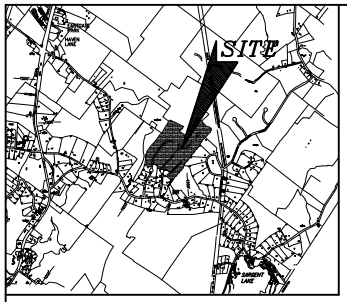


LOCUS

NOTES:
1. Theodolite and electronic distance measurer closed, balanced and adjusted traverse.
2. Error of closure better than 1 in 24,200.
3. This survey and plan meets the requirements of a Category 1, Standard Property Survey, as defined by the NH Code of Administrative Rules LAN 500.
4. OWNER OF RECORD:

TM# 229–024 / 229–034
Amily Management, LLC
77 Highland Street P.O. Box 856
Plymouth, NH 03264
BK: 2154 PG. 0134

Plan References:
A. Subdivision of Land of Anita & Norman McKeown Farrarville Rd. Belmont By Dolan & Deforest Associates Scale 1"=200' Recorded BCRD Drawer L–9 Plan 83.
B. Phase I Grimston Acres Northeasterly of Brown Hill Road for Clement Levasseliir by Ronald M. Mitchell & Associates Scale 1"=100' Dated Sept. 4, 1979.
C. Subdivision Plan Phase II William R. Perrier, Michael R. Normandin, & A.O. Bishop Jr. by Harold E. Johnson Inc. Dated April 10, 1987 Scale 1"=100' Recorded BCRD Bk. 146 Pg. 77+78.
D. Subdivision Plan for Brown Hill Development Phase III Scale 1"=100' Dated September 14, 1988 by Fred Coffin, Harold Johnson, Inc. and White Mountain Design Group Recorded BCRD Drawer L–5 Plan 79.

LINE TABLE		
LINE	LENGTH	BEARING
L1	44.65	N14°35'00"E
L2	63.15	N89°23'21"E
L3	52.98	N87°04'52"E
L4	54.87	N49°21'16"E
L5	56.99	N48°55'01"E
L6	44.40	S74°41'17"E
L7	54.85	N89°36'45"E
L8	14.81	S73°53'59"W
L9	49.57	S83°30'41"W
L10	31.42	S89°31'36"W
L11	68.80	S87°24'55"W
L12	50.67	S89°59'09"W
L13	59.87	S73°15'47"W
L14	47.78	S73°35'15"W
L15	38.62	N79°00'00"E
L16	49.80	N88°27'31"E
L17	30.00	N87°16'18"W
L18	58.73	S83°41'07"W
L19	19.91	N59°55'50"W
L20	35.00	N89°03'34"E
L21	52.85	S87°07'26"W

TM# 229–024 + 034

Total Area
73.79 acres

Total Current Use
72.69 acres

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	39.97	25.00
C2	60.40	225.00
C3	7.00	225.00
C4	12.05	225.00
C5	39.67	375.00
C6	20.84	20.00
C7	6.28	75.00
C8	27.42	75.00
C9	25.24	75.00
C10	45.20	20.00
C11	22.29	125.00
C12	8.48	475.01

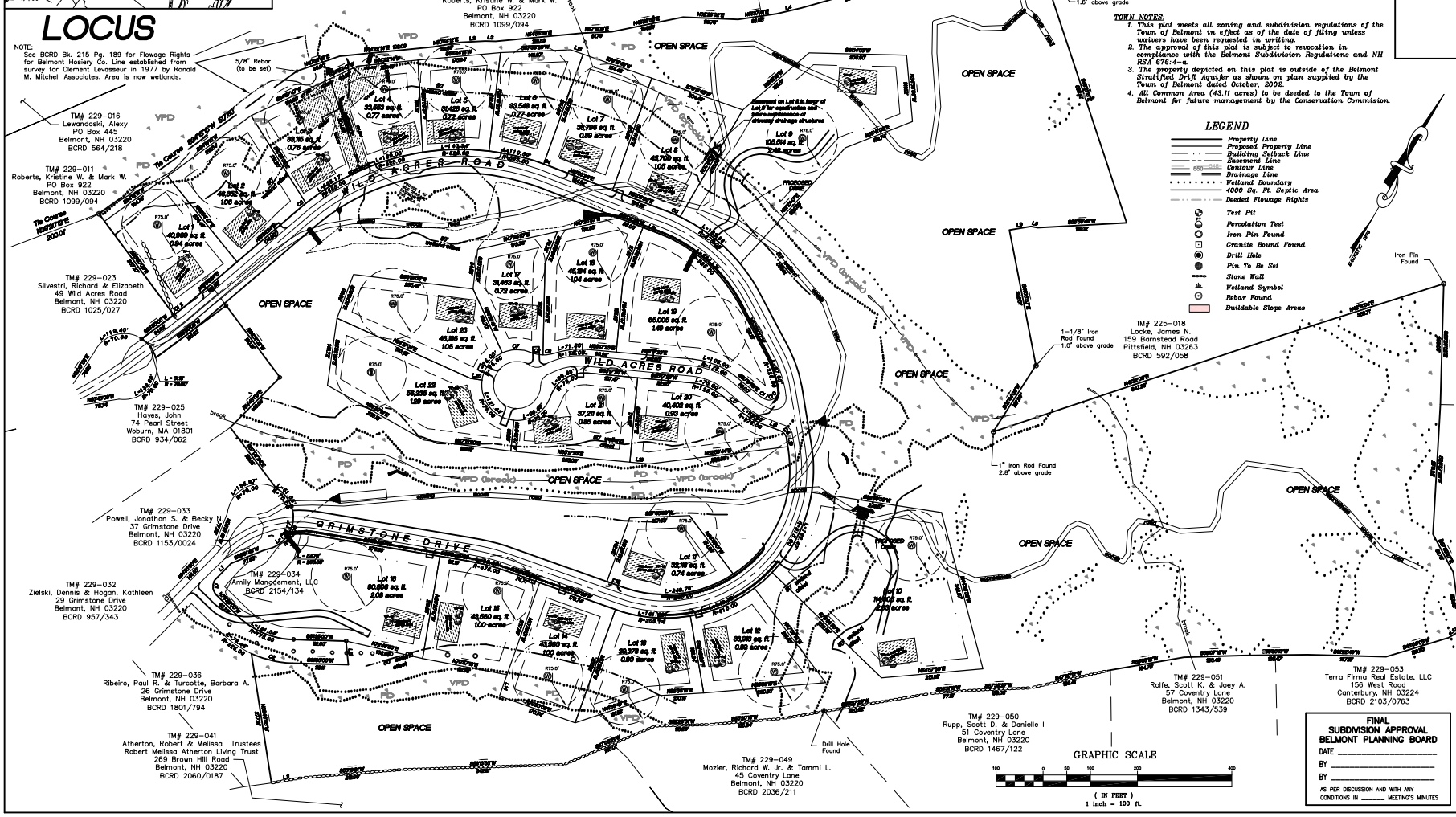
8. None of this property is located within Flood Zone "A" (special flood hazard areas) as depicted on the Flood Hazard Boundary Map for the Town of Belmont, Belknap County, NH Community Number 330002A Sheet 6&7.
9. Property is located in the "R" Rural Zone. Setbacks are as follows:

