

VICINITY MAP



GENERAL NOTES

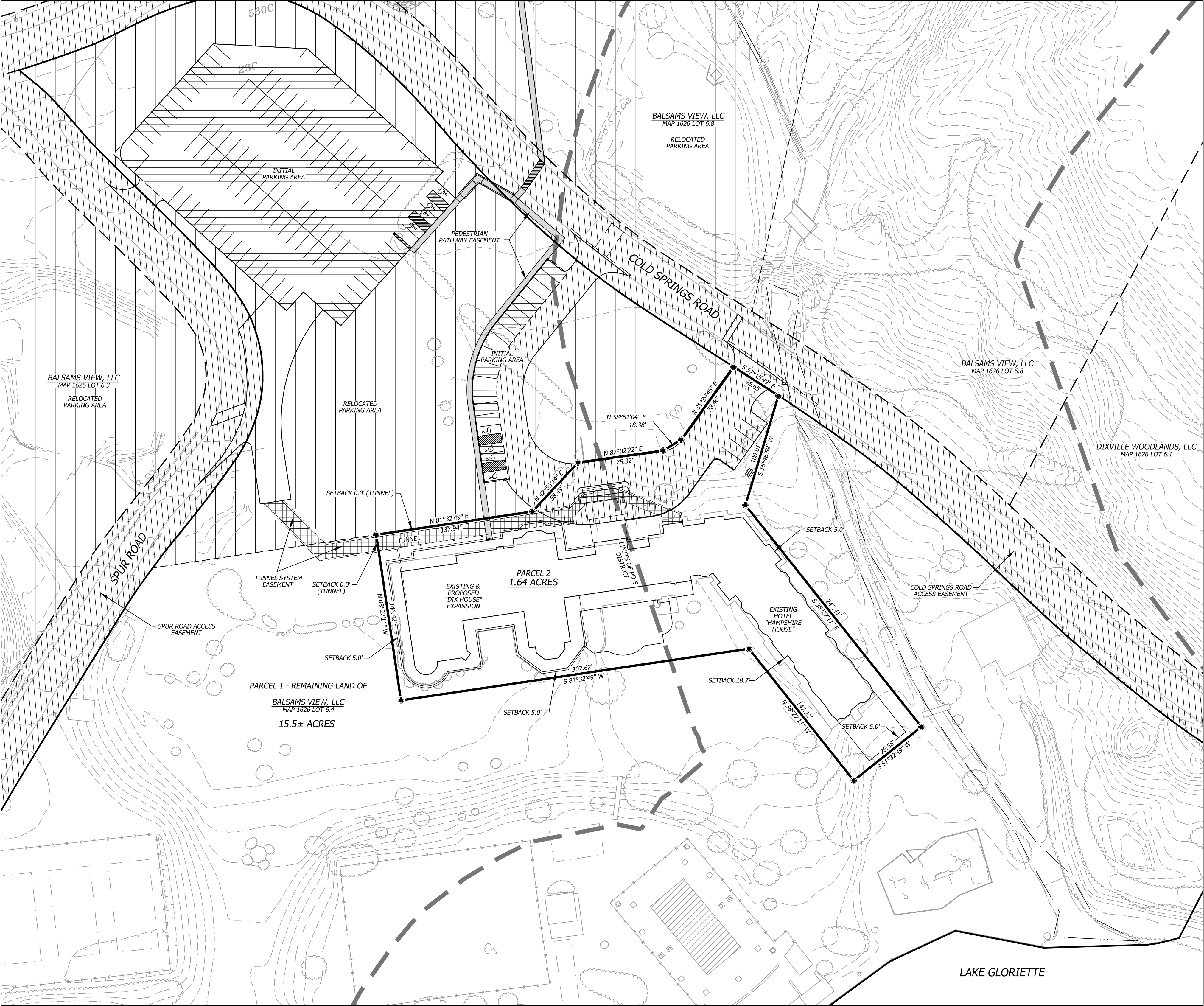
- OWNER OF RECORD:
BALSAMS VIEW, LLC
12 PLEASANT STREET
COLEBROOK, NH 03576
- APPLICANT:
DIXVILLE CAPITAL, LLC
8 AIRPORT ROAD, P.O. BOX 547
BETHEL, ME 04217
- REFERENCE DEEDS:
 - COOS COUNTY REGISTRY OF DEEDS BOOK 1339 PAGE 915.
- THIS PLAN IS BASED ON PLANS OF RECORD, A PRECISION GPS SURVEY COMPLETED BY HORIZONS ENGINEERING, INC AND AERIAL PHOTOGRAMMETRIC MAPPING COMPLETED BY AERIAL SURVEY AND PHOTO, INC.
- THE BEARINGS SHOWN HEREON REFER TO GRID NORTH AND ARE BASED ON THE NEW HAMPSHIRE COORDINATE SYSTEM.
- PREMISES ARE LOCATED WITHIN THE DD-G (GENERAL DEVELOPMENT DISTRICT) AND PD-5 (BOARD IDENTIFIED SHORELINES).
- PREMISES ARE NOT LOCATED WITHIN A DEFINED FLOOD HAZARD ZONE.
- THE COMMON BOUNDARY OF LOT 6.4 AND LOT 7 IS DESCRIBED IN DEED BOOK 813 PAGE 153 AS "BEGINNING AT A STONE MASONRY POST IN THE STONE WALL...THENCE SOUTHERLY ABOUT 175 FEET TO AN IRON FENCE POST IN THE FENCE ON THE NORTH BANK OF LAKE GLORLETTE". THE POINT OF BEGINNING CAN BE ESTABLISHED BASED ON THE LOCATION OF THE EXISTING WALL, HOWEVER, THE IRON FENCE POST AND OTHER MONUMENTS CALLED FOR IN THE DEED WERE NOT FOUND, AND THERE IS NO EVIDENCE OF A FENCE. THE LINE AS SHOWN HEREON IS APPROXIMATE AND SHOULD BE CONFIRMED WITH A BOUNDARY LINE AGREEMENT.
- THE BOUNDARIES OF THE NEIL TILLOTSON HOUSE LOT (LOT 6.4A) AS DESCRIBED IN DEED BOOK 1245 PAGE 167 ARE UNABLE TO BE LOCATED ON THE GROUND. THE MONUMENTS CALLED FOR IN THE DEED WERE NOT FOUND. THE BOUNDARIES AS SHOWN HEREON ARE BASED ON THE BEARINGS AND DISTANCES CALLED FOR IN THE DEEDS, ARE APPROXIMATE AND SHOULD BE CONFIRMED WITH A BOUNDARY LINE AGREEMENT.

