

**ADDITIONAL ABUTTORS**

**TAX MAP 424 LOT 69**  
DOUGLAS W. TOWLE, 2004 TR.  
DOUGLAS W. TOWLE, TRSTEE  
1487 PROVINCE ROAD  
GILMANTON, NH 03237  
BK.3064 PG.655

**TAX MAP 424 LOT 10**  
BRIAN A. FORST  
1503 PROVINCE ROAD  
GILMANTON, NH 03237

**TAX MAP 424 LOT 38**  
FIRST BAPTIST SOCIETY &  
RELIGIOUS ASSOC.  
C/O SUSAN K. LECLERC  
10 NH RTE 129  
GILMANTON, NH 03237

**TAX MAP 424 LOT 9**  
DOUGLAS W. TOWLE, 2004 TR.  
DOUGLAS W. TOWLE, TRSTEE  
1487 PROVINCE ROAD  
GILMANTON, NH 03237  
BK.3064 PG.653

**TAX MAP 424 LOT 8**  
FIRST BAPTIST SOCIETY &  
RELIGIOUS ASSOC.  
C/O SUSAN K. LECLERC  
10 NH RTE 129  
GILMANTON, NH 03237

**TAX MAP 424 LOT 7**  
JOHN R. TUBBS  
1465 PROVINCE ROAD  
GILMANTON, NH 03237  
BK.3179 PG.282

**TAX MAP 424 LOT 12**  
MICHAEL J. SHEA  
37 STAGE ROAD  
GILMANTON I.W., NH 03837  
BK.3545 PG.586

**PARCEL A**  
440,390 Sq. Ft.  
10.11 AC  
MERGE W/ MAP 242 LOT 9

**TAX MAP 424 LOT 14**  
DOUGLAS W. TOWLE, 2004 TR.  
DOUGLAS W. TOWLE, TRSTEE  
1224 PROVINCE ROAD  
GILMANTON, NH 03237  
BK.3064 PG.651

**TAX MAP 424 LOT 6**  
NANCY S. LAFRANCE TREE,  
NANCY S. LAFRANCE TR.  
1000 PROVINCE RD  
GILMANTON, NH 03237  
BK.1615 PG.944

**TAX MAP 424 LOT 13**  
JEFFREY BOUSQUET JR.  
39 STAGE ROAD  
GILMANTON I.W., NH 03837  
BK.3197 PG.703

NHSPC LOCATION  
GRID NORTHING: 321,139.54  
GRID EASTING: 1,068,447.14  
Latitude: N43°22'50.511"  
Longitude: W71°20'59.873"  
ELEVATION = 1047.40 NAVD88

**MAP 424 LOT 14**  
242,572 Sq. Ft.  
5.57 AC.

**TAX MAP 424 LOT 56**  
DENNIS E. & SANDRA L. BEAN, TRS.  
BEAN FAMILY REV. TR. 04/23/08  
17 BAAS DR.  
WOLFEBORO, NH 03894  
BK.2503 PG.557

**TAX MAP 424 LOT 15**  
STEVEN D. LADD  
105 STAGE ROAD  
GILMANTON I.W., NH 03837  
BK.3211 PG.843

**TAX MAP 424 LOT 55**  
PAULA L. GILMAN TREE,  
GILMAN 2006 REV. TR.  
50 HAWKINS LANE  
GILMANTON I.W., NH 03837  
BK.3544 PG.149

**TAX MAP 424 LOT 54**  
STANLEY MEDLEY  
62 STAGE ROAD  
GILMANTON I.W., NH 03837  
BK.2097 PG.767

**PLAN CERTIFICATIONS**  
I HEREBY CERTIFY THAT THIS SURVEY AND SURVEY PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION.

I HEREBY CERTIFY THAT THIS PLAN IS A TRUE AND ACCURATE REPRESENTATION OF A PARTIAL BOUNDARY RETRACEMENT SURVEY PERFORMED WITH RTK-GPS & ROBOTIC TOTAL STATION, ON THE GROUND AND UNDER MY DIRECT SUPERVISION DURING MARCH & APRIL 2024 AND THAT THE ADJUSTED PLAN ERROR OF CLOSURE IS NOT GREATER THAN 1 PART IN 10,000. EVERY REASONABLE EFFORT HAS BEEN MADE TO PROPERLY ESTABLISH THE BOUNDARIES OF THE SUBJECT TRACT. THIS CERTIFICATION DOES NOT INCLUDE ANY GUARANTEE OF TITLE.