Conventional Subdivision	Open Space Development
Front – 50'	Front – 25'
Side – 50'	Side – 25'
Rear – 50'	Rear – 25

10. Soils type from "Soil Survey of Belknap County, New Hampshire
ChD – Charlton very stony loam, 8 to 15 percent slopes.
PnE – Paxton very stony loam, 25 to 60 percent slopes
RbB – Ridgebury loam, 3 to 8 percent slopes
(see sheet #45)
11. Peter S. Schauer, Certified Wetland Scientist #48, of Schauer Environmental Consultants, LLC, 138 Cross Brook Road, Loudon, NH, performed the wetland mapping on Jan. 28–29, 2004 according to the technical criteria of the Corps of Engineers Wetland Delineation Manual (Technical Report Y–87–1, January 1987). See separate report submitted with this application.
12. All residential structures shall have a sprinkler system in compliance with the National Fire Protection Association (NFPA) "Standard for the Installation of Sprinkler Systems in One and Two Family Dwellings and Manufactured Homes" Latest Edition, known as NFPA 13D.

TOWN NOTES:
1. *This plat meets all zoning and subdivision regulations of the Town of Belmont in effect as of the date of filing unless waivers have been requested in writing.*
2. *The approval of this plat is subject to revocation in compliance with the Belmont Subdivision Regulations and NH RSA 676:4–a.*
3. *The property depicted on this plat is outside of the Belmont Stratified Drift Aquifer as shown on plan supplied by the Town of Belmont dated October, 2002.*
4. *All Common Area (43.11 acres) to be deeded to the Town of Belmont for future management by the Conservation Commision.*

NOTE:
See BCRD Bk. 215 Pg. 189 for Flowage Rights for Belmont Hosiery Co. Line established from survey for Clement Levasseur in 1977 by Ronald M. Mitchell Associates. Area is now wetlands.



LEGEND

- Property Line
- Proposed Property Line
- Building Setback Line
- Easement Line
- Contour Line
- Drainage Line
- Wetland Boundary
- 4000 Sq. Ft. Septic Area
- Deeded Flowage Rights
- Test Pit
- Percolation Test
- Iron Pin Found
- Granite Bound Found
- Drill Hole
- Pin To Be Set
- Stone Wall
- Wetland Symbol
- Rebar Found
- Buildable Slope Areas

FINAL SUBDIVISION APPROVAL BELMONT PLANNING BOARD
DATE _____
BY _____
BY _____
AS PER DISCUSSION AND WITH ANY CONDITIONS IN _____ MEETING'S MINUTES

THE PLAT IS A REPRESENTATION OF WORK PERFORMED BY OR UNDER THE DIRECT SUPERVISION OF THE LICENSED SURVEYOR ONLY IF SIGNED OVER ORIGINAL STAMP

DMC SURVEYORS
LAND PLANNERS
Title Surveys • Subdivisions
Site Plans • Septic Design
Environmental Permitting
734 North Main Street Laconia, NH 03246
(603) 524–7855 • Fax (603) 737–0852

Date	By	Description	Rev
8-4-2005	DPW	chg deed refs	1

Project No.	U038
File No.	U038
Proj. Manager	DMC
Proj. Designer	DMC
Drawn By	DPW
Checked By	DMC
Field Book	000/000
Scale	1" = 100'
Date	3 June, 2005

TAX MAP# 229–24 & 229–34
SUBDIVISION PLAN of TIOGA RIDGE
located on
Wild Acres Road/Grimstone Drive, Belmont,
Belknap County, New Hampshire
prepared for
Amily Management, LLC

S–1

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