ABUTTERS

MAP/LOT	NAME	ADDRESS
1626/6.1	DIXVILLE WOODLANDS, LLC	12 PLEASANT STREET, COLEBROOK, NH 03576
1626/6.3	BALSAMS VIEW, LLC	12 PLEASANT STREET, COLEBROOK, NH 03576
1626/6.4A	BALSAMS VIEW, LLC	12 PLEASANT STREET, COLEBROOK, NH 03576
1626/6.8	BALSAMS VIEW, LLC	12 PLEASANT STREET, COLEBROOK, NH 03576
1626/7	BALSAMS VIEW, LLC	12 PLEASANT STREET, COLEBROOK, NH 03576

LEGEND

- CORNER TO BE MONUMENTED WITH 5/8-INCH DIAMETER IRON ROD WITH PLASTIC ID CAP
- BOUNDARY LINE
- ABUTTING PROPERTY BOUNDARY (APPROXIMATE)
- EASEMENT
- WETLAND AS DELINEATED BY OTHERS
- PD-5 ZONING DISTRICT BOUNDARY



CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY IS CLASSIFIED RURAL (R). BOUNDARIES DEPICTED HEREON ARE COMPILED IN PART FROM REFERENCE PLANS AND FROM FIELD SURVEY BASED ON PRECISION GRADE RTK/GPS OBSERVATIONS AND TOTAL STATION SURVEY WITH A RAW CLOSURE BETTER THAN ONE PART IN 10,000.

