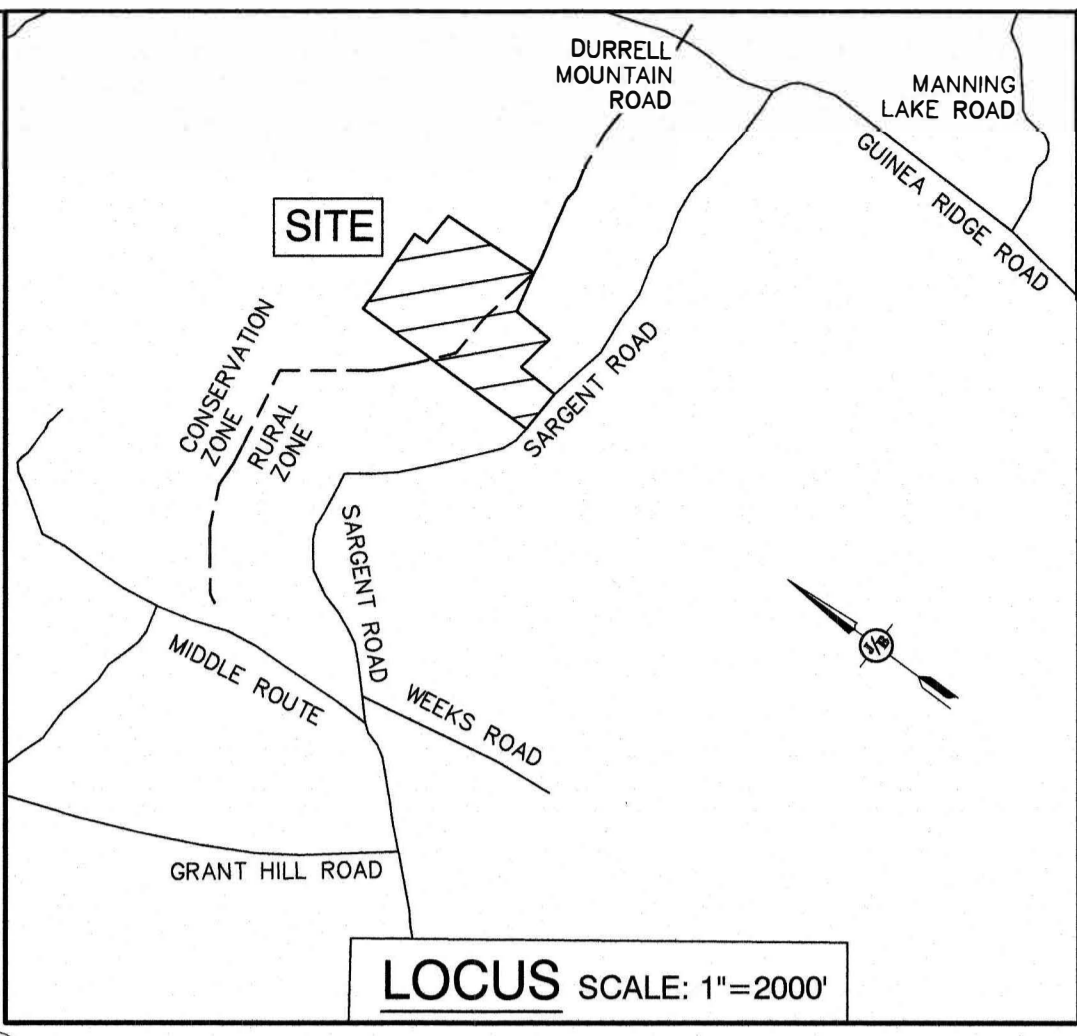


**PLAN REFERENCES:**

- "SUBDIVISION OF LAND FOR LAND AUCTION BUREAU GILMANTON, N.H." DATED MAY 1972. PREPARED BY J. BLAIS; RECORDED AT THE BELKNAP COUNTY REGISTRY OF DEEDS AS PLAN BOOK 35 PAGE 2774 - 2775."
- "BOUNDARY LINE ADJUSTMENT LAND TO BE CONVEYED TO OMAS E. O'FLAHERTY BY CHRISTOPHER ROBERTSON"; DATED MAY 1990. PREPARED BY FRED WHEELER; RECORDED AT THE BELKNAP COUNTY REGISTRY OF DEEDS AS PLAN L13-74
- SUBDIVISION PLAN OF LAND IN GILMANTON N.H. ON SARGENT ROAD, OWNER: WESTMINSTER COLLEGE, FULTON MISSOURI 65251; DATED DEC 1983. PREPARED BY BRYAN L. BAILEY; RECORDED AT BELKNAP COUNTY REGISTRY OF DEEDS AS PLAN BOOK 107 PAGES 41 & 42.



