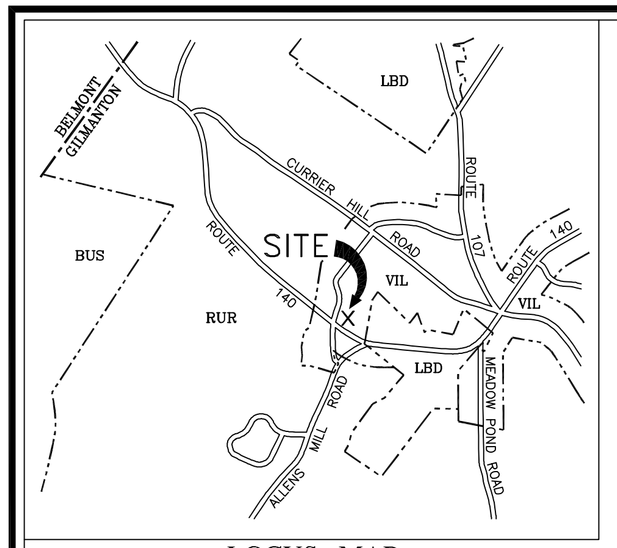

LOCUS MAP

NOTES

1. FIELD PROCEDURE: TOPCON GTS 236W TOTAL STATION INSTRUMENT FIELD WORK PERFORMED JULY 2023
2. THE PURPOSE OF THIS SURVEY IS TO AID IN OBTAINING TOWN AND STATE APPROVAL FOR A SUBDIVISION OF PROPERTY OWNED BY BRETT & BRENDA CURRIER
3. ONLY THE LINES OF LOT 2 SURVEYED BY THIS OFFICE THE LINES OF REMAINING LAND TAKEN FROM PLAN REF. 1
4. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OR RIGHTS OF WAY THAT ARE NOW IN EFFECT AND APPLICABLE
5. REMAINING LAND IS SUBJECT TO A 50' EASEMENT AROUND THE MARY BUTLER MEMORIAL TO THE TOWN OF GILMANTON AS DESCRIBED IN DEED BK. 2472 PG. 227 & AS SHOWN ON PLAN REF. 2
6. SOIL TYPE FROM BELKNAP COUNTY SOIL SURVEY IS 479B GILMANTON FINE SANDY LOAM
7. ZONING DISTRICT IS VILLAGE DISTRICT MINIMUM LOT SIZE IS 1 ACRE MINIMUM ROAD FRONTAGE IS 125' SETBACKS ARE 35' FRONT 20' SIDE AND REAR
8. CONTOUR INTERVAL SHOWN IS 5'
9. WETLAND DELINEATION BY COLIN R. BROWN IN ACCORDANCE WITH Env-Wq 1014.06
10. THE PROPOSED LOT 2 IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA
11. SEE STATE OF N.H. SEPTIC APPROVAL ESA2022042217 DATED 4/22/2022 FOR LOT 2

PLAN REFERENCES

1. B.C.R.D. PLAN DRAWER L46 #34 SUBDIVISION FOR VIRGINIA M. STANLEY REVISED 10/31/2003 BY PAUL M. DARBYSHIRE ASSOCIATES
2. B.C.R.D. PLAN DRAWER L63 #7 EASEMENT PLAN FOR VIRGINIA M. STANLEY REVISED NOVEMBER 28, 2007 BY PAUL M. DARBYSHIRE ASSOCIATES
3. N.H. HIGHWAY PROJECT NO. S37(1) GOVERNOR BADGER ROAD

MICHAEL & DANIELLE MORAN
TAX MAP 413 LOT 110
DEED BK. 2725 PG. 48
P.O. BOX 364
GILMANTON, N.H. 03237

REMAINING LAND OF BRETT & BRENDA CURRIER
TAX MAP 413 LOT 112
DEED BK. 3404 PG. 742
279 N.H. ROUTE 140
GILMANTON, N.H. 03237
±12.30 Ac.

