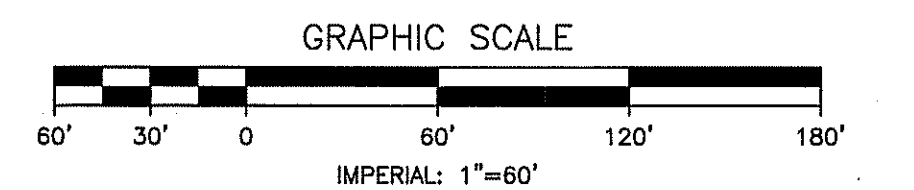


WHITE

OAK ROAD CLASS V PAVED 22'± VARIABLE WIDTH R.O.W.

LOCUS SCALE: 1"=2,000'±

- NOTES:**
1. THE OWNER OF RECORD AND APPLICANT FOR EXISTING TAX MAP 417 LOT 12 IS GEORGE S. FORSYTH II, C/O GEORGE S. FORSYTH I, 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.
 2. THE PURPOSE OF THIS PLAN IS TO DEFINE THE PERIMETER BOUNDARY AND SHOW THE PROPOSED TWO LOT SUBDIVISION OF TAX MAP LOT 417-12.
 3. 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 ACRE, LOT FRONTAGE = 75 FEET AND BUILDING SETBACKS: ALL = 20 FEET.
 4. WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE US ARMY CORPS OF ENGINEERS 1987 WETLANDS DELINEATION MANUAL V-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.
 5. 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.
 6. 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).
 7. TAX MAP LOT 417-12 IS SERVICED BY AN EXISTING SEPTIC SYSTEM AND WELL.
 8. 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.
 9. FEMA F.I.R.M. FLOOD HAZARD INFORMATION IS NOT AVAILABLE FOR THIS AREA WITHIN GILMANTON.
 10. THERE ARE NO KNOWN EASEMENTS OR ENCUMBRANCES ASSOCIATED WITH EXISTING LOT 417-12.
 11. AT ITS MEETING ON FEBRUARY 15, 2024, THE GILMANTON ZONING BOARD GRANTED THE REQUEST OF GEORGE S. FORSYTH, II FOR A VARIANCE FROM ZONING ORDINANCE ARTICLE IV, TABLE 2 TO SUBDIVIDE ONE LOT HAVING 155.66' OF FRONTAGE WHERE THE MINIMUM REQUIREMENT IS 200', (SEE CASE #2024-04) WITH THE FOLLOWING CONDITIONS:
 1. THE PROPOSED HOUSE SHALL BE BUILT AT LEAST 263 FEET FROM FRONT OF ROAD.



REV.	DATE	DESCRIPTION	C/O	DR	CK

SUBDIVISION PLAN OF LAND
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' MARCH 19, 2024

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

FIELDSTONE LAND CONSULTANTS PLLC

206 Elm Street, Milford, NH 03055
 Phone: (603) 672-5456 Fax: (603) 413-5456
 www.FieldstoneLandConsultants.com

NRCS SOILS LEGEND:
 SOURCE: USDA NRCS WEB SOIL SURVEY

- 35B CHAMPLAIN LOAMY FINE SAND 3 TO 8% SLOPES
- 300B UDIPSAMMETS 0 TO 6% SLOPES

LEGEND:

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- TIE COURSE LINE
- FORMER TRACT LINE
- EDGE OF PAVED ROAD
- EDGE OF GRAVEL ROAD
- EDGE OF TREE LINE
- EDGE OF WETLANDS
- WETLANDS BUFFER LINE
- TAX MAP & LOT NUMBER
- FIELDSTONE BOUND FOUND
- N.H.H.B.(F) NHDOT HIGHWAY BOUND FOUND
- IRON PIN FOUND
- IRON PIN WITH CAP FOUND
- IRON PIPE FOUND
- 25' CONTOUR INTERVAL
- 5' CONTOUR INTERVAL
- CULVERT OR DRAIN LINE
- OVERHEAD UTILITY LINE
- UTILITY POLE, GUY & LIGHT
- SINGLE SIGN POST
- METAL FENCE POST

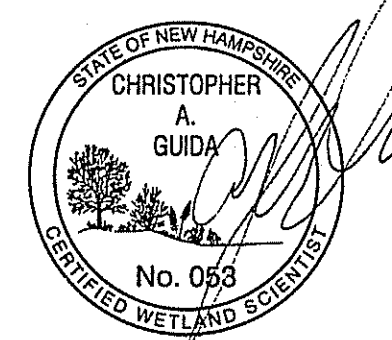
REFERENCE PLAN:
 "BOUNDARY PLAN - OF - TAX MAP 51, LOT 32 - STAGE ROAD - GILMANTON, N.H. - PREPARED FOR OWNER OF RECORD: = GAIL M. & MARC FLAMAND, SCALE 1"=100', DATED FEBRUARY 16, 2002, BY WILLIAM T. CARPENTER, L.L.S. RECORDED IN THE BELKNAP COUNTY REGISTRY OF DEEDS AS PLAN #M0003-0136.