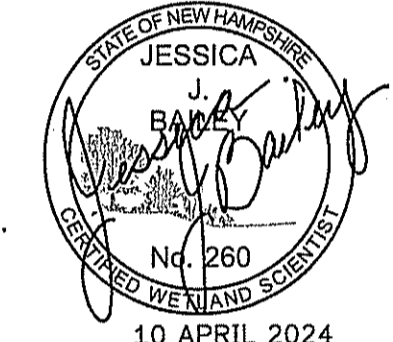
*Bryan L. Bailey*  
BRYAN L. BAILEY L.L.S. 0576

DATE: 10 APRIL 2024

**LEGEND**

● REBAR FND/SET	⊕ TEMPORARY BENCHMARK	⊙ SEWER MAN HOLE	— STONEWALL
○ REBAR TO BE SET	⊕ PERMANENT BENCHMARK	⊙ DRAIN MAN HOLE	— TREELINE
■ DRILL HOLE FND/SET	⊗ WETLAND FLAG	⊙ WELL	— WETLAND
■ CONCRETE BND.FND/SET	⊗ WETLAND	⊙ HYDRANT	— EXISTING WATER
□ CONC. BND. TO BE SET	⊗ TREE STUMP FOUND	⊙ WATER SHUTOFF	— EXISTING SEWER LINE
● GRANITE BND. FND/SET	⊗ PERCOLATION TEST	⊙ GATE VALVE	— EXISTING STORM DRAIN
● STONE ERECT FOUND	⊗ TEST PIT	⊙ CATCH BASIN	— BUILDING SETBACK LINE
● STAKE & STONES FND.	⊗ DECIDUOUS TREE	⊙ UTILITY POLE	
● IRON ROD FOUND	⊗ CONIFEROUS TREE	⊙ LIGHT POLE	
● SPIKE FND/SET	⊗ 22B SOIL TYPE	⊙ GUY ANCHOR	
● MAGNAIL (PK) FND/SET	⊗ EDGE OF GRAVEL DRIVE		
● HUB & TACK FND/SET			

- GENERAL NOTES**
- THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED BOUNDARY LINE ADJUSTMENT BETWEEN MAP 424 LOTS 14 & 9. THE RESULTANT LOT #14 IS TO HAVE FRONTAGE ONLY ALONG STAGE ROAD. PARCEL "A" IS TO BE MERGED WITH OTHER LAND OF DOUGLAS W. TOWLE 2004 TRUST KNOWN AS MAP 424 LOT 9. THE OLD ROAD KNOWN AS "BRICK SCHOOL LANE" ALSO KNOWN AS "BRICK SCHOOL-HOUSE ROAD" HAS BEEN DISCONTINUED COMPLETELY BY 2023 WARRANT ARTICLE #15 FROM STAGE ROAD TO PROPERTY OWNED BY THE FIRST BAPTIST SOCIETY AND RELIGIOUS ASSOCIATION.
  - REFERENCE PLAN:
    - LOT LINE ADJUSTMENT PLAN, GILMANTON, BELKNAP COUNTY, NEW HAMPSHIRE PREPARED FOR THOMAS ALDEN & DOROTHY ANN RIEL AND EUGENE L. & BEATRICE D. BOUDETTE. PLAN DATED 2 SEPT. 1998 BY ORVIS / DREW, LLC. PLAN RECORDED AT B.C.R.D. AT PLAN DRAWER L31 #21.
    - RIEL HOMESTEAD SUBDIVISION PLAT. GILMANTON, BELKNAP COUNTY, NEW HAMPSHIRE. PREPARED FOR THOMAS A. RIEL. PLAN DATED 9 JULY 1996 BY ORVIS / DREW, LLC. PLAN RECORDED AT B.C.R.D. AT PLAN DRAWER L26 #27.
    - SUBDIVISION PLAT, GILMANTON, BELKNAP COUNTY, NEW HAMPSHIRE, PREPARED FOR THOMAS A. RIEL. PLAN DATED 20 AUGUST 1994 BY GEOMETRES BLUE HILLS. PLAN RECORDED AT B.C.R.D. AT PLAN DRAWER L22 #21.
  - DIMENSIONAL CONTROLS:
    - MINIMUM LOT AREA = 1 ACRE
    - MINIMUM LOT FRONTAGE = 200 FT.
    - FRONT YARD SETBACK = 35 FT.
    - SIDE/REAR YARD SETBACK = 20 FT.
    - WETLAND SETBACK = 50 FT.
  - JURISDICTIONAL WETLANDS WERE DELINEATED BY JESSICA J. BAILEY, CWS # 260 OF BAILEY ASSOCIATES, INC. ON 15 DECEMBER 2023.