KIMBERLY & JERROD MEAD
TAX MAP 413 LOT 114
DEED BK. 3252 PG. 124
123 CURRIER HILL ROAD
GILMANTON, N.H. 03237

ROGER W. & ELIZABETH CLARK FAMILY TRUST
TAX MAP 413 LOT 115
DEED BK. 3097 PG. 215
P.O. BOX 25
GILMANTON, N.H. 03237

THOR A. & SHIRLEY D. MALEK
TAX MAP 126 LOT 6
DEED BK. 2420 PG. 657
97 CURRIER HILL ROAD
GILMANTON, N.H. 03237

MARY BUTLER CHAPTER OF DAR
TAX MAP 413 LOT 111
EASEMENT DEED BK. 2472 PG. 227
P.O. BOX 1599
LACONIA, N.H. 03246

MICHAEL & DANIELLE MORAN
TAX MAP 413 LOT 110
DEED BK. 2725 PG. 48
P.O. BOX 364
GILMANTON, N.H. 03237

REMAINING LAND OF BRETT & BRENDA CURRIER
TAX MAP 413 LOT 112
DEED BK. 3404 PG. 742
279 N.H. ROUTE 140
GILMANTON, N.H. 03237
±12.30 Ac.

RYAN & OLIVIA FREEMAN
TAX MAP 127 LOT 43
DEED BK. 3478 PG. 873
55 CURRIER HILL ROAD
GILMANTON, N.H. 03237

DEBORAH J. DADDIO
TAX MAP 413 LOT 92
264 N.H. ROUTE 140
GILMANTON, N.H. 03237

THE WILLARD FAMILY TRUST
TAX MAP 127 LOT 23
DEED BK. 2169 PG. 927
P.O. BOX 532
GILMANTON, N.H. 03237

TOWN OF GILMANTON
TAX MAP 413 LOT 113
DEED BK. 1993 PG. 944
P.O. BOX 550
GILMANTON, N.H. 03237

ADAM L. & ANNA B. GILBERT
TAX MAP 413 LOT 91
18 ALLENS MILL ROAD
GILMANTON, N.H. 03237

MARY BUTLER LANE

N.H. ROUTE 140

LOT 2
1.88 Ac.

PROPERTY SKETCH NOT TO SCALE

ADAM L. & ANNA B. GILBERT
TAX MAP 413 LOT 91
18 ALLENS MILL ROAD
GILMANTON, N.H. 03237

MARY BUTLER LANE

N.H. ROUTE 140

LOT 2
1.88 Ac.
(81,963 S.F.)

APPROX. EXISTING HOUSE

WETLAND VERY POORLY DRAINED

POSS. HOUSE LOCATION

4K SEPTIC AREA

PAVED DRIVEWAY

GRAVEL DRIVEWAY

DRIVEWAY

ROADSIDE DITCH - NOT WATERTABLE INTERCEPTING

ROUGHED IN DRIVEWAY

5/8" I.R. (f) BURIED 0.2'

5/8" I.R. SET 8/23

5/8" I.R. (f) UP 0.5'

ELECT. PANEL

CONC. PAD & BOULDER

#300 299.2

WOODED

SETBACK LINES

75' Protective well radius

POSS. WELL LOCATION

N.H.H.D. BND. (f)

D.H. (f) WITNESSED BY 5/8" I.R.

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1096.00'	38.53'	38.52'	S38°08'19"E

LEGEND	
●	IRON ROD
·	ANGLE POINT
×	DRILL HOLE
□	N.H.H.D. BOUND
(f)	FOUND
	CULVERT
	TEST PIT
	TREE LINE
	STONE WALL
	EDGE OF VERY POORLY DRAINED SOILS
	UTILITY POLE

40 0 20 40 80 120
SCALE 1 INCH = 40 FEET

MAGNETIC 2023

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

APPROVED BY THE GILMANTON PLANNING BOARD ON _____

_____ CHAIRPERSON

_____

NEW HAMPSHIRE Designer of Subsurface Disposal Systems Colin R. Brown No. 1520

STATE OF NEW HAMPSHIRE No. 845 COLIN R. BROWN SIGNATURE LICENSED LAND SURVEYOR

MINOR SUBDIVISION FOR BRETT & BRENDA CURRIER

279 N.H. ROUTE 140
GILMANTON, N.H. BELKNAP CO.
AUGUST 17, 2023
SCALE 1 INCH = 40 FEET
DEED BOOK 3404 PAGE 742
TAX MAP 413 LOT 112

CENTRAL LAND SURVEYING
INC.
COLIN R. BROWN (603)-744-2822
LICENSED LAND SURVEYOR BRISTOL, N.H. 03222