

LOCUS MAP
NOT TO SCALE

REFERENCE PLANS

- "RIGHT-OF-WAY AND TRACK MAP, THE CONCORD & MONTREAL R.R., OPERATED BY THE BOSTON & MAINE R.R." DATED JUNE 30, 1914. ON FILE WITH THE NH RAIL & TRANSIT AS V21/56.
- "SUBDIVISION PLAN OF LAND IN TILTON, NH PREPARED FOR FRED E. HERTEL & VAN E. HERTEL." DATED NOVEMBER 17, 2017, AND PREPARED BY NORTH COUNTRY SURVEYORS. B.C.R.D. PLAN #L10-97.
- "SITE PLAN FOR FREEDOM HONDA / SUZUKI, 355 LACONIA ROAD - US ROUTE 3, TILTON, BELKNAP COUNTY, NEW HAMPSHIRE." DATED JUNE 25, 2003, AND PREPARED BY STEVEN SMITH ASSOCIATES, INC. NOT RECORDED.
- "SUBDIVISION PLAN FOR ROUTE 106 REALTY TRUST, A. E. MITCHELL, TRUSTEE, U.S. ROUTE 3 & NH ROUTE 11 (DANIEL WEBSTER HIGHWAY) & NOYES ROAD, TILTON, BELKNAP COUNTY, NEW HAMPSHIRE." DATED MAY 20, 2004, AND PREPARED BY HAROLD E. JOHNSON, INC. B.C.R.D. PLAN #L48-79.
- "EASEMENT PLAN TM R21-12B, LACONIA ROAD - NH ROUTE 11, TILTON, BELKNAP COUNTY, NEW HAMPSHIRE, FOR GERALD R. & ANNE MARIE CHAILLE." DATED AUGUST 29, 2017, AND PREPARED BY STEVEN SMITH ASSOCIATES, INC. B.C.R.D. PLAN #L48-78.
- "SEWER PLAN & PROFILE, LOCHMERE GOLF & COUNTRY CLUB, TILTON, N.H." LAST REVISED MARCH 25, 1992 AND PREPARED BY HOLDEN ENGINEERING & SURVEYING, INC. ON FILE WITH THE TOWN OF TILTON SEWER COMMISSION.

NOTES

- OWNERS OF RECORD:

TAX MAP R21 LOT 13 355 LACONIA PROPERTIES LLC P.O. BOX 625 BELMONT, NH 03220 BK: 2295 PG: 57	TAX MAP R21 LOTS 51 & 51-100 ROUTE 106 REALTY TRUST A.E. MITCHELL, TRUSTEE P.O. BOX 625 BELMONT, NH 03220 BK: 1577 PG: 334
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- THE INTENT OF THIS PLAN IS TO SHOW THE BOUNDARY OF THE SUBJECT PARCEL AND THE IMPROVEMENTS THEREON.
- THE SUBJECT AND ADJUTING PARCELS ARE ZONED "RC". DIMENSIONAL REQUIREMENTS ARE AS FOLLOWS:
 MAXIMUM LOT COVERAGE = 60%
 MINIMUM BUILDING SETBACKS:
 FRONT = 30'
 SIDE = 20'
 REAR = 20'
 WETLAND = 100' ADJACENT TO SURFACE WATER OR OVER 40,000 SQ FT
 WETLAND = 20' ALL OTHER WETLANDS
- THIS PLAN REPRESENTS EXISTING CONDITIONS, BOUNDARY EVIDENCE, AND MONUMENTATION AS OBSERVED DURING A SURVEY BY THIS OFFICE IN APRIL & MAY 2021.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF TILTON, NEW HAMPSHIRE. MAP NUMBER 330009 0005 C. EFFECTIVE DATE AUGUST 19, 1997. SEE ALSO FLOOD INSURANCE STUDY FOR THE TOWN OF TILTON, BELKNAP COUNTY, NH DATED AUGUST 19, 1997.
- ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. THIS OFFICE HAS NOT LOCATED ANY UNDERGROUND UTILITIES. ALWAYS CALL DIG SAFE TO MARK OUT UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION ACTIVITIES.
- HORIZONTAL DATUM IS NAD '83, VERTICAL DATUM IS NAVD '88, BASED ON STATIC GPS OBSERVATIONS.
- MAP R21 LOT 13 IS SUBJECT TO A SEWER EASEMENT TO BENEFIT THE TOWN OF TILTON. SEE B.C.R.D. BOOK 1201 PAGE 663, AND REFERENCE PLAN 6. THE LOCATION SHOWN ON THIS PLAN IS BASED ON REFERENCE PLAN 7 AND FIELD LOCATIONS OF THE MANHOLES.

SYMBOL LEGEND

	WIRE FENCE		CATCH BASIN
	EDGE OF PAVEMENT		DRILL HOLE FOUND
	TREE LINE		GUY WIRE
	REMAINS OF STONE WALL		PIPE
	EDGE OF WETLAND		REBAR FOUND
	OVERHEAD WIRE		UTILITY POLE
	STORM DRAIN		POST
	SANITARY SEWER		BOUND FOUND
	INDEX CONTOUR		SEWER MANHOLE
	INTERMEDIATE CONTOUR		MANHOLE
	EASEMENT LINE		VENT PIPE
	TRACKS		WELL
			WETLAND FLAG
			WETLAND AREA

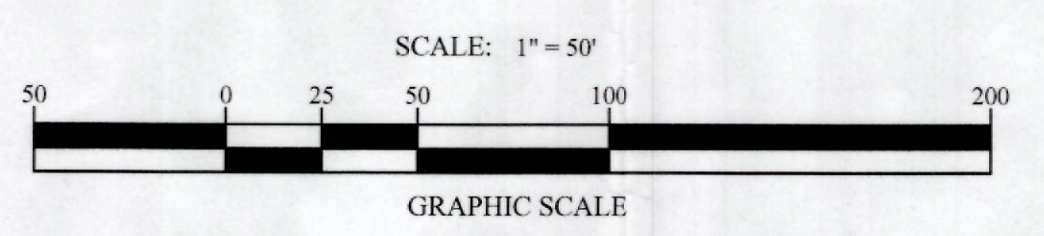
WETLANDS NOTE

THOMAS SOKOLOSKI, CERTIFIED WETLAND SCIENTIST #127, OF TES ENVIRONMENTAL CONSULTANTS, L.L.C. OF BOW, NH, PERFORMED THE WETLAND IDENTIFICATION AND DELINEATION ON APRIL 13, 2021 ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH CENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS.

SURVEYOR'S CERTIFICATION

"I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000)."

LICENSED LAND SURVEYOR _____ DATE _____



NO.	DATE	DESCRIPTION	BY

EXISTING CONDITIONS PLAN
TAX MAP R21 LOTS 13, 51, & 51-100
 PREPARED FOR:
A. E. MITCHELL CORP
 LOCATED AT:
LACONIA ROAD & NOYES ROAD
TILTON, NEW HAMPSHIRE

S&H LAND SERVICES, LLC
 SHLANDSERVICES.COM
 141 LONDONDERRY TURNPIKE - HOOKSETT, NH 03106
 PHONE: (603)-628-8500, FAX: (603)-546-7791

SCALE: 1" = 50' DATE: MAY 26, 2021 FB: 27 PG: 17 & 18 TSC3 JOB #2021155