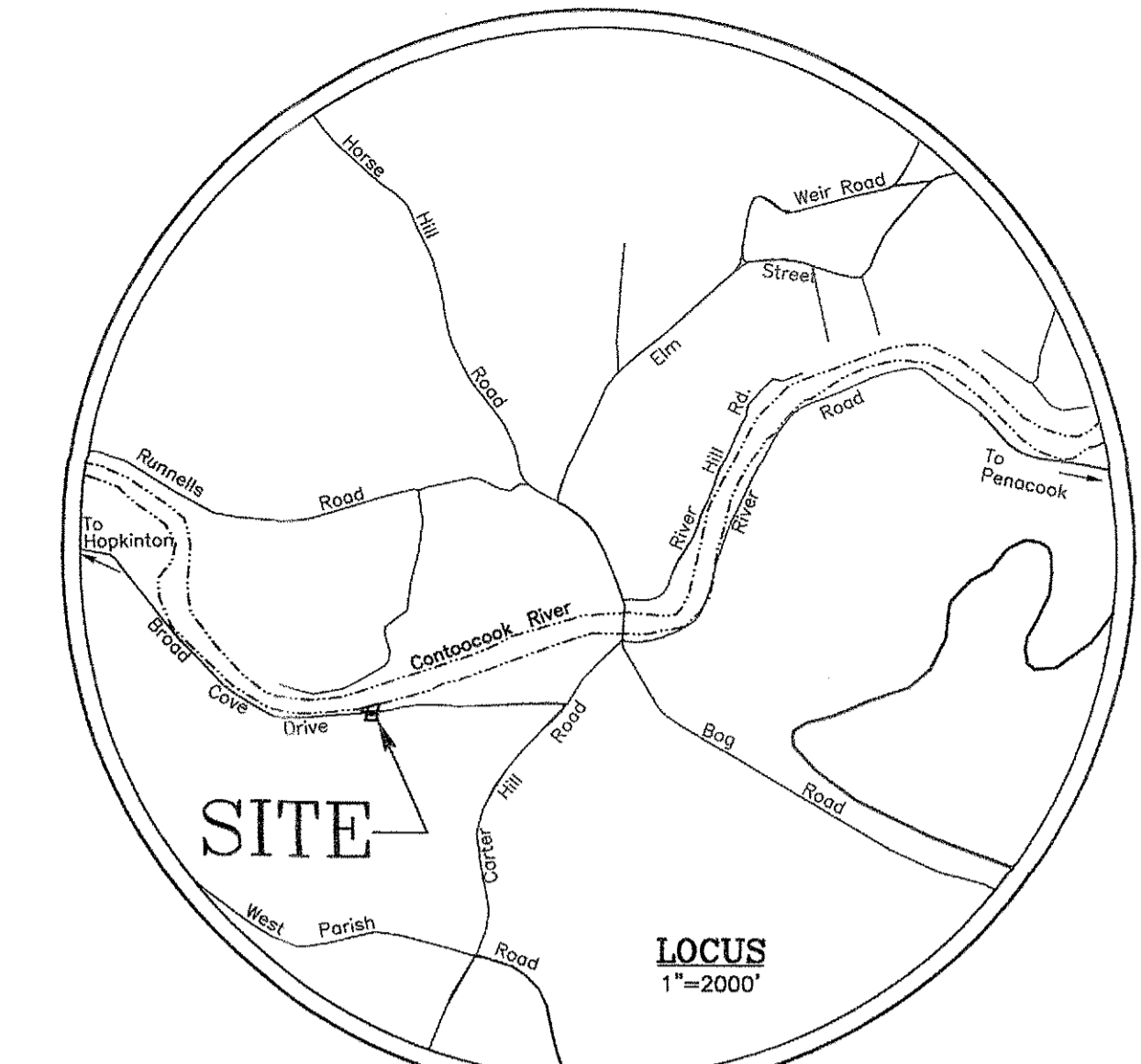