I HEREBY CERTIFY THAT THIS MAP AND SURVEY HAS BEEN MADE UNDER MY SUPERVISION. THE DATE OF THE SURVEY WAS MARCH & APRIL, 2012.

ANDREW J. NADEAU, ILS 947

DATE

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REGISTRY OF DEEDS USE

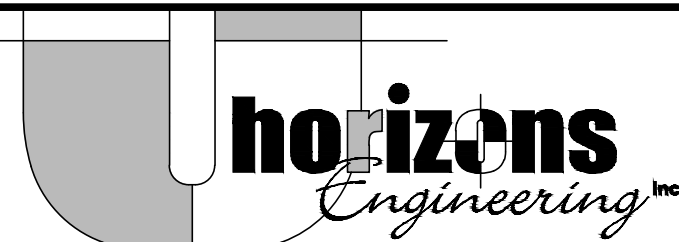
THIS MAP IS HEREBY APPROVED BY THE COOS COUNTY PLANNING BOARD AT AN OFFICIAL MEETING HELD ON _____ AND SHALL BE FILED ON OR BEFORE _____ WITH THE COOS COUNTY REGISTER OF DEEDS.

DATE _____ CHAIRMAN OR CLERK _____

THE SUBDIVISION REGULATIONS OF COOS COUNTY UNINCORPORATED PLACES, NEW HAMPSHIRE ARE A PART OF THIS PLAT, AND APPROVAL OF THIS PLAT IS CONTINGENT UPON COMPLETION OF ALL REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY ANY VARIANCES OR MODIFICATIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.

REQUESTED WAIVERS FROM COOS COUNTY UNINCORPORATED SUBDIVISION REGULATIONS, SECTION 5, PLAN REQUIREMENTS:

- ITEM 4.9, LOCATION OF SOILS, GROUND WATER AND PERC TESTS USING SITE SPECIFIC INFORMATION
- ITEM 4.16, SOIL TYPES
- ITEM 4.17, SEASONAL HIGH WATER.
- ITEM 4.18, TEST PITS
- ITEM 4.20, SCALE OF 1" FOR 100'.