**GENERAL LEGEND**

EXISTING	DESCRIPTION
---	PROPERTY LINES
---	SETBACK LINES
---	STONEWALL
---	ZONELINE
---	FENCE
---	EDGE OF GRAVEL
---	UNDERGROUND ELECTRIC
---	OVERHEAD ELECTRIC
---	WATER LINE
---	TREE LINE
---	TREE LINE
---	379C
---	900
---	MAJOR CONTOUR
---	MINOR CONTOUR
---	EDGE OF WET
---	WET FLAG
---	IRON PIPE/IRON ROD
---	DRILL HOLE
---	UTILITY POLE
---	SLOPES GREATER THAN 25%

**NOTES:**

- THE INTENT OF THIS PLAN IS TO SHOW THE BOUNDARY AND EXISTING CONDITIONS OF LOT 57 AS SHOWN ON TOWN OF GILMANTON TAX MAP 405.
- CURRENT OWNER OF RECORD: T & B REED REVOCABLE TRUST 01/24/14, THOMAS R. & BARBARA D. REED TRUSTEES 205 SARGENT ROAD GILMANTON, NH 03237 BK 2901 PG 954
- ZONING DISTRICT: RURAL & CONSERVATION LOT AREA MINIMUM = 2 ACRES/87120 SF LOT FRONTAGE MINIMUM = 200' BUILDING SETBACKS (MINIMUM): FRONT SETBACK = 20' SIDE SETBACK = 20' REAR SETBACK = 20' WETLAND SETBACK = 50'
- THE UTILITY LOCATIONS SHOWN HEREON WERE DETERMINED BY OBSERVED ABOVE GROUND EVIDENCE AND SHOULD BE CONSIDERED APPROXIMATE IN LOCATION ONLY. LOCATION, DEPTH, SIZE, TYPE, EXISTENCE OR NONEXISTENCE OF UNDERGROUND UTILITIES AND/OR UNDERGROUND STORAGE TANKS WAS NOT VERIFIED BY THIS SURVEY. ALL CONTRACTORS SHOULD NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION WORK OR CALL DIG-SAFE AT 1-888-DIG-SAFE.
- THE SUBJECT PARCEL IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD HAZARD BOUNDARY MAP FOR GILMANTON, NEW HAMPSHIRE, WITH EFFECTIVE DATE OF 9/21/1978, CONVERTED BY EFFECTIVE LETTER 12/1/2008 FOR COMMUNITY PANEL NO. 330208 0001 - 0004, INDEX (PANELS 0001 & 0002 ARE NOT PRINTED) IN BELKNAP COUNTY, STATE OF NEW HAMPSHIRE.
- BASIS OF BEARING: HORIZONTAL - MAGNETIC, VERTICAL - NAVD 88. THE TOPOGRAPHY SHOWN HEREON IS LIAR FROM GRANIT GIS. THE NRCS SOILS DESIGNATION AND LINES SHOWN HEREON ARE ALSO FROM GRANIT GIS.
- CERTAIN DATA HEREON MAY VARY FROM RECORDED DATA DUE TO DIFFERENCES IN DECLINATION, ORIENTATION, AND METHODS OF MEASUREMENT.
- ALL BOOK AND PAGE NUMBERS REFER TO THE BELKNAP COUNTY REGISTRY OF DEEDS.
- THE TAX MAP AND LOT NUMBERS ARE BASED ON THE TOWN OF GILMANTON TAX RECORDS AND ARE SUBJECT TO CHANGE.
- RESEARCH WAS PERFORMED AT THE TOWN OF GILMANTON ASSESSOR'S OFFICE AND THE BELKNAP COUNTY REGISTRY OF DEEDS.
- THIS SURVEY IS NOT A CERTIFICATION TO OWNERSHIP OR TITLE OF LANDS SHOWN. OWNERSHIP AND ENCUMBRANCES ARE MATTERS OF TITLE EXAMINATION NOT OF A BOUNDARY SURVEY. THE INTENT OF THIS PLAN IS TO RETRACE THE BOUNDARY LINES OF DEEDS REFERENCED HEREON. OWNERSHIP OF ADJOINING PROPERTIES IS ACCORDING TO ASSESSOR'S RECORDS. THIS PLAN MAY OR MAY NOT INDICATE ALL ENCUMBRANCES EXPRESSED, IMPLIED OR PRESCRIPTIVE.
- ANY USE OF THIS PLAN AND OR ACCOMPANYING DESCRIPTIONS SHOULD BE DONE WITH LEGAL COUNSEL, TO BE CERTAIN THAT TITLES ARE CLEAR, THAT INFORMATION IS CURRENT, AND THAT ANY NECESSARY CERTIFICATES ARE IN PLACE FOR A PARTICULAR CONVEYANCE, OR OTHER USES.
- THE LIMITS OF JURISDICTIONAL WETLANDS WERE DELINEATED BY DEIDRA BENJAMIN, CWS 295 OF PITTSFIELD, NH IN ACCORDANCE WITH THE FOLLOWING GUIDANCE DOCUMENTS:
  - THE CORPS OF ENGINEERS FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS.
  - THE NORTH CENTRAL & NORTHEAST REGIONAL SUPPLEMENT TO THE FEDERAL MANUAL.
  - THE CURRENT VERSION OF THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, AS PUBLISHED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION AND/OR THE CURRENT VERSION OF THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, AS PUBLISHED BY THE USDA-NRCS, AS APPROPRIATE. THE CURRENT NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS, AS PUBLISHED BY THE U.S. FISH AND WILDLIFE SERVICE.
- THIS PLAN IS THE RESULT OF A CLOSED TRAVERSE WITH A RAW, UNADJUSTED LINEAR ERROR OF CLOSURE GREATER THAN 1 IN 57891.
- SURVEY TIE LINES SHOWN HEREON ARE NOT BOUNDARY LINES. THEY SHOULD ONLY BE USED TO LOCATE THE PARCEL SURVEYED FROM THE FOUND MONUMENTS SHOWN AND LOCATED BY THIS SURVEY.
- DUG WELL WITH APPROXIMATE WATER LINE AS INDICATED HEREON SERVICES LOT 56 AS SHOWN ON TAX MAP 405. VERBAL AGREEMENT WAS IN EXISTENCE FOR SEVERAL YEARS. EASEMENT DEED WAS RECENTLY RECORDED AT BCRD BK 3401 PG 456.
- FOR THE PURPOSE OF THIS PLAN, STONE WALLS AND OTHER PHYSICAL EVIDENCE HELD FOR DETERMINING THE RIGHT-OF-WAY SHOWN FOR SARGENT ROAD. NO LAYOUT WAS FOUND BY THIS OFFICE AT THIS TIME.