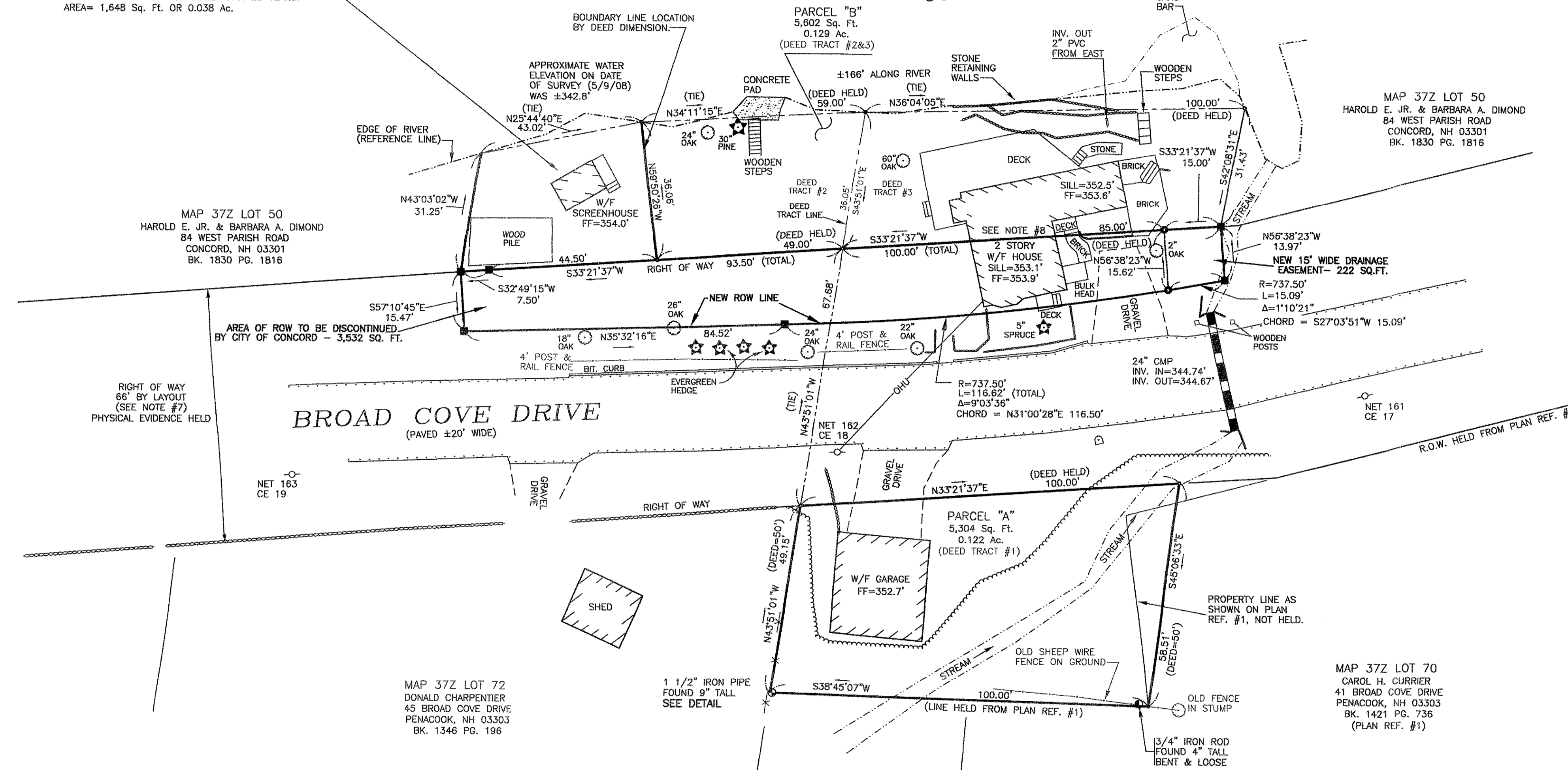