Littleton NH • New London NH • Newport VT
603-444-4111 603-877-0116 802-334-6434

PLAN SHOWING A SUBDIVISION FOR

DIXVILLE CAPITAL, LLC

OF LAND OF

BALSAMS VIEW, LLC

COLD SPRINGS ROAD & SPUR ROAD

DIXVILLE, COOS COUNTY

NEW HAMPSHIRE

COOS COUNTY MAP 1626 LOT 6.4

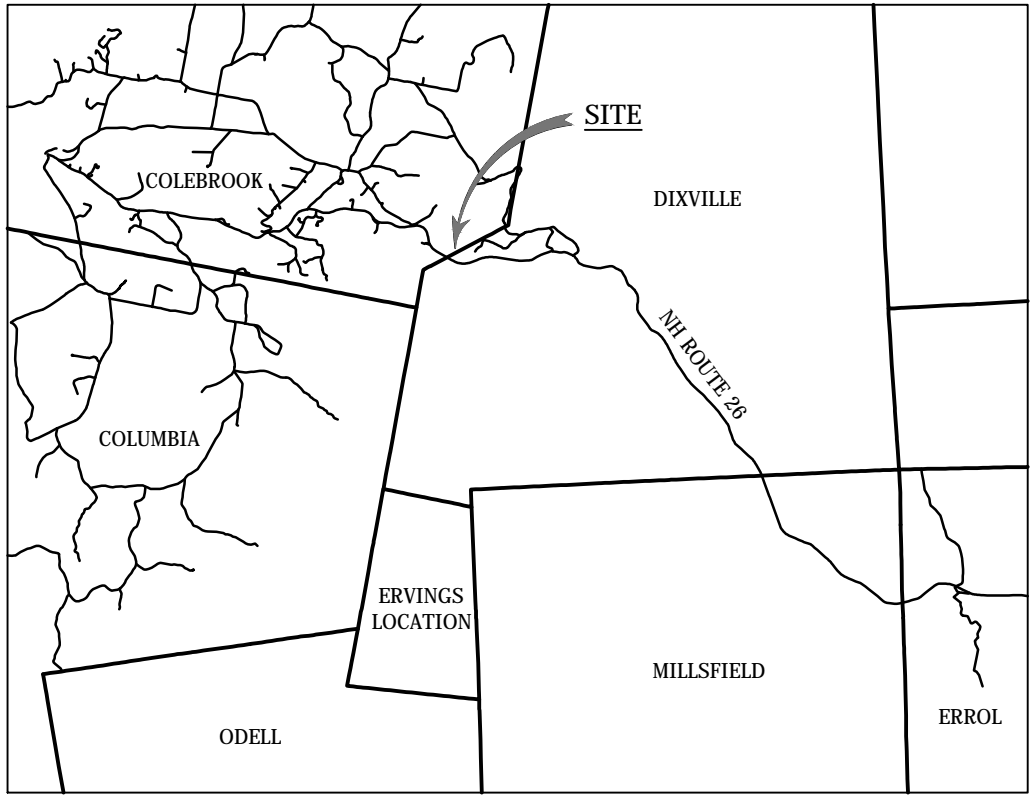
DEED BOOK 1339 PAGE 915

SUBDIVISION PLAN

NO.	DATE	REVISION DESCRIPTION	ENG	DWG
1.	5/18	REVISED FOR 2ND SUBMITTAL	AJN	AJN
2.	5/26	ADDED OVERALL BOUNDARY SHEET AND ADDITIONAL BOUNDARY INFO	AJN	AJN