**TAX MAP 405 LOT 60**  
BRANDO & ANDREA DESCHUITENEER  
296 SARGENT ROAD  
GILMANTON, NH 03237  
DEED BK 3277 PG 451

**TAX MAP 405 LOT 60**  
BRANDO & ANDREA DESCHUITENEER  
296 SARGENT ROAD  
GILMANTON, NH 03237  
DEED BK 3277 PG 451

**TAX MAP 405 LOT 59**  
PAUL R. II & SARAH R HOULE TRUST  
245 SARGENT ROAD  
GILMANTON, NH 03237  
DEED BK 3285 PG 379

**TAX MAP 405 LOT 58**  
TYLER REED  
223 SARGENT ROAD  
GILMANTON, NH 03237  
DEED BK 2895 PG 689

**TAX MAP 405 LOT 57**  
THOMAS R. & BARBARA D. REED TRUST  
205 SARGENT ROAD  
GILMANTON, NH 03237  
DEED BK 2901 PG 954  
TOTAL AREA = 2,233,002 SQ FT OR 51.26 ACRES

**TAX MAP 405 LOT 67**  
T & B REED REVOCABLE TRUST  
THOMAS R. & BARBARA D. REED - TRUSTEES  
205 SARGENT ROAD  
GILMANTON, NH 03237  
DEED BK 2901 PG 954

**TAX MAP 405 LOT 55**  
PAUL R. BOULANGER TRUST  
189 SARGENT ROAD  
GILMANTON, NH 03237  
DEED BK 2845 PG 736

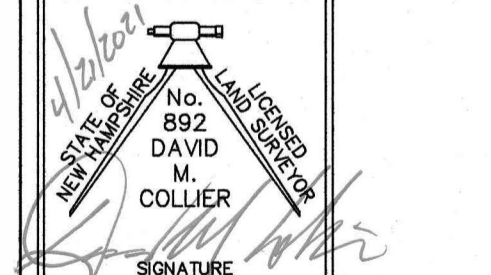
**TAX MAP 405 LOT 55**  
PAUL R. BOULANGER TRUST  
189 SARGENT ROAD  
GILMANTON, NH 03237  
DEED BK 2845 PG 736

**TAX MAP 405 LOT 68**  
BRIAN & CHERIE PEPPERISA  
22 DEARBORN STREET  
FRANKLIN, NH 03235  
DEED BK 3366 PG 774  
UTILITY EASEMENT  
BK 2807 PG 279

**TAX MAP 405 LOT 56**  
PAUL R. BOULANGER TRUST  
189 SARGENT ROAD  
GILMANTON, NH 03237  
DEED BK 2845 PG 736

**TAX MAP 405 LOT 69**  
KATHY A. PAGE  
124 OAK HILL ROAD  
WEARE, NH 03281  
DEED BK 3330 PG 764

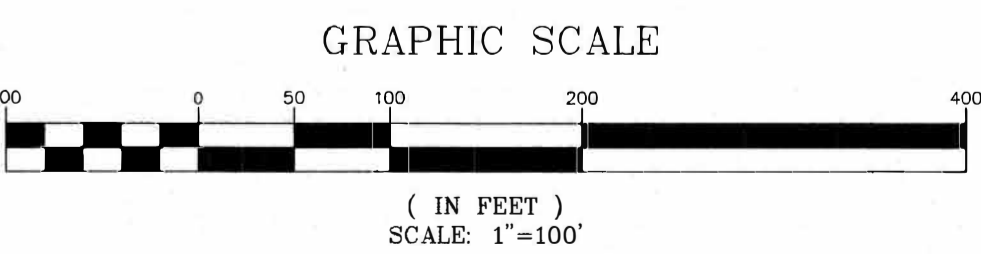
**CERTIFICATION:**  
I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEEDS BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 503.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.  
THIS SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.L.S.A. ETHICS AND STANDARDS.



DAVID M. COLLIER, L.L.S. 892  
ON BEHALF OF JONES & BEACH ENGINEERS, INC.