**MULTIPLE SHEET SUBDIVISION PLAN**  
THIS SUBDIVISION PLAN CONTAINS A TOTAL OF 2 SHEETS. SHEET NUMBERED 2 IS RECORDED AT THE BELKNAP COUNTY REGISTRY OF DEEDS. THE REMAINING SHEETS ARE ON FILE AT THE MUNICIPALITY OF GILMANTON PLANNING DEPT., WHICH IN ITS ENTIRETY CONSTITUTES THE SUBDIVISION PLAN AS APPROVED BY THE PLANNING BOARD.

DATE	REVISION	INITIALS

DATE 1/5/2024      JOB No. 3775  
DRAWN BY: BLB

SCALE: 1" = 60'      60'      30'      0'      60'      120'

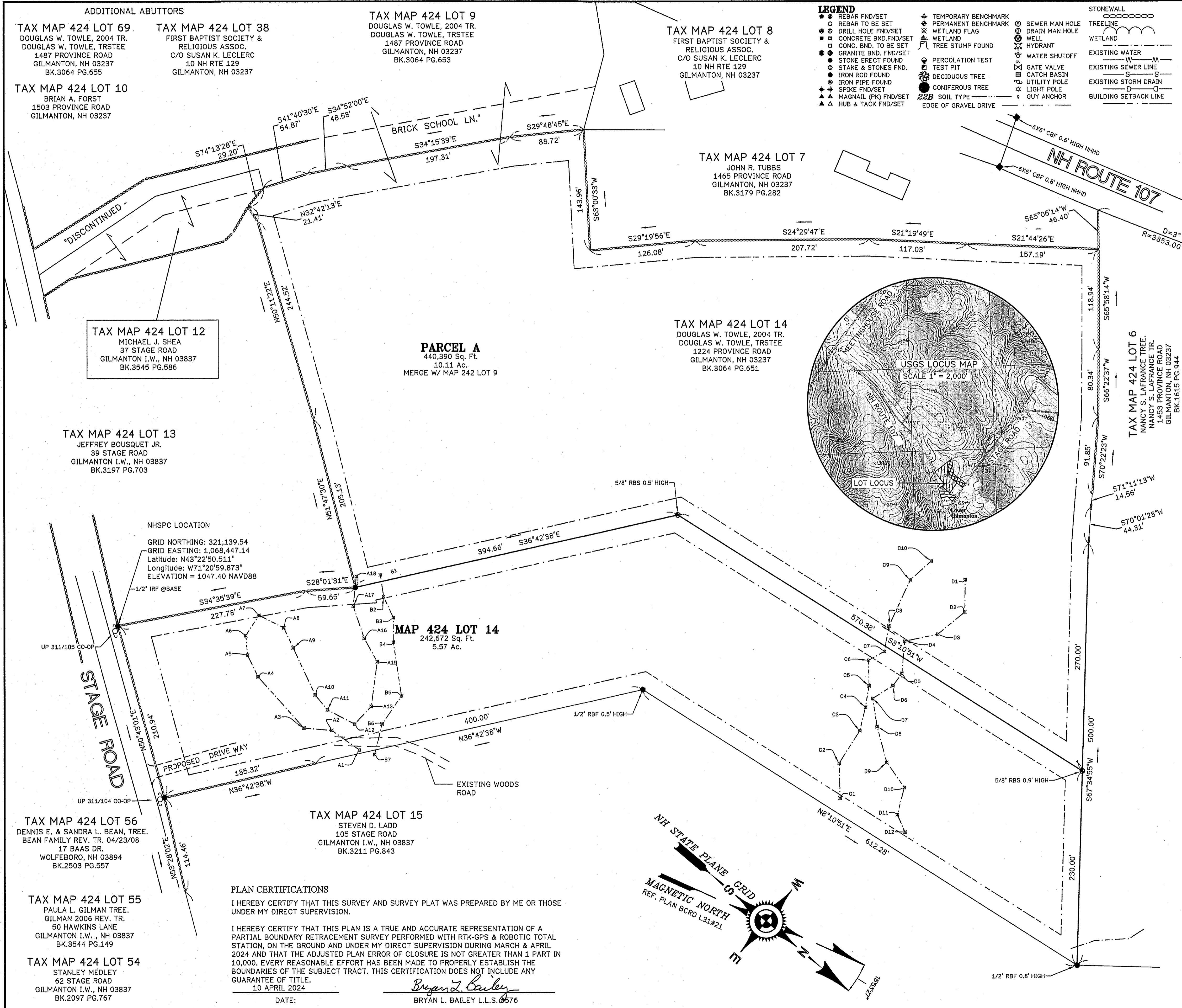
**TAX MAP 424 LOT 14**  
**BOUNDARY LINE ADJUSTMENT PLAN**  
LAND OF DOUGLAS W. TOWLE 2004 TRUST  
LAND LOCATED AT STAGE ROAD, GILMANTON NH  
PROPERTY OWNER: DOUGLAS W. TOWLE, TRUSTEE      DEED: BK. 3064 PG. 651  
1487 PROVINCE ROAD  
GILMANTON, NH 03237