DATE: 4/22/2016	PROJECT #: 15247
ENG'D BY: ---	DRAWN BY: AJN
CHECK'D BY: AJN	ARCHIVE #: H----

SHEET 1 OF 2



VICINITY MAP

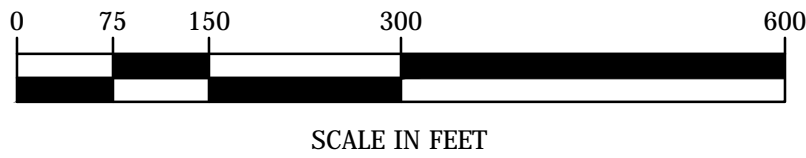


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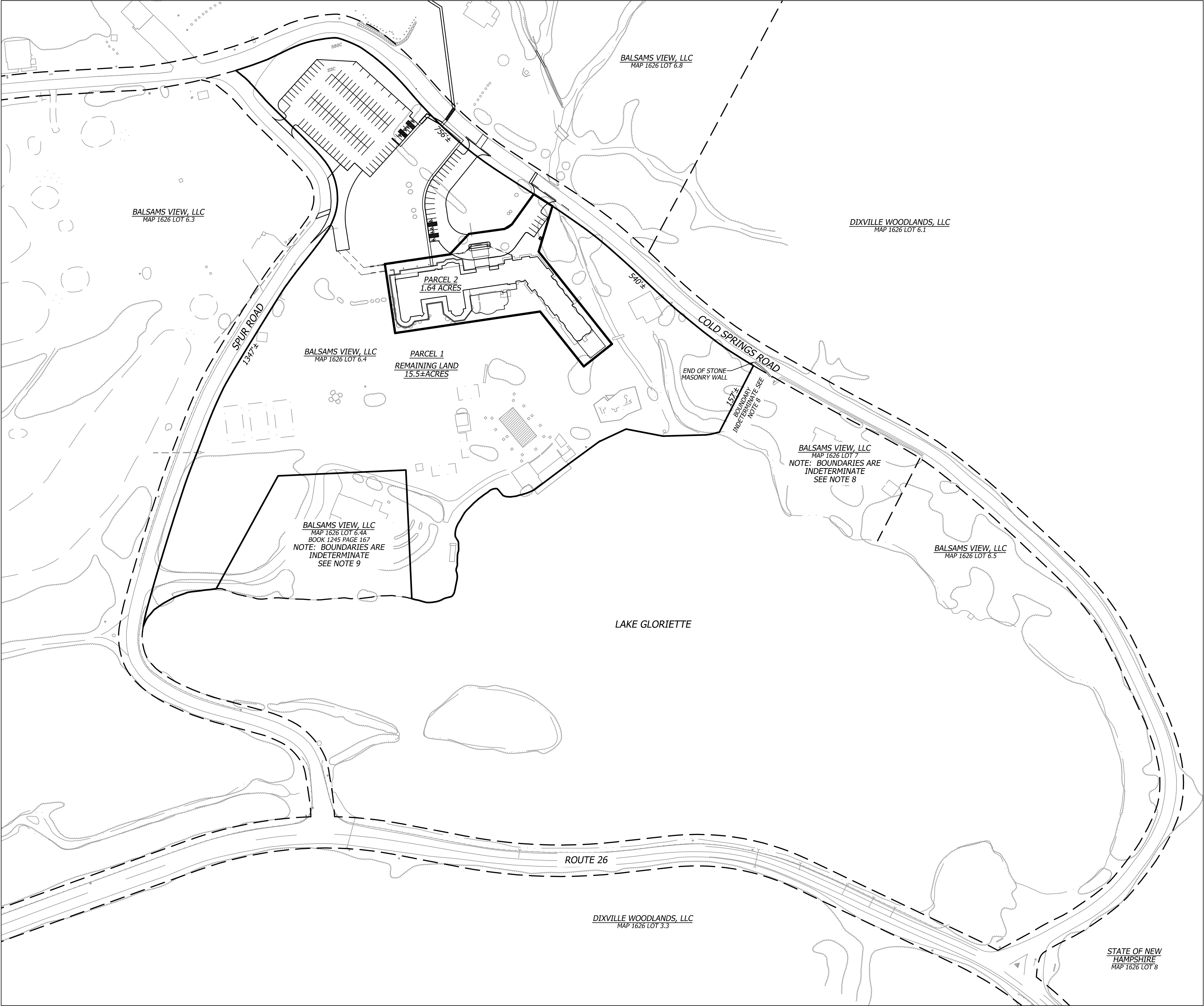
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LEGEND

- | | |
|--|---|
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| | BOUNDARY LINE |
| | ABUTTING PROPERTY BOUNDARY (APPROXIMATE) |
| | EASEMENT |
| | WETLAND AS DELINEATED BY OTHERS |
| | PD-5 ZONING DISTRICT BOUNDARY |



SCALE IN FEET



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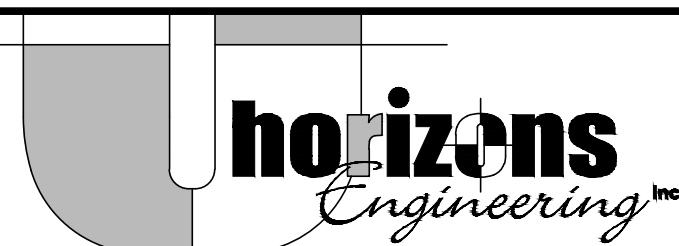
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COOS COUNTY MAP 1626 LOT 6.4

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OVERALL LOT PLAN

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DATE: 4/22/2016 PROJECT #: 15247

ENGINE'D BY: DRAWN BY: AJN

CHECK'D BY: ARCHIVE #: AJN H-___

SHEET 2 OF 2