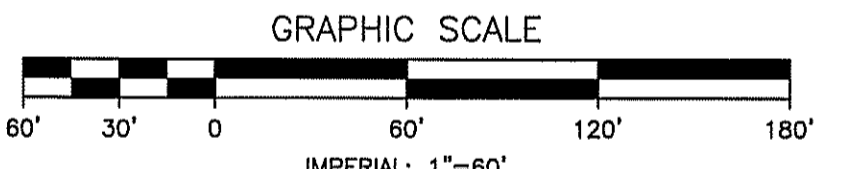


- NOTES:**
- THE OWNER OF RECORD AND APPLICANT FOR EXISTING TAX MAP 417 LOT 12 IS GEORGE S. FORSYTH II, C/O GEORGE S. FORSYTH II, 72 MAPLE STREET, CENTER BARNSTEAD, NH 03225. THE DEED REFERENCE FOR THE LOT IS BOOK 3399 PAGE 982 DATED DECEMBER 2, 2020 AND RECORDED IN THE BELKNAP COUNTY REGISTRY OF DEEDS.
  - THE PURPOSE OF THIS PLAN IS TO DEFINE THE PERIMETER BOUNDARY AND SHOW THE EXISTING CONDITIONS FOR TAX MAP LOT 417-12.
  - ZONING FOR THE LOT IS THE RURAL ZONING DISTRICT. MINIMUM REQUIREMENTS CONVENTIONAL LOTS ARE: LOT AREA = 2 ACRES, LOT FRONTAGE = 200 FEET AND BUILDING SETBACKS: FRONT = 35 FEET, SIDE AND REAR = 20 FEET. MINIMUM REQUIREMENTS OPEN SPACE LOTS ARE: LOT AREA = 1 ACRES, LOT FRONTAGE = 75 FEET AND BUILDING SETBACKS: ALL = 20 FEET.
  - WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE US ARMY CORPS OF ENGINEERS 1987 WETLANDS DELINEATION MANUAL Y-87-1 AND REGIONAL SUPPLEMENT FOR NORTHEAST AND NORTHCENTRAL REGION AND FIELD INDICATORS FOR HYDRIC SOILS IN NEW ENGLAND, BY CHRISTOPHER A. GUIDA, C.W.S. IN MARCH 2023. THERE IS A BUILDING SETBACK REQUIRED FROM ALL DELINEATED WETLANDS OF 75 FT.
  - THE BOUNDARY INFORMATION SHOWN FOR EXISTING LOT 417-12 IS BASED ON THE REFERENCE PLAN CITED HEREON AND DEEDS OF RECORD TOGETHER WITH A FIELD SURVEY PERFORMED BY THIS OFFICE IN THE MONTHS OF MARCH, APRIL AND SEPTEMBER 2023.
  - HORIZONTAL ORIENTATION AND VERTICAL DATUM ARE NAD\_83 AND NAVD 88 RESPECTIVELY. BOTH ARE BASED ON FIELD GPS OBSERVATIONS THAT WERE UPLOADED TO AND CALCULATED BY THE NOAA ONLINE POSITIONING USER SERVICE (OPUS).
  - TAX MAP LOT 417-12 IS SERVICED BY AN EXISTING SEPTIC SYSTEM AND WELL (NOT FOUND).
  - TAX MAP LOT 417-12 LIES WITHIN A KNOWN AQUIFER, AS SHOWN ON THE "MAP SHOWING SATURATED THICKNESS, TRANSMISSIVITY, AND MATERIALS OF STRATIFIED-DRIFT AQUIFERS IN THE UPPER MERRIMACK RIVER BASIN, SOUTH-CENTRAL NEW HAMPSHIRE, NORTHERN PART", WATER RESOURCES INVESTIGATIONS REPORT 95-4123, PLATE-7, BY THE U.S. DEPT. OF THE INTERIOR, U.S. GEOLOGICAL SURVEY, IN COOPERATION WITH THE N.H.D.E.S. WATER RESOURCES DIVISION.
  - FEMA F.I.R.M. FLOOD HAZARD INFORMATION IS NOT AVAILABLE FOR THIS AREA WITHIN GILMANTON.
  - THERE ARE NO KNOWN EASEMENTS OR ENCUMBRANCES ASSOCIATED WITH EXISTING LOT 417-12.



