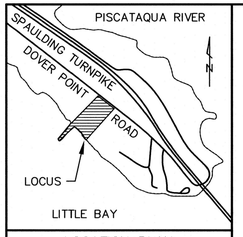
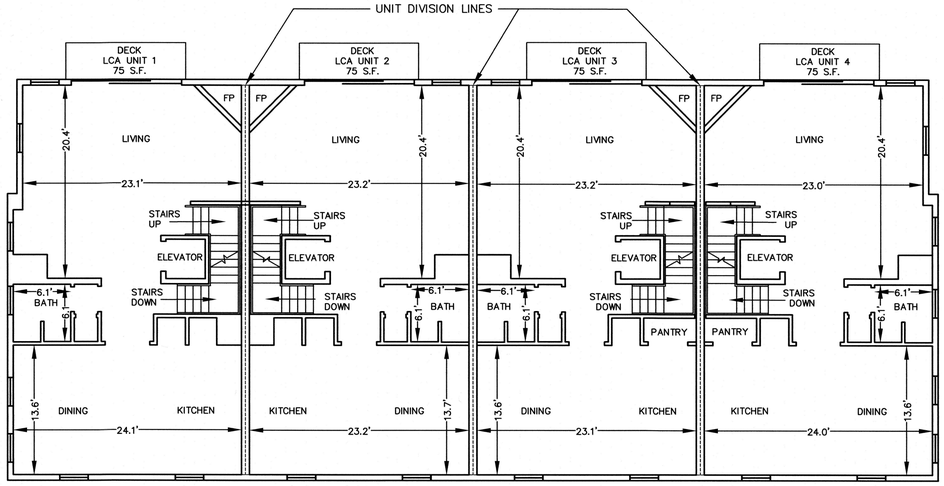
Plan# 13281 08/05/2024 03:03:05 PM
Page 1 of 1
Register of Deeds, Strafford County
LCHIP STA220786 25.00



LOCATION PLAN
(NO SCALE)



UNIT B1—1 AREA = 992 S.F.

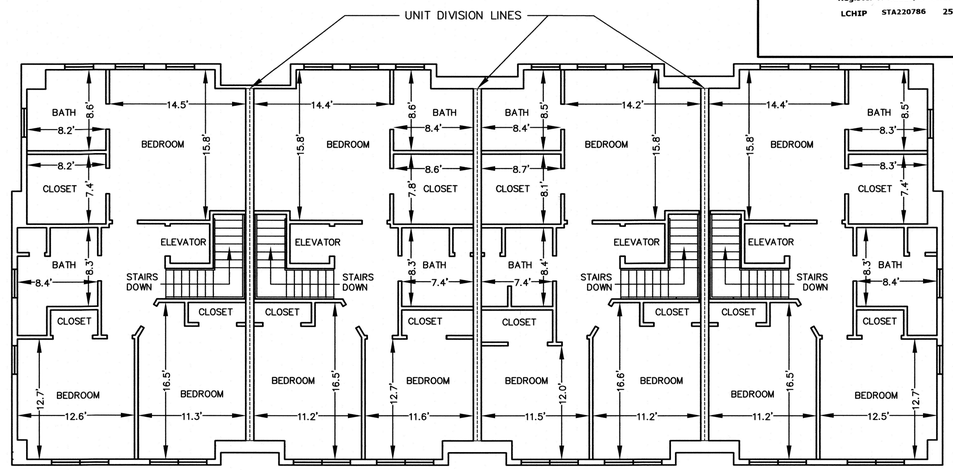
UNIT B1—2 AREA = 980 S.F.

UNIT B1—3 AREA = 980 S.F.

UNIT B1—4 AREA = 992 S.F.

SECOND FLOOR

CEILING HEIGHT = 8.8'
F.F. BUILDING = 22.6'



UNIT B1—1 AREA = 970 S.F.

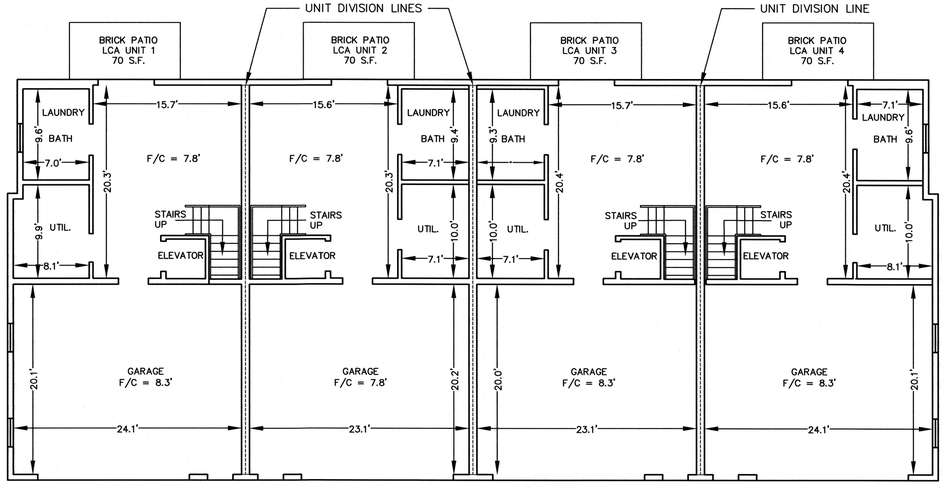
UNIT B1—2 AREA = 950 S.F.

UNIT B1—3 AREA = 950 S.F.

UNIT B1—4 AREA = 970 S.F.

THIRD FLOOR

CEILING HEIGHT = 9.0'
F.F. BUILDING = 33.2'



UNIT B1—1 AREA = 992 S.F.

UNIT B1—2 AREA = 980 S.F.