**NRCS SOILS:**  
378C - PERU FINE SANDY LOAM, 8 TO 15% SLOPES  
379C - PERU FINE SANDY LOAM, 8 TO 15% SLOPES, VERY STONY  
647B - PILLSBURY FINE SANDY LOAM, 0 TO 8% SLOPES, VERY STONY  
380D - TUNBRIDGE-LYMAN-BECKET COMPLEX, 15 TO 25% SLOPES VERY STONY

APPROVED BY THE GILMANTON PLANNING BOARD  
DATE: \_\_\_\_\_  
THIS PLAT MEETS ALL ZONING AND SUBDIVISION REGULATIONS OF THE TOWN OF GILMANTON IN EFFECT AS OF THE DATE OF FILING UNLESS WRITTEN REQUEST FOR WAIVERS HAVE BEEN PREVIOUSLY GRANTED OR ARE SUBMITTED AS PART OF THIS FILING.



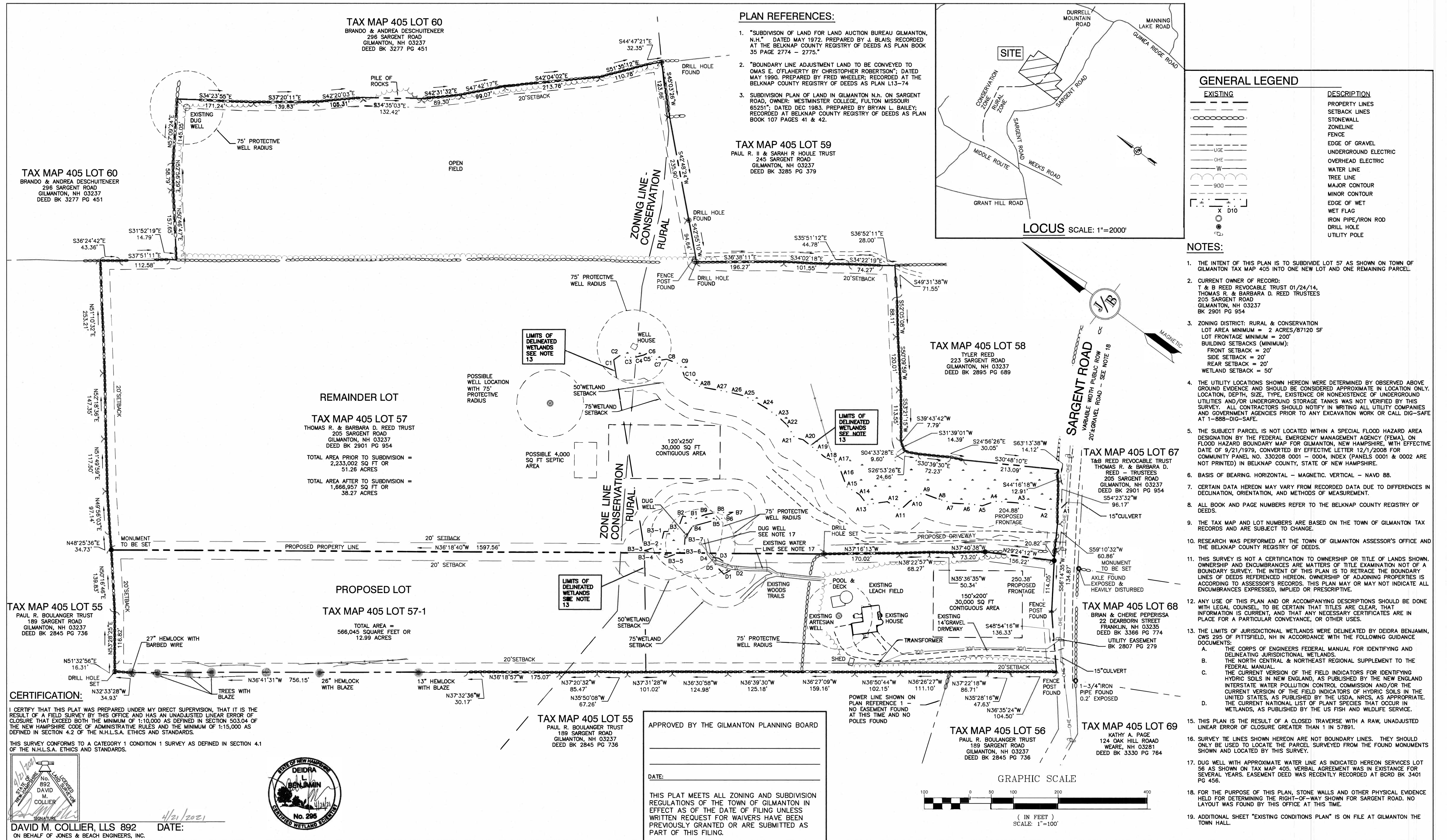
Design: DMC	Draft: EAK	Date: 03/28/2021
Checked: DMC	Scale: 1"=100'	Project No.: 21018
Drawing Name: 21018-PLAN.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

