

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 THEODOLITE / EDM SURVEY PERFORMED ON THE GROUND AND UNDER MY DIRECT SUPERVISION DURING 04/15/1991 & 06/22/2023, AND THAT THE ADJUSTED ERROR OF CLOSURE IS NOT GREATER THAN 1 PART IN 15,000. EVERY REASONABLE EFFORT HAS BEEN MADE TO PROPERLY ESTABLISH THE BOUNDARIES OF THE SUBJECT TRACT. THIS CERTIFICATION DOES NOT INCLUDE ANY GUARANTEE OF TITLE.

03 JULY 2023

DATE:

BRYAN L. BAILEY L.L.C.#576

TOPOGRAPHICAL DATA

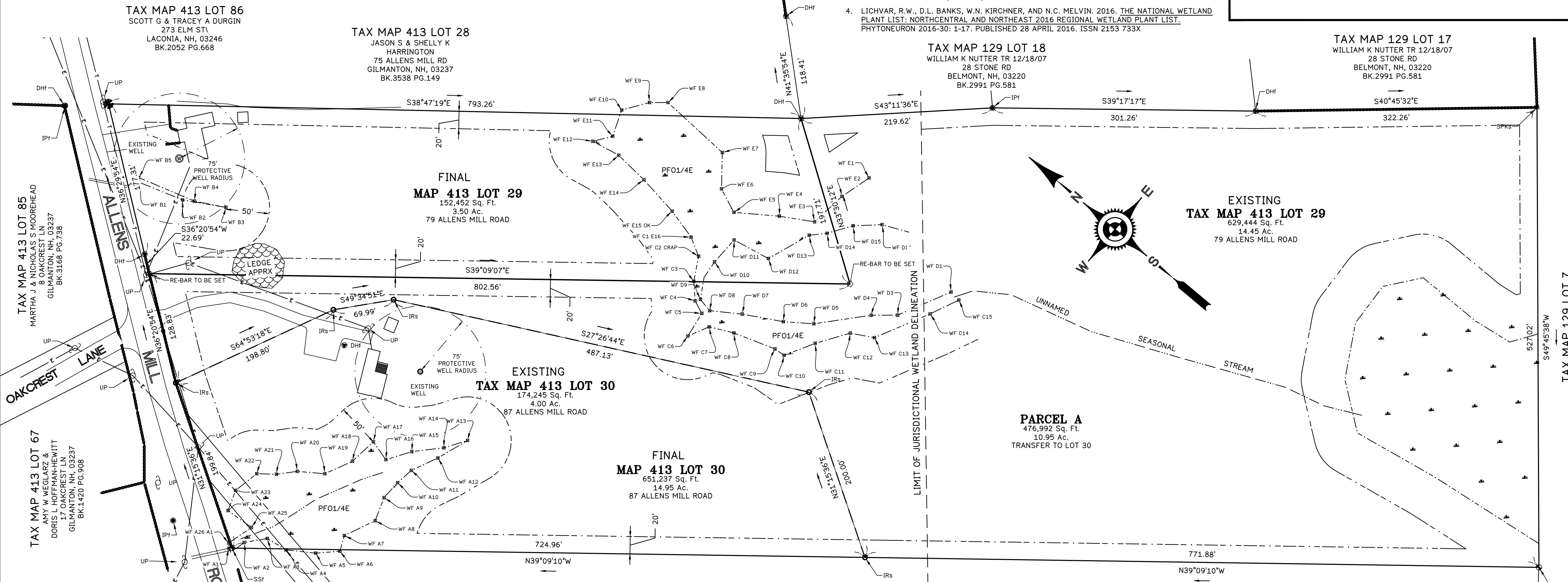
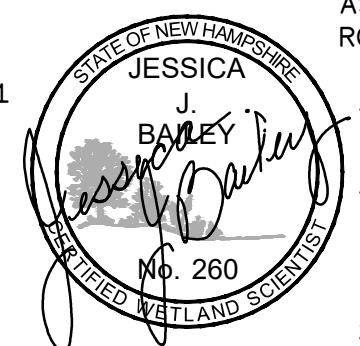
TOPOGRAPHICAL DATA PRESENTED HEREON THIS PLAN IS LIDAR BASED, BARE EARTH, NO CANOPY, NO SNOW CONDITIONS RESULTING IN SMOOTHED, 2-FOOT CONTOUR LINES WHICH HAVE BEEN ANALYZED ON A "HUC-10" WATERSHED LEVEL. AERIAL COLLECTION OF THE LIDAR DATA FOR THE CONNECTICUT RIVER VALLEY, MERRIMACK RIVER VALLEY AND OTHERS WAS EXECUTED BETWEEN THE YEARS OF 2011 - 2019. THE BASE DATA HAS A VERTICAL ACCURACY OF 7 - 18 cm RMSEz AND MEETS OR EXCEEDS THE USGS NATIONAL GEOSPATIAL PROGRAM BASE LIDAR SPECIFICATIONS. THE ORIGINAL ELEVATION UNITS OF METERS HAVE BEEN CONVERTED TO U.S. SURVEY FEET, AND THE FINAL DATASET HAS BEEN FILTERED AND SMOOTHED USING ARC-GIS TOOLS. THE ORIGINAL DATASET IS PUBLISHED BY "GRANIT" EARTH SYSTEMS RESEARCH CENTER AT THE UNIVERSITY OF NEW HAMPSHIRE. THE END-USER ASSUMES ALL RESPONSIBILITY FOR VERIFICATION AND USE AS MAY BE APPROPRIATE FOR THEIR PURPOSE. IT IS RECOMMENDED THAT CRITICAL DESIGN AREAS SUCH AS IMPERVIOUS PAVEMENT AND OTHER HARDSCAPE SHOULD BE VERIFIED BY GROUND SURVEY. BAILEY ENGINEERING ASSUMES NO LIABILITY FOR USE OF THIS DATA.