DATE OF PLAN: January 2024

**BAILEY ASSOCIATES**  
LAND SURVEYING & LAND PLANNING  
ENGINEERING & NATURAL RESOURCE SCIENCES  
WWW.BAILEY-ASSOCIATES.COM  
(603) 528-3734  
217 COTTON HILL RD. GILFORD, NH 03249  
SERVING NEW HAMPSHIRE SINCE 1978

APPROVED BY THE GILMANTON PLANNING BOARD:  
DATE APPROVED: \_\_\_\_\_  
CHAIRMAN: \_\_\_\_\_  
DATE SIGNED: \_\_\_\_\_

TOWN ORDINANCE CERTIFICATION  
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, OR ANY VARIANCES WERE APPROVED BY THE ZONING BOARD OF ADJUSTMENT.



- LEGEND**
- REBAR FND/SET
  - DRILL HOLE FND/SET
  - CONCRETE BND.FND/SET
  - CONC. BND. TO BE SET
  - GRANITE BND. FND/SET
  - STONE ERECT FOUND
  - STAKE & STONES FND.
  - IRON ROD FOUND
  - IRON PIPE FOUND
  - SPIKE FND/SET
  - ▲ MAGNAIL (PK) FND/SET
  - ▲ HUB & TACK FND/SET
  - ✦ TEMPORARY BENCHMARK
  - ✦ PERMANENT BENCHMARK
  - ✦ WETLAND FLAG
  - ✦ WETLAND
  - ✦ TREE STUMP FOUND
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  - DRAIN MAN HOLE
  - WELL
  - HYDRANT
  - WATER SHUTOFF
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  - GUY ANCHOR

**ADDITIONAL ABUTTORS**

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BK.3064 PG.655

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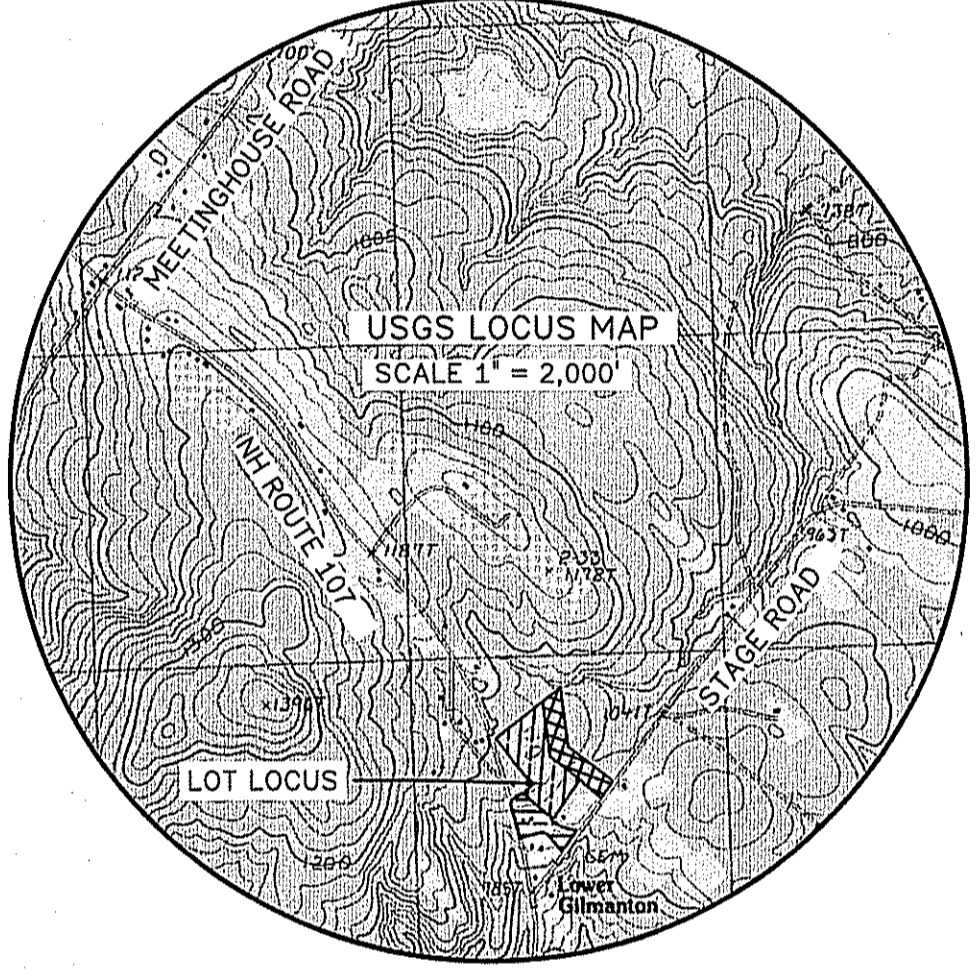
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440,390 Sq. Ft.  
10.11 Ac.  
MERGE W/ MAP 242 LOT 9



