thence by land of said Town of Derry N66°57'07"E one hundred ninety-one and forty-one hundredths (191.41) feet to a stone bound, said bound being the northeast corner of the within described parcel;

Thence continuing by said land of the Town of Derry S17°52'53"E five hundred thirty-eight and two hundredths (538.02) feet to the point of beginning.

GENERAL NOTES

- NORTH ARROW AND BEARINGS REFER TO MAGNETIC PER ROCKINGHAM COUNTY REGISTRY OF DEEDS PLAN D-21711.
- PROPERTY IS LOCATED IN FLOOD HAZARD ZONE "X" (AREA OF MINIMAL FLOODING) AS DEPICTED ON F.I.R.M. MAP NUMBERS 3301500339E AND 3301500527E, EFFECTIVE DATE: 5/17/2005.
- UNDERGROUND UTILITIES ARE NOT SHOWN HEREON. ANY UTILITY INFORMATION SHOWN HAS BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED THOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF EXCAVATION.
- REFERENCE IS MADE TO THE FOLLOWING MAPS (OR PLATS):
 - ROCKINGHAM COUNTY REGISTRY OF DEEDS (R.C.R.D.) PLAN D-8821
 - R.C.R.D. PLAN D-10960
 - R.C.R.D. PLAN D-21711
 - R.C.R.D. PLAN D-34995
- THE PROPERTY DESCRIBED HEREON IS THE SAME PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER 20779-071, HAVING AN EFFECTIVE DATE OF NOVEMBER 27, 2020 AT 04:00 PM AND ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SET FORTH IN THE TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
- THERE WAS NO EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- THERE WAS NO EVIDENCE OF SOLID WASTE DUMP, SUMP OR SANITARY LANDFILLS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ON THE SUBJECT PROPERTY.
- THERE WERE NO CEMETERIES OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK ON THE SUBJECT PROPERTY.
- THE LEGAL DESCRIPTION OF THE PROPERTY FORMS A MATHEMATICAL CLOSED FIGURE.
- EXCEPT AS SHOWN HEREON, THERE ARE NO APPARENT ENCROACHMENTS ONTO ADJOINING PROPERTIES, STREETS, OR EASEMENT AREAS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PROPERTIES.

SURVEY CERTIFICATION

TO DERRY REALTY GROUP, LLC; GARRETT CISEK; BANK OF NEW HAMPSHIRE; RITE AID CORPORATION; FIRST AMERICAN 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 2,3,4,6(b),7(a),7(b)(1),7(c),8,9,13,14,16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 12, 2020.

DATED: _____ SIGNED: _____ LAND SURVEYOR NO. _____