FOR REGISTRY OF DEEDS USE ONLY (ABUTTER ACROSS RIVER) (ABUTTER ACROSS RIVER) (ABUTTER ACROSS RIVER) MAP 32Z LOT 90 MAP 37Z LOT 4 MAP 37Z LOT 6 PETERS P. & DIANE JONES PATRICIA CUTTING JOSEPH F. & JACQUELINE A. WELLS 166 BROAD COVE DRIVE 29 RUNNELLS ROAD 45 HARRISON AVE. CONCORD, NH 03303 CONCORD, NH 03303-3908 WOBURN, MA 01801 BK. 2192 PG. 1891 BK. 3097 PG. 654 BK. 1140 PG. 382 ACCORDING TO PAROLE EVIDENCE PROVIDED BY A FORMER OWNER OF THE SUBJECT PARCEL, (LEON LAFRENIERE), HE CONSTRUCTED THE SCREENHOUSE IN APPROXIMATELY 1978. ACCORDING TO MR. LAFRENIERE THIS CONSTRUCTION WAS PURSUANT TO A VERBAL AGREEMENT MADE WITH THE LAND OWNER TO THE SOUTH, CONTOOCOOK RIVER (HAROLD DIMOND), REGARDING THE LOCATION OF THEIR COMMON LOT LINE. BASED ON THIS INFORMATION IT IS ESTIMATED THAT THE HATCHED AREA SHOWN HEREON HAS BEEN OCCUPIED FOR MORE THAN 20 YEARS. AREA= 1,648 Sq. Ft. OR 0.038 Ac. PARCEL "B" BOUNDARY LINE LOCATION 5,602 Sq. Ft. BY DEED DIMENSION .--- 7 0.129 Ac. (DEED TRACT #2&3) FROM EAST APPROXIMATE WATER WOODEN ±166' ALONG RIVER ELEVATION ON DATE CONCRETE OF SURVEY (5/9/08) (DEED HELD) MAP 37Z LOT 50 WAS ±342.8' __ N36'04'05"E_ 59.00' -**LOCUS** N34'11'15"E-HAROLD E. JR. & BARBARA A. DIMOND 84 WEST PARISH ROAD 1"=2000' EDGE OF RIVER (REFERENCE LINE)— CONCORD, NH 03301 BK. 1830 PG. 1816 STONE _S33°21'37"W 67 2 DECK TBRICK/ 15.001 NOTES SILL=352.5 1. THE PURPOSE OF THIS PLAN IS TO SHOW AN AREA OF THE EXISTING RIGHT OF WAY TO BE DISCONTINUED BY THE CITY OF CONCORD AND TO SHOW A NEW 15 FOOT WIDE DRAINAGE EASEMENT FOR THE BENEFIT OF THE CITY OF CONCORD. FF=353.6' N43°03'02"W TRACT LINE 31.25 MAP 37Z LOT 50 SCREENHOUSE FF=354.0' HAROLD E. JR. & BARBARA A. DIMOND (DEED HELD) THE PROPERTY SHOWN HEREON IS LOCATED IN THE "RO" "OPEN SPACE RESIDENTIAL" ZONING DISTRICT AS DEFINED BY THE CITY OF CONCORD ZONING ORDINANCE. THE PROPERTY IS SUBJECT TO THE FOLLOWING DIMENSIONAL ZONING REGULATIONS; S33'21'37"W 84 WEST PARISH ROAD (DEED_HELD) 2" N56"38'23"W OAK 2 STORY 13.97 CONCORD, NH 03301 W/F HOUSE \$33"21"37"W RIGHT OF WAY 93.50" (TOTAL) NEW 15' WIDE DRAINAGE EASEMENT— 222 SQ.FT. BK. 1830 PG. 1816 SILL=353.1" MINIMUM LOT SIZE FF=353.9' R=737.50° TOTAL AREA BUILDABLE LAND ➤ S32*49'15"W L=15.09'7.50' MINIMUM LOT FRONTAGE 200 Ft. S57'10'45"E---Δ=1'10'21"____ MINIMUM YARD REQUIREMENTS $_{\text{-}}$ CHORD = S27°03'51"W 15.09' 5" SPRUCE AREA OF ROW TO BE DISCONTINUED BY CITY OF CONCORD - 3,532 SQ. FT. 18" () N35'32'16"E 4' POST & OAK RAIL FENCE 4' POST &______RAIL FENCE BIT. CURB MAXIMUM LOT COVERAGE MAXIMUM HEIGHT INV. IN=344.74 the state of the s EVERGREEN ---HEDGE INV. OUT=344.67 3. THE SUBJECT PARCELS LIE WITHIN THE SHORELAND PROTECTION OVERLAY DISTRICT ALONG THE CONTOOCOOK RIVER. RIGHT OF WAY L=116.62' (TOTAL) 66' BY LAYOUT $\Delta = 9.03,36$ BROAD COVE DRIVE (SEE NOTE #7) 4. THE SUBJECT PARCELS ARE WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL #330110 0015 B, EFFECTIVE DATE APRIL 19, 2010. CHORD = $N31^{\circ}00^{\circ}28^{\circ}E$ 116.50° PHYSICAL EVIDENCE HELD (PAVED ±20' WIDE) THE 100 YEAR FLOOD ELEVATION IS 356'. 5. THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND BY THIS OFFICE IN MAY 2008. TRAVERSE ERROR OF CLOSURE WAS BETTER THAN 1:15,000. HORIZONTAL DATUM IS NH STATE PLANE BASED UPON GPS OBSERVATIONS MADE BY THIS OFFICE. -O-NET 163 CE 19 6. TOPOGRAPHIC INFORMATION SHOWN HEREON IS THE RESULT OF A FIELD SURVEY PERFORMED BY THIS OFFICE DURING MAY 2008. VERTICAL DATUM IS NGVD 1929 ADJUSTED TO A N33'21'37"E RIGHT OF WAY N.H.D.O.T. DISC #0990790 IN THE NORTHEAST BRIDGE ABUTMENT OF HORSE HILL ROAD BRIDGE PARCEL "A" OVER THE CONTÖOCOOK RIVER, ELEV .= 362.98'. 5,304 Sq. Ft. 7. BROAD COVE DRIVE WAS ESTABLISHED AS 4 RODS WIDE ON OCTOBER 22, 1847. SEE 0.122 Ac. BOOK 2 PAGE 64 OF THE HIGHWAY LAYOUTS FOR CONCORD ON FILE AT THE NH STATE (DEED TRACT #1 ARCHIVES IN CONCORD, NH. 8. ACCORDING TO CITY TAX RECORDS THE MAIN HOUSE WAS CONSTRUCTED IN APPROXIMATELY 1950. W/F GARAGE FF=352.7' PROPERTY LINE AS PLAN REFERENCES: SHED SHOWN ON PLAN REF. #1, NOT HELD. PLAN OF SUBDIVISION OF LOT 6126 B HAROLD DIMOND WEST PARISH ROAD CONCORD, NH SCALE: 1"=50" DATE: 4/21/76 PREPARED BY B.F. HOWARD ASSOCIATES OF BOW, NH AND RECORDED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN #5639. OLD SHEEP WIRE 2. SUBDIVISION PLAN FOR ALICE P. TILLEY, TRUSTEE AND MINH & THOMAS LAND DEVELOPMENT CO., LLC. TAX MAP #105 BLOCK #1 LOT #14 BROAD COVE DRIVE & CARTER HILL ROAD CONCORD, NH. DATE: MAY 20, 2003 SCALE: 1"=50' PREPARED BY JOSEPH M. WICHERT, LLS, INC. OF MANCHESTER, NH AND RECORDED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN #16542. FENCE ON GROUND-MAP 37Z LOT 70 1 1/2" IRON PIPE CAROL H. CURRIER MAP 37Z LOT 72 S38°45'07"W FOUND 9" TALL 41 BROAD COVE DRIVE DONALD CHARPENTIER OLD FENCE PENACOOK, NH 03303 SEE DETAIL (LINE HELD FROM PLAN REF. #1) 3. BOUNDARY PLAT LAND OF LUCILLE R. SCHURMAN TRUST WEST PARISH ROAD & BROAD COVE DRIVE CONCORD, NH MERRIMACK COUNTY TAX MAP 104 BLOCK 1 LOTS 8 & 25. DATE: MAY 1, 2007 SCALE: 1"=100' AND RECORDED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN #18444. 45 BROAD COVE DRIVE IN STUMP BK. 1421 PG. 736 PENACOOK, NH 03303 (PLAN REF. #1) BK. 1346 PG. 196 3/4" IRON ROD FOUND 4" TALL BENT & LOOSE RIGHT OF WAY DISCONTINUANCE PLAN LAND OF ROBERT M. BEAULAC ASSESSORS MAP 37Z LOT 71 #46 BROAD COVE DRIVE LEGEND CONCORD, NEW HAMPSHIRE N38'45'07"E 100.00' IRON ROD TO BE SET 0.55° 99.45" DATE: JUNE 2016 * SCALE: 1" = 20' GRANITE BND TO BE SET OWNER OF RECORD ANGLE POINT APPROVED IRON ROD FOUND DETAIL MAP 37Z LOT 71 UNDER THE PROVISIONS OF R.S.A. 674:35 AND R.S.A. 674:36 IRON PIPE FOUND NOT TO SCALE ROBERT M. BEAULAC CITY PLANNING BOARD 46 BROAD COVE DRIVE DRILL HOLE FOUND/SET CITY OF CONCORD, N.H. PENACOOK, NH 03303 MAILBOX BOOK 2804 PAGE 1267 IN ACCORDANCE WITH THE VOTE OF THE BOARD DATED UTILITY POLE \sim T. F. BERNIER, INC. DECIDUOUS TREE Land Surveyors - Designers - Consultants OLD BARBED WIRE FENCE APPROVAL OF THIS PLAT IS LIMITED TO LOTS AS SHOWN 39 WARREN STREET - P.O. BOX 3464 FOUND ON GROUND CONCORD, NEW HAMPSHIRE 03302-3464 STONEWALL GRAPHIC SCALE Tel:(603)224-4148 - Fax:(603)224-0507 TREELINE/BRUSHLINE 2 UPDATE PER CITY OF CONCORD COMMENTS 08/11/16 CLERK CHAIR SITE INSPECTION UPDATE 06/30/16 20 10 0 10 20 REVISION DATE DESIGNED BY CHECKED BY F.B. PG. JOB # 337-01

JRC
DRAWING NAME
ROW Plan 2016