VERTICAL DATUM: NAVD88 U.S. SURVEY FEET

WETLAND DELINEATION CERTIFICATION

JURISDICTIONAL WETLANDS WERE DELINEATED BY JESSICA J. BAILEY, CWS #260 OF BRYAN L. BAILEY ASSOCIATES, INC. D.B.A. TURNING POINT LAND SURVEYORS & LAND PLANNERS, 217 COTTON HILL ROAD GILFORD, NH 03249. DURING 06/12/2023 IN ACCORDANCE WITH THE FOLLOWING CRITERIA:

- 1. WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1. 1987, UNITED STATES ARMY CORPS OF ENGINEERS. 1987.
2. U.S. ARMY CORPS OF ENGINEERS. 2011. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION (VERSION 2.0), ED. J. S. WAKELEY, R. W. LICHVAR, C. V. NOBLE, AND J. F. BERKOWITZ. ERDC/EL TR-12-1. VICKSBURG, MS: U.S. ARMY ENGINEER RESEARCH AND DEVELOPMENT CENTER.
3. NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE. 2019 VERSION 4, FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND. NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA.
4. LICHVAR, R.W., D.L. BANKS, W.N. KIRCHNER, AND N.C. MELVIN. 2016. THE NATIONAL WETLAND PLANT LIST: NORTHCENTRAL AND NORTHEAST 2016 REGIONAL WETLAND PLANT LIST. PHYTONEURON 2016-30: 1-17. PUBLISHED 28 APRIL 2016. ISSN 2153 733X