REV.	DATE	REVISION	BY
0	4/20/21	ISSUED FOR REVIEW	DMC

Designed and Produced in NH  
**J/B Jones & Beach Engineers, Inc.**  
Civil Engineering Services  
65 Portsmouth Ave. PO Box 219 Stratham, NH 03885  
603-772-4746  
FAX: 603-772-0227  
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **EXISTING CONDITIONS PLAN**  
Project: **TAX MAP 405, LOT 57 SARGENT ROAD, GILMANTON, NEW HAMPSHIRE**  
Owners of Record: T & B REED REVOCABLE TRUST 1/24/14 THOMAS R. & BARBARA D. REED TRUSTEES 205 SARGENT ROAD, GILMANTON, NH 03237

DRAWING No. **C1**  
SHEET 1 OF 2  
JBE PROJECT NO. 21018



**TAX MAP 405 LOT 60**  
BRANDO & ANDREA DESCHUITENEER  
296 SARGENT ROAD  
GILMANTON, NH 03237  
DEED BK 3277 PG 451

**TAX MAP 405 LOT 60**  
BRANDO & ANDREA DESCHUITENEER  
296 SARGENT ROAD  
GILMANTON, NH 03237  
DEED BK 3277 PG 451

**TAX MAP 405 LOT 55**  
PAUL R. BOULANGER TRUST  
189 SARGENT ROAD  
GILMANTON, NH 03237  
DEED BK 2845 PG 736

**TAX MAP 405 LOT 55**  
PAUL R. BOULANGER TRUST  
189 SARGENT ROAD  
GILMANTON, NH 03237  
DEED BK 2845 PG 736

**TAX MAP 405 LOT 60**  
BRANDO & ANDREA DESCHUITENEER  
296 SARGENT ROAD  
GILMANTON, NH 03237  
DEED BK 3277 PG 451

**TAX MAP 405 LOT 57**  
THOMAS R. & BARBARA D. REED TRUST  
205 SARGENT ROAD  
GILMANTON, NH 03237  
DEED BK 2901 PG 954

**TAX MAP 405 LOT 57-1**  
TOTAL AREA = 566,045 SQUARE FEET OR 12.99 ACRES

**TAX MAP 405 LOT 57-1**  
TOTAL AREA = 566,045 SQUARE FEET OR 12.99 ACRES

**TAX MAP 405 LOT 59**  
PAUL R. II & SARAH R HOULE TRUST  
245 SARGENT ROAD  
GILMANTON, NH 03237  
DEED BK 3285 PG 379

**TAX MAP 405 LOT 58**  
TYLER REED  
223 SARGENT ROAD  
GILMANTON, NH 03237  
DEED BK 2895 PG 689

**TAX MAP 405 LOT 67**  
T&B REED REVOCABLE TRUST  
THOMAS R. & BARBARA D. REED - TRUSTEES  
205 SARGENT ROAD  
GILMANTON, NH 03237  
DEED BK 2901 PG 954

**TAX MAP 405 LOT 68**  
BRIAN & CHERIE PEPPERISSA  
22 DEARBORN STREET  
FRANKLIN, NH 03235  
DEED BK 3368 PG 774

**TAX MAP 405 LOT 56**  
PAUL R. BOULANGER TRUST  
189 SARGENT ROAD  
GILMANTON, NH 03237  
DEED BK 2845 PG 736

**TAX MAP 405 LOT 56**  
PAUL R. BOULANGER TRUST  
189 SARGENT ROAD  
GILMANTON, NH 03237  
DEED BK 2845 PG 736

**TAX MAP 405 LOT 69**  
KATHY A. PAGE  
124 OAK HILL ROAD  
WEARE, NH 03281  
DEED BK 3330 PG 764

**TAX MAP 405 LOT 69**  
KATHY A. PAGE  
124 OAK HILL ROAD  
WEARE, NH 03281  
DEED BK 3330 PG 764

**TAX MAP 405 LOT 56**  
PAUL R. BOULANGER TRUST  
189 SARGENT ROAD  
GILMANTON, NH 03237  
DEED BK 2845 PG 736

**TAX MAP 405 LOT 56**  
PAUL R. BOULANGER TRUST  
189 SARGENT ROAD  
GILMANTON, NH 03237  
DEED BK 2845 PG 736

**TAX MAP 405 LOT 70**  
TAX MAP 405 LOT 71  
TAX MAP 405 LOT 72  
TAX MAP 405 LOT 73  
TAX MAP 405 LOT 74  
TAX MAP 405 LOT 75  
TAX MAP 405 LOT 76  
TAX MAP 405 LOT 77  
TAX MAP 405 LOT 78  
TAX MAP 405 LOT 79  
TAX MAP 405 LOT 80  
TAX MAP 405 LOT 81  
TAX MAP 405 LOT 82  
TAX MAP 405 LOT 83  
TAX MAP 405 LOT 84  
TAX MAP 405 LOT 85  
TAX MAP 405 LOT 86  
TAX MAP 405 LOT 87  
TAX MAP 405 LOT 88  
TAX MAP 405 LOT 89  
TAX MAP 405 LOT 90  
TAX MAP 405 LOT 91  
TAX MAP 405 LOT 92  
TAX MAP 405 LOT 93  
TAX MAP 405 LOT 94  
TAX MAP 405 LOT 95  
TAX MAP 405 LOT 96  
TAX MAP 405 LOT 97  
TAX MAP 405 LOT 98  
TAX MAP 405 LOT 99  
TAX MAP 405 LOT 100