UNIT B1—3 AREA = 980 S.F.

UNIT B1—4 AREA = 992 S.F.

FIRST FLOOR

CEILING HEIGHT = AS NOTE F/C
F.F. BUILDING = 13.0'
F.F. GARAGE = 12.4'



ELEVATION VIEW

UNIT AREAS

UNIT B1—1	UNIT B1—2	UNIT B1—3	UNIT B1—4
TOTAL UNIT AREA = 2,954 S.F.	TOTAL UNIT AREA = 2,910 S.F.	TOTAL UNIT AREA = 2,910 S.F.	TOTAL UNIT AREA = 2,954 S.F.
TOTAL UNIT LCA = 145 S.F.	TOTAL UNIT LCA = 145 S.F.	TOTAL UNIT LCA = 145 S.F.	TOTAL UNIT LCA = 145 S.F.

BUILDING B1

#14, #16, #18, #20 LITTLE BAY ROAD

REFERENCE PLANS:

1.) PLAN OF LAND PREPARED FOR LITTLE BAY MARINA & DEVELOPMENT, LLC AND RICHARD J.C. & VICTORIA BENNI AND LITTLE BAY MARINA & DEVELOPMENT, LLC, TAX MAP 8, LOT Nos. 9, 10, 11 & 12, DOVER POINT ROAD & LITTLE BAY, CITY of DOVER, COUNTY of STRAFFORD, STATE of NEW HAMPSHIRE. SCALE: 1" = 30'; DATED: APRIL 1, 2018; BY: THIS OFFICE. RECORDED S.C.R.D. PLAN 116–58.

2.) LOT LINE ADJUSTMENT PLAN PREPARED FOR ANN SHINE TAX MAP 8, LOT No. 8, 419 DOVER POINT ROAD AND JOHN ANASTAS & GLORIA ESPOSITO–ANASTAS TAX MAP 8, LOT No. 8B, 419A DOVER POINT ROAD, CITY of DOVER, COUNTY of STRAFFORD, STATE of NEW HAMPSHIRE. SCALE: 1" = 20'; DATED: AUGUST 17, 2018, REVISED THROUGH 9/18/18; BY THIS OFFICE. RECORDED S.C.R.D. PLAN 117–33.

3.) PLAN SET – LITTLE BAY MARINA MIX USE DEVELOPMENT – MULTI UNIT RESIDENTIAL AND MARINA OFFICE SITE PLAN – TAX MAP 8, LOTS 9, 10, 11 & 12, DOVER POINT ROAD, DOVER, NH. DATED: FEBRUARY 21, 2019, REVISED THROUGH JULY 10, 2020; DOVER PLANNING FILE NO.: P19–04A, APPROVED JULY 31, 2020; BY: CIVILWORKS NEW ENGLAND.

4.) CONDOMINIUM SITE PLAN OF BREAKWATER AT LITTLE BAY CONDOMINIUMS, TAX MAP 8, LOT No. 9, DOVER POINT ROAD & LITTLE BAY DRIVE, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE; SCALE: 1" = 30'; DATED: MARCH 7, 2023; BY: THIS OFFICE; RECORDED S.C.R.D. PLAN 12858.

5.) CONDOMINIUM SITE PLAN OF BREAKWATER AT LITTLE BAY, TAX MAP 8, LOT No. 9, DOVER POINT ROAD & LITTLE BAY DRIVE, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE; SCALE: 1" = 30'; DATED: MARCH 7, 2023; BY: THIS OFFICE; RECORDED S.C.R.D. PLAN 12859.

6.) CONDOMINIUM SITE PLAN DEPICTION OF MARINA UNITS OF BREAKWATER AT LITTLE BAY CONDOMINIUMS, TAX MAP 8, LOT No. 9, DOVER POINT ROAD & LITTLE BAY DRIVE, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE; SCALE: 1" = 30'; DATED: MARCH 7, 2023; BY: THIS OFFICE; RECORDED S.C.R.D. PLAN 12860.

NOTES:

1.) OWNER OF RECORD:
LITTLE BAY DEVELOPMENT, LLC
423 DOVER POINT ROAD
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOL. 4920, PAGE 872

2.) THE INTENT OF THIS PLAN IS TO DEPICT THE AS–BUILT DETAIL OF COMPLETED UNITS.

LEGEND

F.F. – FINISHED FLOOR ELEVATION
S.F. – SQUARE FEET
S.C.R.D. – STRAFFORD COUNTY REGISTRY OF DEEDS

"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." (RSA 676:18)

8/5/24 Kevin M. McEneaney
DATE / KEVIN M. McENEANEY LLS #661

CERTIFICATION:

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

8/5/24 Kevin M. McEneaney
DATE / KEVIN M. McENEANEY LLS #661

NO.	DATE	DESCRIPTION	BY	CHK
		REVISIONS		
16–2123		FLOOR PLAN		
PROJECT NO		TYPE	FIELDBOOK & PAGES	

AS–BUILT CONDOMINIUM FLOOR PLANS BUILDING B1 OF BREAKWATER AT LITTLE BAY CONDOMINIUMS

TAX MAP 8, LOT No. 9

14, 16, 18 & 20 LITTLE BAY DRIVE
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DRAWN BY: KJF	FILE: MSA\2123\AB\CONDO B1
SCALE: 1" = 8'	DATE: AUGUST 5, 2024

8 4 0 4 8 16 24 32

STATE OF NEW HAMPSHIRE No. 661 KEVIN M. McENEANEY SIGNATURE LICENSED LAND SURVEYOR

McEneaney Survey Associates of NEW ENGLAND
P.O. Box 681 – 24 CHESTNUT STREET
DOVER, NH 03820 (603) 742–0911

SURVEYING – PLANNING – CONSULTING