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242,672 Sq. Ft.  
5.57 Ac.

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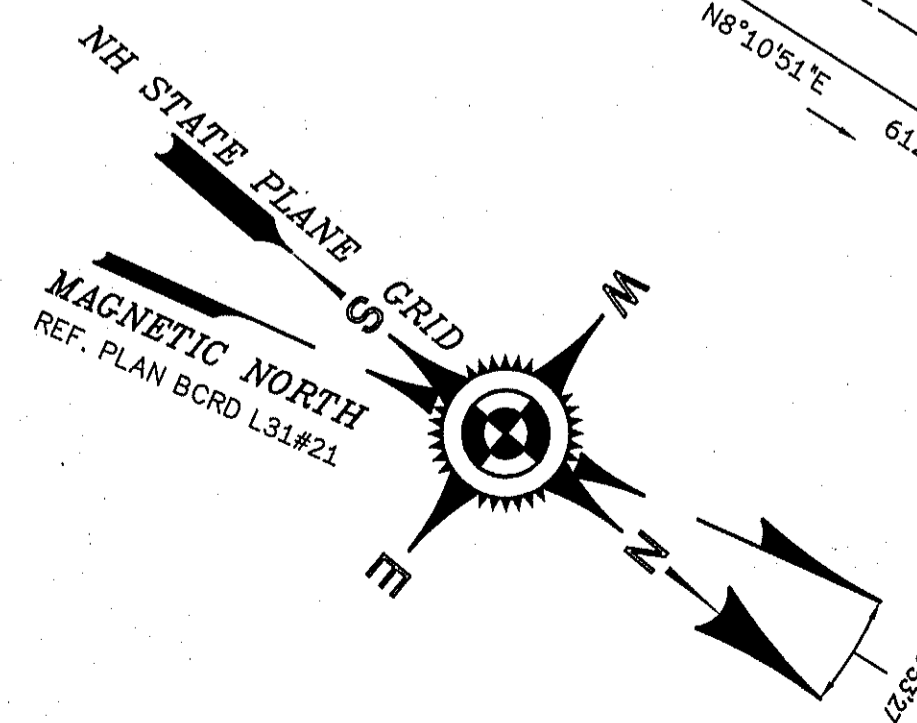
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DATE: 10 APRIL 2024  
BRYAN L. BAILEY L.L.S. 576



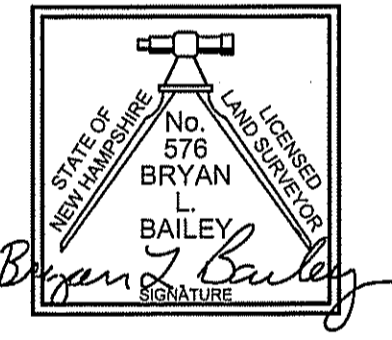
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SCALE: 1" = 60' 60' 30' 0' 60' 120'



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**BOUNDARY LINE ADJUSTMENT PLAN**  
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LAND LOCATED AT STAGE ROAD, GILMANTON NH  
PROPERTY OWNER: DOUGLAS W. TOWLE, TRUSTEE DEED: BK. 3064 PG. 651  
1487 PROVINCE ROAD  
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DATE OF PLAN: January 2024

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