**TAX MAP 405 LOT 70**  
TAX MAP 405 LOT 71  
TAX MAP 405 LOT 72  
TAX MAP 405 LOT 73  
TAX MAP 405 LOT 74  
TAX MAP 405 LOT 75  
TAX MAP 405 LOT 76  
TAX MAP 405 LOT 77  
TAX MAP 405 LOT 78  
TAX MAP 405 LOT 79  
TAX MAP 405 LOT 80  
TAX MAP 405 LOT 81  
TAX MAP 405 LOT 82  
TAX MAP 405 LOT 83  
TAX MAP 405 LOT 84  
TAX MAP 405 LOT 85  
TAX MAP 405 LOT 86  
TAX MAP 405 LOT 87  
TAX MAP 405 LOT 88  
TAX MAP 405 LOT 89  
TAX MAP 405 LOT 90  
TAX MAP 405 LOT 91  
TAX MAP 405 LOT 92  
TAX MAP 405 LOT 93  
TAX MAP 405 LOT 94  
TAX MAP 405 LOT 95  
TAX MAP 405 LOT 96  
TAX MAP 405 LOT 97  
TAX MAP 405 LOT 98  
TAX MAP 405 LOT 99  
TAX MAP 405 LOT 100

**TAX MAP 405 LOT 56**  
PAUL R. BOULANGER TRUST  
189 SARGENT ROAD  
GILMANTON, NH 03237  
DEED BK 2845 PG 736

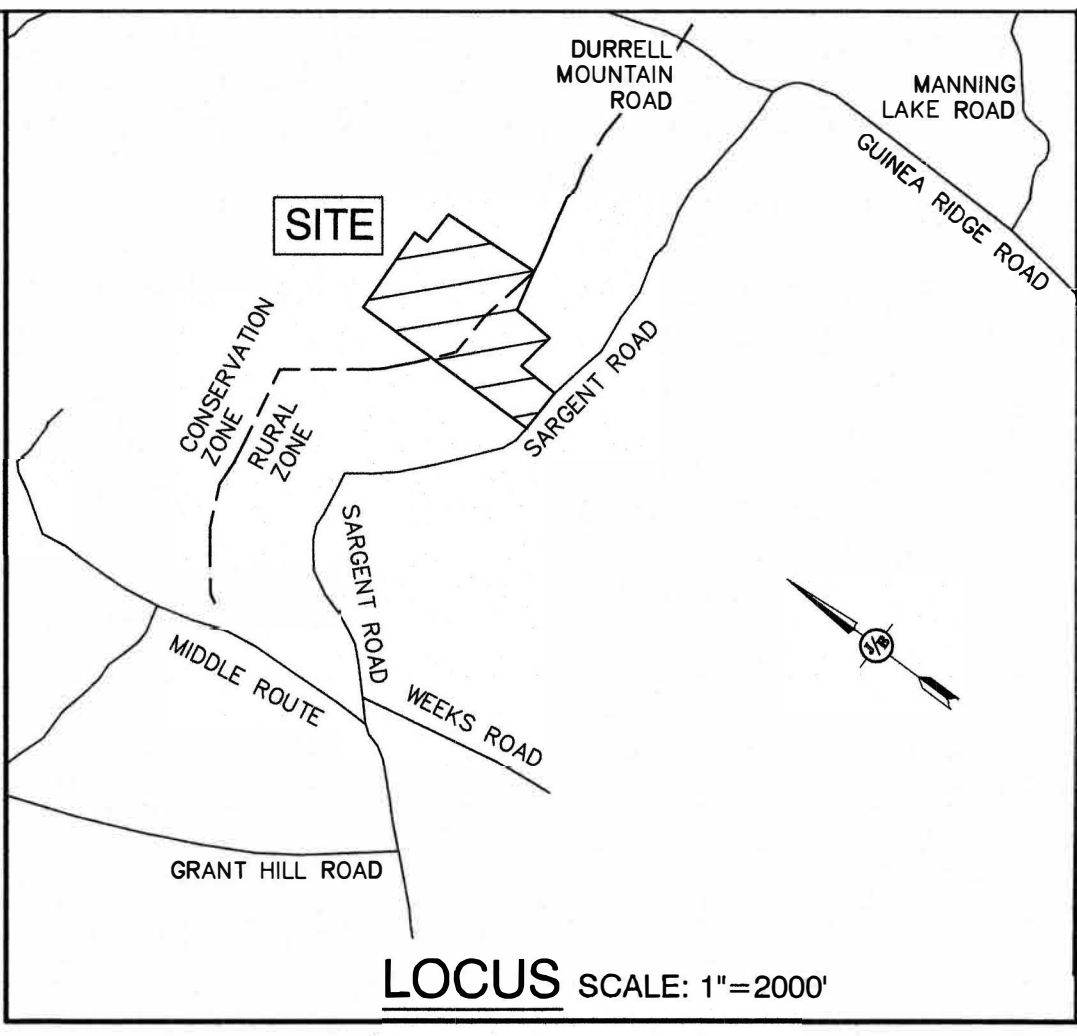
**TAX MAP 405 LOT 56**  
PAUL R. BOULANGER TRUST  
189 SARGENT ROAD  
GILMANTON, NH 03237  
DEED BK 2845 PG 736