TAX MAP 413 LOT 66 JOHN C & MARY ANN HATAB 108 ALLENS MILL RD GILMANTON, NH, 03237 BK.1673 PG.412

TAX MAP 413 LOT 67 AMY W WEGLARZ & DORIS L HOFFMAN-HEWITT 17 OAKCREST LN GILMANTON, NH, 03237 BK.1420 PG.908

TAX MAP 413 LOT 85 MARTHA J & NICHOLAS S MOOREHEAD 8 OAKCREST LN GILMANTON, NH, 03237 BK.3.168 PG.758

TAX MAP 413 LOT 86 SCOTT G & TRACEY A DURGIN 273 ELM ST1 LACONIA, NH, 03246 BK.2052 PG.668

TAX MAP 413 LOT 28 JASON S & SHELLY K HARRINGTON 75 ALLENS MILL RD GILMANTON, NH, 03237 BK.3538 PG.149

TAX MAP 129 LOT 18 WILLIAM K NUTTER TR 12/18/07 28 STONE RD BELMONT, NH, 03220 BK.2991 PG.581

TAX MAP 129 LOT 17 WILLIAM K NUTTER TR 12/18/07 28 STONE RD BELMONT, NH, 03220 BK.2991 PG.581

EXISTING TAX MAP 413 LOT 29 629,444 Sq. Ft. 14.45 Ac. 79 ALLENS MILL ROAD

PARCEL A 476,992 Sq. Ft. 10.95 Ac. TRANSFER TO LOT 30

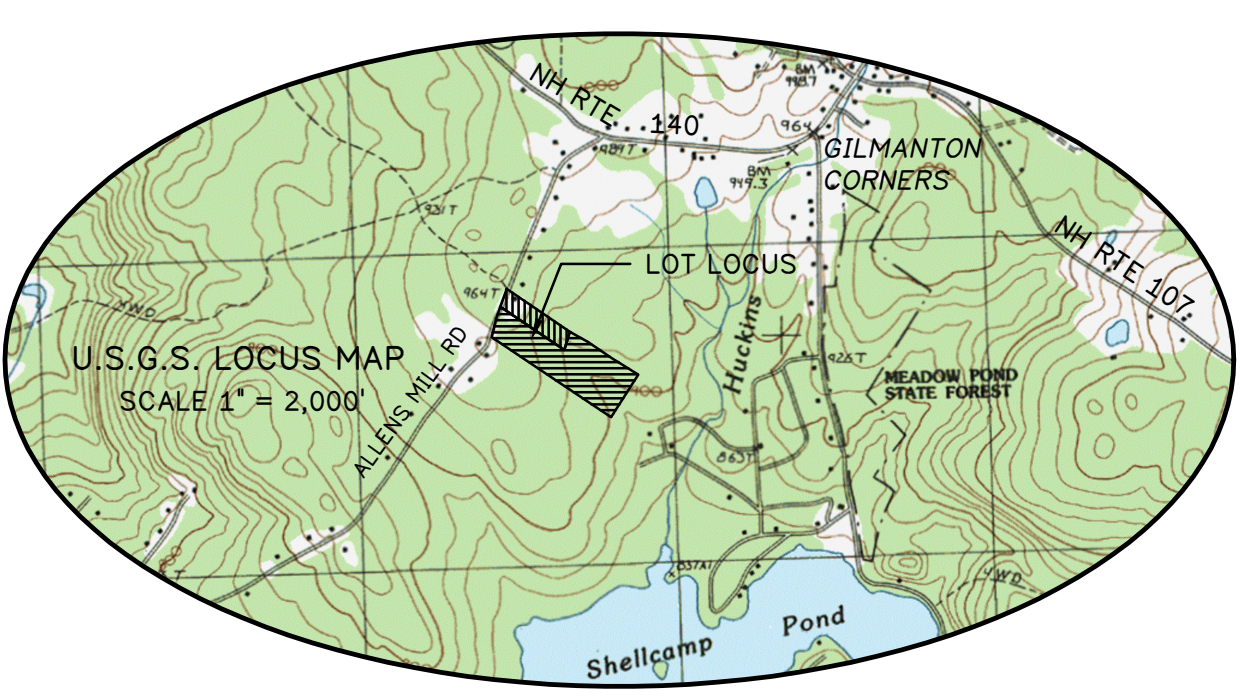
TAX MAP 413 LOT 31 ANTHONY & THERESA SEGALINI PO BOX 261 GILMANTON, NH, 03237

OLD CEMETERY

APPROVED BY THE GILMANTON NH PLANNING BOARD: DATE APPROVED:

CHAIRMAN: DATE SIGNED:

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.