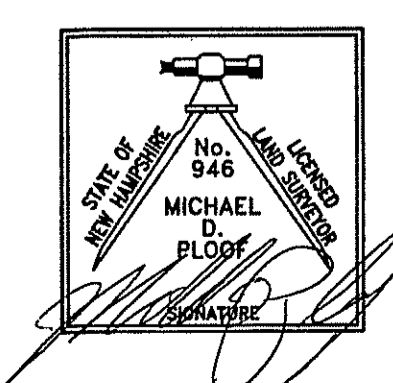
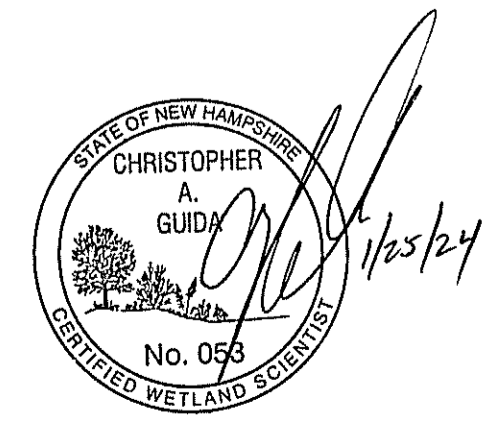
**LEGEND:**

—	RIGHT-OF-WAY LINE	□ FSB(F)	FELDSPHENE BOUND FOUND
—	BOUNDARY LINE	□ N.H.H.B.(F)	NHSDT HIGHWAY BOUND FOUND
—	ABUTTING LOT LINE	○ LPIN(F)	IRON PIN FOUND
—	BUILDING SETBACK LINE	○ PIV(C/F)	IRON PIN WITH CAP FOUND
—	TIE COURSE LINE	○ LPIPE(F)	IRON PIPE FOUND
---	FORMER TRACT LINE	---	750 --- 25' CONTOUR INTERVAL
---	EDGE OF PAVED ROAD	---	755 --- 5' CONTOUR INTERVAL
---	EDGE OF GRAVEL ROAD	---	CLWENT OR DRAIN LINE
---	EDGE OF TREE LINE	---	OH --- OVERHEAD UTILITY LINE
---	EDGE OF WETLANDS	—	UTILITY POLE, GUY & LIGHT
---	WETLANDS BUFFER LINE	—	SINGLE SIGN POST
○	TAX MAP & LOT NUMBER	○	METAL FENCE POST

**REFERENCE PLAN:**  
 "BOUNDARY PLAN - OF - TAX MAP 51, LOT 32 - STAGE ROAD - GILMANTON, N.H. - PREPARED FOR OWNER OF RECORD: = GAIL M. & MARC FLAMAND", SCALE 1"=100', DATED FEBRUARY 16, 2002, BY WILLIAM T. CARPENTER, L.L.S. RECORDED IN THE BELKNAP COUNTY REGISTRY OF DEEDS AS PLAN #M0003-0136.

**CERTIFICATION:**  
 WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE US ARMY CORPS OF ENGINEERS 1987 WETLANDS DELINEATION MANUAL Y-87-1 AND REGIONAL SUPPLEMENT FOR NORTHEAST AND NORTHCENTRAL REGION AND FIELD INDICATORS FOR HYDRIC SOILS IN NEW ENGLAND, BY CHRISTOPHER A. GUIDA, C.W.S. IN MARCH 2023.

**CERTIFICATION:**  
 "I HEREBY CERTIFY THAT THE EXISTING CONDITIONS SHOWN WERE DEVELOPED FROM FIELD SURVEYS PERFORMED BY FIELDSTONE LAND CONSULTANTS, PLLC DURING THE MONTHS OF MARCH, APRIL AND SEPTEMBER 2023 AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000)".



1/25/2024

REV.	DATE	DESCRIPTION	C/O	DR	CK

**ZONING BOARD OF ADJUSTMENT EXHIBIT**  
**TAX MAP 417 LOT 12**  
**(78 WHITE OAK ROAD)**  
**GILMANTON IRON WORKS, NEW HAMPSHIRE**  
 PREPARED FOR:  
**SAMANTHA J. CLEMENTS**  
 38 RANGE ROAD, BELMONT, NH 03220  
 LAND OF:  
**GEORGE S. FORSYTH, II**  
 C/O GEORGE S. FORSYTH, I  
 72 MAPLE STREET, CENTER BARNSTEAD, NH 03225

SCALE: 1"=60' JANUARY 12, 2024

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

**FIELDSTONE**  
**LAND CONSULTANTS, PLLC**

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 Phone: (603) 672-5456 Fax: (603) 413-5456  
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