**TAX MAP 405 LOT 69**  
KATHY A. PAGE  
124 OAK HILL ROAD  
WEARE, NH 03281  
DEED BK 3330 PG 764

**TAX MAP 405 LOT 69**  
KATHY A. PAGE  
124 OAK HILL ROAD  
WEARE, NH 03281  
DEED BK 3330 PG 764

**PLAN REFERENCES:**

- "SUBDIVISION OF LAND FOR LAND AUCTION BUREAU GILMANTON, N.H." DATED MAY 1972. PREPARED BY J. BLAIS; RECORDED AT THE BELKNAP COUNTY REGISTRY OF DEEDS AS PLAN BOOK 35 PAGE 2774 - 2775."
- "BOUNDARY LINE ADJUSTMENT LAND TO BE CONVEYED TO OMAS E. O'FLAHERTY BY CHRISTOPHER ROBERTSON"; DATED MAY 1990. PREPARED BY FRED WHEELER; RECORDED AT THE BELKNAP COUNTY REGISTRY OF DEEDS AS PLAN L13-74
- SUBDIVISION PLAN OF LAND IN GILMANTON N.H. ON SARGENT ROAD, OWNER: WESTMINSTER COLLEGE, FULTON MISSOURI 65251; DATED DEC 1983. PREPARED BY BRYAN L. BAILEY; RECORDED AT BELKNAP COUNTY REGISTRY OF DEEDS AS PLAN BOOK 107 PAGES 41 & 42.



**GENERAL LEGEND**

EXISTING	DESCRIPTION
---	PROPERTY LINES
--- ---	SETBACK LINES
--- ---	STONEWALL
--- ---	ZONELINE
---	FENCE
---	EDGE OF GRAVEL
---	UNDERGROUND ELECTRIC
---	OVERHEAD ELECTRIC
---	WATER LINE
---	TREE LINE
---	MAJOR CONTOUR
---	MINOR CONTOUR
---	EDGE OF WET
---	WET FLAG
---	IRON PIPE/IRON ROD
---	DRILL HOLE
---	UTILITY POLE