- REBAR FND/SET, REBAR TO BE 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 (FK) FND/SET, HUB & TACK FND/SET, TEMPORARY BENCHMARK, PERMANENT BENCHMARK, WETLAND FLAG, WETLAND, TREE STUMP FOUND, PERCOLATION TEST, TEST PIT, DECIDUOUS TREE, CONIFEROUS TREE, SOIL TYPE, EDGE OF GRAVEL DRIVE, SEWER MAN HOLE, DRAIN MAN HOLE, WELL, HYDRANT, WATER SHUTOFF, GATE VALVE, CATCH BASIN, UTILITY POLE, LIGHT POLE, GUY ANCHOR, STONEWALL, TREELINE, WETLAND, EXISTING WATER, EXISTING SEWER LINE, EXISTING STORM DRAIN, BUILDING SETBACK LINE

- GENERAL NOTES: 1. THE PURPOSE OF THIS PLAN IS TO SHOW A RE-SUBDIVISION OF TAX MAP 413, LOTS 29 & 30 INTO 2 LOTS. BOTH LOTS ARE SERVICES BY ON-SITE WATER & SEPTIC. BOTH LOTS HAVE EXISTING SINGLE FAMILY DWELLING HOMES. NO NEW LOTS TO BE CREATED BY THIS RE-SUBDIVISION. 2. SEE STATE OF NH S/D APPROVAL 39589, DATED 12 JUNE 1991 FOR ORIGINAL S/D APPROVAL OF MAP 413 LOT #30 AT 4.0 AC. 3. REFERENCE PLANS: 3.1. SUBDIVISION PLAN, LAND OF CARL & JANE MOOREHEAD, ALLENS MILL ROAD, GILMANTON NH BY BRYAN L. BAILEY ASSOC. INC., RECORDED AT BCRD PLAN DRAWER L14 #73. 4. DIMENSIONAL CONTROLS: ZONING DISTRICT: RURAL 4.1. MINIMUM LOT AREA = 2 ACRE 4.2. MINIMUM ROAD/LOT FRONTAGE = 200 FT. 4.3. FRONT YARD SETBACK = 35 FT. 4.4. SIDE/REAR YARD SETBACK = 20 FT. 4.5. WETLAND SETBACK = 50 FT. 4.6. WATERBODY SETBACK = 75 FT. 4.7. EXCLUDING WETLANDS SOILS, SLOPES OVER 25%, ROCK OUTCROPS, FLOODPLAINS. 5. THIS THIS SUBDIVISION PLAN CONTAINS A TOTAL OF 2 SHEETS. SHEET NUMBER 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. 6. SEE STATE OF NH DES SUBDIVISION APPROVAL # eCA

Table with columns: DATE, REVISION, INITIALS. Includes a signature block for Bryan L. Bailey.

Table with columns: DATE (7/5/2023), JOB No. (1144), DRAWN BY (BLB), SCALE (1" = 60').

BAILEY ASSOCIATES LAND SURVEYING & LAND PLANNING ENGINEERING & NATURAL RESOURCE SCIENCES WWW.BAILEY-ASSOCIATES.COM (603) 528-3734 217 COTTON HILL RD. GILFORD, NH 03249 TAX MAP 413 LOTS 29 & 30 RE-SUBDIVISION PLAN LAND OF THE ESTATE OF CARL MOOREHEAD & SHANE & KATHLEEN MOOREHEAD LAND LOCATED AT 79 & 87 ALLENS MILL ROAD, GILMANTON NH PROPERTY OWNER: MAP 413 LOT 29 ESTATE OF CARL MOOREHEAD 79 ALLENS MILL ROAD GILMANTON NH 03237 DEED: BK 1010 PG 368 MAP 413 LOT 30 SHANE & KATHLEEN MOOREHEAD PO BOX 446 GILMANTON NH 03237 DEED: BK 1183 PG 908 DATE OF PLAN: July 2023 SHEET 2 OF 2