(ABUTTER ACROSS RIVER)
MAP 37Z LOT 6
JOSEPH F. & JACQUELINE A. WELLS
45 HARRISON AVE.
WOBBURN, MA 01801
BK. 1140 PG. 382

(ABUTTER ACROSS RIVER)
MAP 37Z LOT 4
PATRICIA CUTTING
29 RUNNELLS ROAD
CONCORD, NH 03303-3908
BK. 3087 PG. 654

(ABUTTER ACROSS RIVER)
MAP 32Z LOT 90
PETERS P. & DIANE JONES
166 BROAD COVE DRIVE
CONCORD, NH 03303
BK. 2192 PG. 1891

NOTE:
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, (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.



NOTES

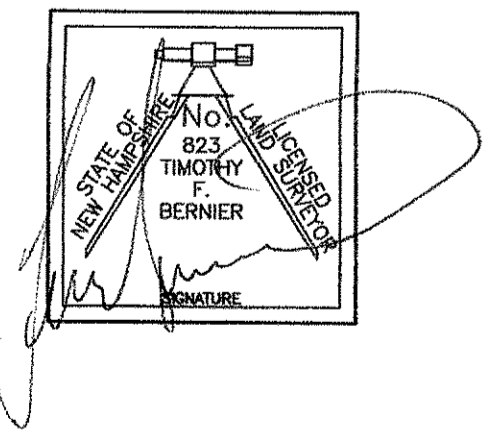
- 1. THE PURPOSE OF THIS PLAN IS TO SHOW AN AREA OF THE EXISTING RIGHT OF WAY TO BE DISCONTINUED BY THE CITY OF CONCORD AND TO SHOW A NEW 15 FOOT WIDE DRAINAGE EASEMENT FOR THE BENEFIT OF THE CITY OF CONCORD.
2. THE PROPERTY SHOWN HEREON IS LOCATED IN THE "TO" "OPEN SPACE RESIDENTIAL" ZONING DISTRICT AS DEFINED BY THE CITY OF CONCORD ZONING ORDINANCE. THE PROPERTY IS SUBJECT TO THE FOLLOWING DIMENSIONAL ZONING REGULATIONS:
MINIMUM LOT SIZE 2 ACRES
TOTAL AREA 20,000 Sq. Ft.
BUILDABLE LAND 200 FT.
MINIMUM LOT FRONTAGE 200 FT.
MINIMUM YARD REQUIREMENTS
FRONT 50 FT.
REAR 50 FT.
SIDE 40 FT.
MAXIMUM LOT COVERAGE 10%
MAXIMUM HEIGHT 35 FT.
3. THE SUBJECT PARCELS LIE WITHIN THE SHORELAND PROTECTION OVERLAY DISTRICT ALONG THE CONTOOCOOK RIVER.
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. 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.
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 N.H.D.O.T. DISC #0890790 IN THE NORTHEAST BRIDGE ABUTMENT OF HORSE HILL ROAD BRIDGE OVER THE CONTOOCOOK RIVER, ELEV.=362.98'.
7. BROAD COVE DRIVE WAS ESTABLISHED AS 4 RODS WIDE ON OCTOBER 22, 1847. SEE BOOK 2 PAGE 64 OF THE HIGHWAY LAYOUTS FOR CONCORD ON FILE AT THE NH STATE ARCHIVES IN CONCORD, NH.
8. ACCORDING TO CITY TAX RECORDS THE MAIN HOUSE WAS CONSTRUCTED IN APPROXIMATELY 1950.

PLAN REFERENCES:

- 1. 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 #6539.
2. SUBDIVISION PLAN FOR ALICE P. TILLEY, TRUSTEE AND MINN & 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.
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.

RIGHT OF WAY DISCONTINUANCE PLAN

LAND OF
ROBERT M. BEAULAC
ASSESSORS MAP 37Z LOT 71
#46 BROAD COVE DRIVE
CONCORD, NEW HAMPSHIRE
DATE: JUNE 2016 * SCALE: 1" = 20'



APPROVED
UNDER THE PROVISIONS OF R.S.A. 674:35 AND R.S.A. 674:36
CITY PLANNING BOARD
CITY OF CONCORD, N.H.
IN ACCORDANCE WITH THE VOTE OF THE BOARD DATED
APPROVAL OF THIS PLAT IS LIMITED TO LOTS AS SHOWN
CLERK CHAIR

OWNER OF RECORD

MAP 37Z LOT 71
ROBERT M. BEAULAC
46 BROAD COVE DRIVE
PENACOOK, NH 03303
BOOK 2804 PAGE 1267

Table with columns: NO., REVISION, DATE. Row 1: 1 SITE INSPECTION UPDATE 06/30/16. Row 2: 2 UPDATE PER CITY OF CONCORD COMMENTS 08/11/16.

Table with columns: DESIGNED BY, DRAWN BY, CHECKED BY, F.B., PG., JOB #. Values: DESIGNED BY: JRC, DRAWN BY: JRC, CHECKED BY: TFB, F.B.: 128, PG.: 01, JOB #: 337-01.

- LEGEND
● IRON ROD TO BE SET
■ GRANITE BND TO BE SET
• ANGLE POINT
⊙ IRON ROD FOUND
⊙ IRON PIPE FOUND
⊙ DRILL HOLE FOUND/SET
⊙ MAILBOX
⊙ UTILITY POLE
⊙ DECIDUOUS TREE
-x OLD BARBED WIRE FENCE FOUND ON GROUND
--- STONEWALL
~ TREELINE/BRUSHLINE