**NOTES:**

- THE INTENT OF THIS PLAN IS TO SUBDIVIDE LOT 57 AS SHOWN ON TOWN OF GILMANTON TAX MAP 405 INTO ONE NEW LOT AND ONE REMAINING PARCEL.
- CURRENT OWNER OF RECORD: T & B REED REVOCABLE TRUST 01/24/14, THOMAS R. & BARBARA D. REED TRUSTEES 205 SARGENT ROAD, GILMANTON, NH 03237 BK 2901 PG 954
- ZONING DISTRICT: RURAL & CONSERVATION LOT AREA MINIMUM = 2 ACRES/87120 SF LOT FRONTAGE MINIMUM = 200' BUILDING SETBACKS (MINIMUM): FRONT SETBACK = 20' SIDE SETBACK = 20' REAR SETBACK = 20' WETLAND SETBACK = 50'
- THE UTILITY LOCATIONS SHOWN HEREON WERE DETERMINED BY OBSERVED ABOVE GROUND EVIDENCE AND SHOULD BE CONSIDERED APPROXIMATE IN LOCATION ONLY. LOCATION, DEPTH, SIZE, TYPE, EXISTENCE OR NONEXISTENCE OF UNDERGROUND UTILITIES AND/OR UNDERGROUND STORAGE TANKS WAS NOT VERIFIED BY THIS SURVEY. ALL CONTRACTORS SHOULD NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION WORK OR CALL DIG-SAFE AT 1-888-DIG-SAFE.
- THE SUBJECT PARCEL IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD HAZARD BOUNDARY MAP FOR GILMANTON, NEW HAMPSHIRE, WITH EFFECTIVE DATE OF 9/21/1979, CONVERTED BY EFFECTIVE LETTER 12/1/2008 FOR COMMUNITY PANEL NO. 330208 0001 - 0004, INDEX (PANELS 0001 & 0002 ARE NOT PRINTED) IN BELKNAP COUNTY, STATE OF NEW HAMPSHIRE.
- BASIS OF BEARING: HORIZONTAL - MAGNETIC; VERTICAL - NAVD 88.
- CERTAIN DATA HEREON MAY VARY FROM RECORDED DATA DUE TO DIFFERENCES IN DECLINATION, ORIENTATION, AND METHODS OF MEASUREMENT.
- ALL BOOK AND PAGE NUMBERS REFER TO THE BELKNAP COUNTY REGISTRY OF DEEDS.
- THE TAX MAP AND LOT NUMBERS ARE BASED ON THE TOWN OF GILMANTON TAX RECORDS AND ARE SUBJECT TO CHANGE.
- RESEARCH WAS PERFORMED AT THE TOWN OF GILMANTON ASSESSOR'S OFFICE AND THE BELKNAP COUNTY REGISTRY OF DEEDS.
- THIS SURVEY IS NOT A CERTIFICATION TO OWNERSHIP OR TITLE OF LANDS SHOWN. OWNERSHIP AND ENCUMBRANCES ARE MATTERS OF TITLE EXAMINATION NOT OF A BOUNDARY SURVEY. THE INTENT OF THIS PLAN IS TO RETRACE THE BOUNDARY LINES OF DEEDS REFERENCED HEREON. OWNERSHIP OF ADJOINING PROPERTIES IS ACCORDING TO ASSESSOR'S RECORDS. THIS PLAN MAY OR MAY NOT INDICATE ALL ENCUMBRANCES EXPRESSED, IMPLIED OR PRESCRIPTIVE.
- ANY USE OF THIS PLAN AND OR ACCOMPANYING DESCRIPTIONS SHOULD BE DONE WITH LEGAL COUNSEL, TO BE CERTAIN THAT TITLES ARE CLEAR, THAT INFORMATION IS CURRENT, AND THAT ANY NECESSARY CERTIFICATES ARE IN PLACE FOR A PARTICULAR CONVEYANCE, OR OTHER USES.
- THE LIMITS OF JURISDICTIONAL WETLANDS WERE DELINEATED BY DEIDRA BENJAMIN, CWS 295 OF PITTSFIELD, NH IN ACCORDANCE WITH THE FOLLOWING GUIDANCE DOCUMENTS:
  - THE CORPS OF ENGINEERS FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS.
  - THE NORTH CENTRAL & NORTHEAST REGIONAL SUPPLEMENT TO THE FEDERAL MANUAL.
  - THE CURRENT VERSION OF THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, AS PUBLISHED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION AND/OR THE CURRENT VERSION OF THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, AS PUBLISHED BY THE USDA, NRCS, AS APPROPRIATE. THE CURRENT NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS, AS PUBLISHED BY THE US FISH AND WILDLIFE SERVICE.
- THIS PLAN IS THE RESULT OF A CLOSED TRAVERSE WITH A RAW, UNADJUSTED LINEAR ERROR OF CLOSURE GREATER THAN 1 IN 57891.
- SURVEY TIE LINES SHOWN HEREON ARE NOT BOUNDARY LINES. THEY SHOULD ONLY BE USED TO LOCATE THE PARCEL SURVEYED FROM THE FOUND MONUMENTS SHOWN AND LOCATED BY THIS SURVEY.
- DUG WELL WITH APPROXIMATE WATER LINE AS INDICATED HEREON SERVICES LOT 56 AS SHOWN ON TAX MAP 405. VERBAL AGREEMENT WAS IN EXISTENCE FOR SEVERAL YEARS. EASEMENT DEED WAS RECENTLY RECORDED AT BORD BK 3401 PG 456.
- FOR THE PURPOSE OF THIS PLAN, STONE WALLS AND OTHER PHYSICAL EVIDENCE HELD FOR DETERMINING THE RIGHT-OF-WAY SHOWN FOR SARGENT ROAD. NO LAYOUT WAS FOUND BY THIS OFFICE AT THIS TIME.
- ADDITIONAL SHEET "EXISTING CONDITIONS PLAN" IS ON FILE AT GILMANTON THE TOWN HALL.

**CERTIFICATION:**  
I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEEDS BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 503.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.  
THIS SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

Design: DMC	Draft: EAK	Date: 03/28/2021
Checked: DMC	Scale: 1"=100'	Project No.: 21018
Drawing Name: 21018-PLAN.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

REV.	DATE	REVISION	BY
0	4/20/21	ISSUED FOR REVIEW	DMC

REV.	DATE	REVISION	BY
0	4/20/21	ISSUED FOR REVIEW	DMC

REV.	DATE	REVISION	BY
0	4/20/21	ISSUED FOR REVIEW	DMC

APPROVED BY THE GILMANTON PLANNING BOARD  
DATE: \_\_\_\_\_  
THIS PLAN MEETS ALL ZONING AND SUBDIVISION REGULATIONS OF THE TOWN OF GILMANTON IN EFFECT AS OF THE DATE OF FILING UNLESS WRITTEN REQUEST FOR WAIVERS HAS BEEN PREVIOUSLY GRANTED OR ARE SUBMITTED AS PART OF THIS FILING.

Designed and Produced in NH  
**J/B Jones & Beach Engineers, Inc.**  
Civil Engineering Services  
85 Portsmouth Ave. PO Box 219 Stratham, NH 03885  
603-772-4746  
FAX: 603-772-0227  
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **SUBDIVISION PLAN**  
Project: **TAX MAP 405, LOT 57 SARGENT ROAD, GILMANTON, NEW HAMPSHIRE**  
Owners of Record: **T & B REED REVOCABLE TRUST 1/24/14 THOMAS R. & BARBARA D. REED TRUSTEES 205 SARGENT ROAD, GILMANTON, NH 03237**

DRAWING No. **A1**  
SHEET 2 OF 2  
JBE PROJECT NO. 21018