APPROVED BY GILMANTON PLANNING BOARD

ON: _____ CERTIFIED BY _____
 CHAIR: _____
 VICE-CHAIR OR DESIGNATED MEMBER: _____

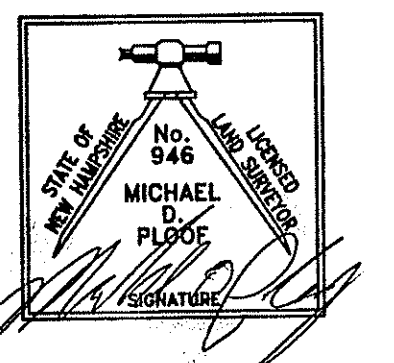
417-18
 (STAGE ROAD)
 GAIL M. & MARC FLAMAND
 117 WILLIAM GANNON ROAD
 MANCHESTER, NH 03104
 BK.1549 PG.803 5/27/99
 BCRD PLAN M0003-0136

CERTIFICATION:
 WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE US ARMY CORPS OF ENGINEERS 1987 WETLANDS DELINEATION MANUAL V-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.



417-11
 (STAGE ROAD BACKLAND)
 DONALD L. JONES & LAWRENCE C. JONES
 2182 OCEAN BOULEVARD
 RYE, NH 03870
 BK.2327 PG.102 3/31/06
 BK.1202 PG.379 3/09/92
 TRACT 3

CERTIFICATION:
 "I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND PER THE PRECISION AND ACCURACY STANDARDS FOR AN URBAN CLASSIFICATION SURVEY AS SPECIFIED IN THE NEW HAMPSHIRE LAND SURVEYOR'S ADMINISTRATIVE RULES (LAN 503.04) AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY."



417-6
 (59 WHITE OAK ROAD)
 BRAD M. BEAUREGARD
 P.O. BOX 1111
 GILMANTON IW, NH 03837-0111
 BK.3190 PG.200 8/17/18
 BCRD PLAN PB0062-0013

417-8
 (95 WHITE OAK ROAD)
 CASSANDRA R. & DYLAN K. RAYMOND
 95 WHITE OAK ROAD
 GILMANTON IW, NH 03837
 BK.3024 PG.736 2/19/15
 BCRD PLAN PB0062-0013

BARNSTEAD 13-3
 (543 WHITE OAK ROAD)
 RICHARD O. & HULDA H. BICKFORD, TRUSTEES
 RICHARD O. & HULDA H. BICKFORD 2017 TRUST
 411 WHITE OAK ROAD
 CENTER BARNSTEAD, NH 03225
 BK.3104 PG.543 3/22/17

417-14
 (66 WHITE OAK ROAD)
 BARRY BEAUREGARD & KARA L. TIEDE
 66 WHITE OAK ROAD
 GILMANTON IW, NH 03837
 BK.2753 PG.367 1/31/12

417-15
 STATE OF N.H.
 BK.298 PG.150 10/15/47
 BK.300 PG.529 10/28/47

417-13
 (WHITE OAK ROAD)
 RALPH L. GOODWIN, JR.
 P.O. BOX 25
 GILMANTON IW, NH 03837-0025
 BK.1042 PG.496 2/25/88

417-12
 REVISED
 7.254 ACRES
 315,993 SQ.FT.
 (FRONTAGE=200.00 FT.)

417-10
 (92 WHITE OAK ROAD)
 MACKENZIE R. TETREAULT
 92 WHITE OAK ROAD
 GILMANTON IW, NH 03837
 BK.3404 PG.794 4/9/21

417-9
 (102 WHITE OAK ROAD)
 KEVIN J. O'BRIEN
 102 WHITE OAK ROAD
 GILMANTON IW, NH 03837
 BK.2723 PG.646 8/23/11

BARNSTEAD 13-1
 (550 WHITE OAK ROAD)
 FREDERICK J. GRENIER
 550 WHITE OAK ROAD
 CENTER BARNSTEAD, NH 03225
 BK.2941 PG.951 11/7/14

417-12-1
 PROPOSED
 4.043 ACRES
 176,109 SQ.FT.
 (FRONTAGE=155.66 FT.)

EXISTING 417-12
 11.297 ACRES
 492,102 SQ.FT.
 (FRONTAGE=355.66 FT.)

DATE: 3/20/24

DATE: 3/20/2024