

VICINITY MAP



GENERAL NOTES

- OWNER OF RECORD:
BAYROOT, LLC
C/O WAGNER FOREST MANAGEMENT
PO BOX 160, 150 ORFORD ROAD
LYME NH 03768

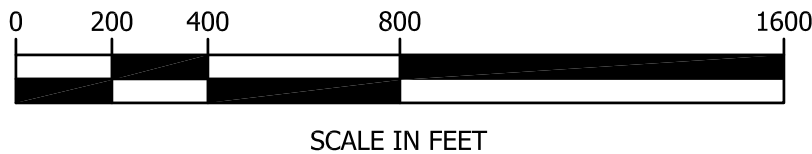
STATE OF NEW HAMPSHIRE
DEPARTMENT OF RURAL & ECONOMIC DEVELOPMENT
P.O. BOX 1856
CONCORD, NH 03302
- REFERENCE DEEDS:

A. COÖS COUNTY REGISTRY OF DEEDS BOOK 1061 PAGE 952.
B. COÖS COUNTY REGISTRY OF DEEDS BOOK 289 PAGE 316.
- REFERENCE PLANS:

A. "ALTA/ACSM LAND TITLE SURVEY PREPARED FOR GRANITE RELIABLE POWER, LLC LAND OF BAYROOT, LLC" DATED JULY 8, 2008, SURVEYED BY YORK LAND SERVICES, LLC AND RECORDED IN THE COÖS COUNTY REGISTRY OF DEEDS PLAN NUMBER 3476.
B. "PLAT SHOWING EASEMENTS OF GRANITE RELIABLE POWER, LLC ON LAND OF BAYROOT, LLC" DATED AUGUST 13, 2010, SURVEYED BY YORK LAND SERVICES, LLC AND RECORDED IN COÖS COUNTY REGISTRY OF DEEDS PLAN NUMBER 3483.
C. "PLAN SHOWING A SUBDIVISION MADE FOR BALSAMS VIEW, LLC" DATED MARCH 19, 2012, PREPARED BY HORIZONS ENGINEERING, INC. AND RECORDED IN THE COÖS COUNTY REGISTRY OF DEEDS PLAN NUMBER 3654.
- THIS PLAN IS BASED ON REFERENCE PLANS A AND B ABOVE, AND ON A PRECISION GPS SURVEY COMPLETED BY HORIZONS ENGINEERING, INC. PER REFERENCE PLAN C. THE PERIMETER BOUNDARIES AS DEPICTED HEREON WERE COMPILED FROM REFERENCE PLAN A AND ARE NOT BASED ON A FIELD SURVEY COMPLETED BY HORIZONS ENGINEERING, INC. REFER TO REFERENCE PLAN A FOR ADDITIONAL BOUNDARY AND MONUMENTATION DETAILS.
- 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. OVERLAY DISTRICTS ARE AS SHOWN HEREON.

LEGEND

- CORNER TO BE MONUMENTED WITH 5/8-INCH DIAMETER IRON ROD WITH PLASTIC ID CAP
- BOUNDARY LINE
- ABUTTING PROPERTY BOUNDARY (APPROXIMATE)
- PD-6 ZONING DISTRICT (STEEP SLOPES, HIGH ELEV)
- CONSERVATION EASEMENT - SOCIETY FOR PROTECTION OF NEW HAMPSHIRE FORESTS

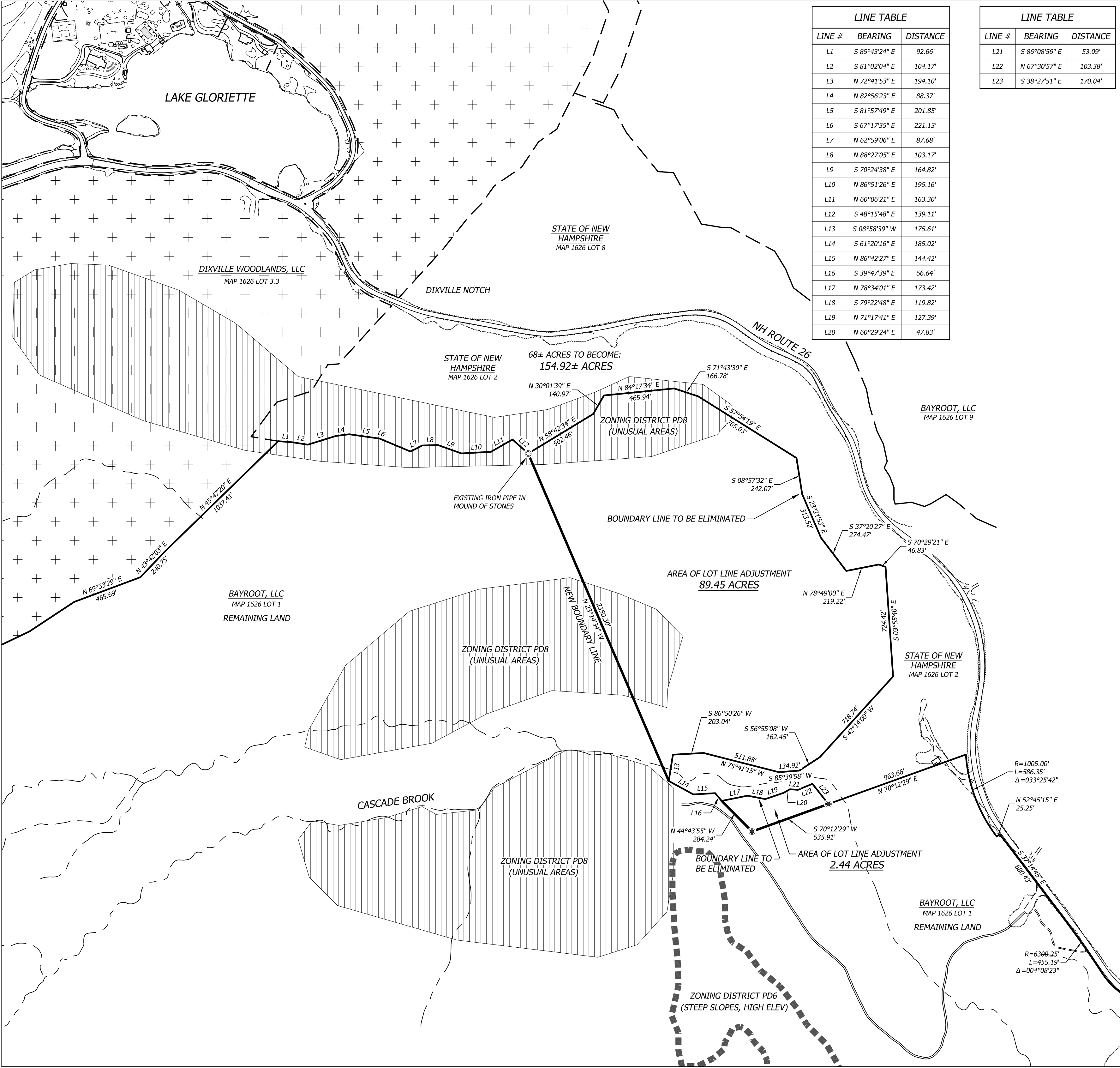


DATE OF PRINT
JUNE 16 2016
HORIZONS ENGINEERING

ANDREW J. NADEAU, LLS 947

DATE

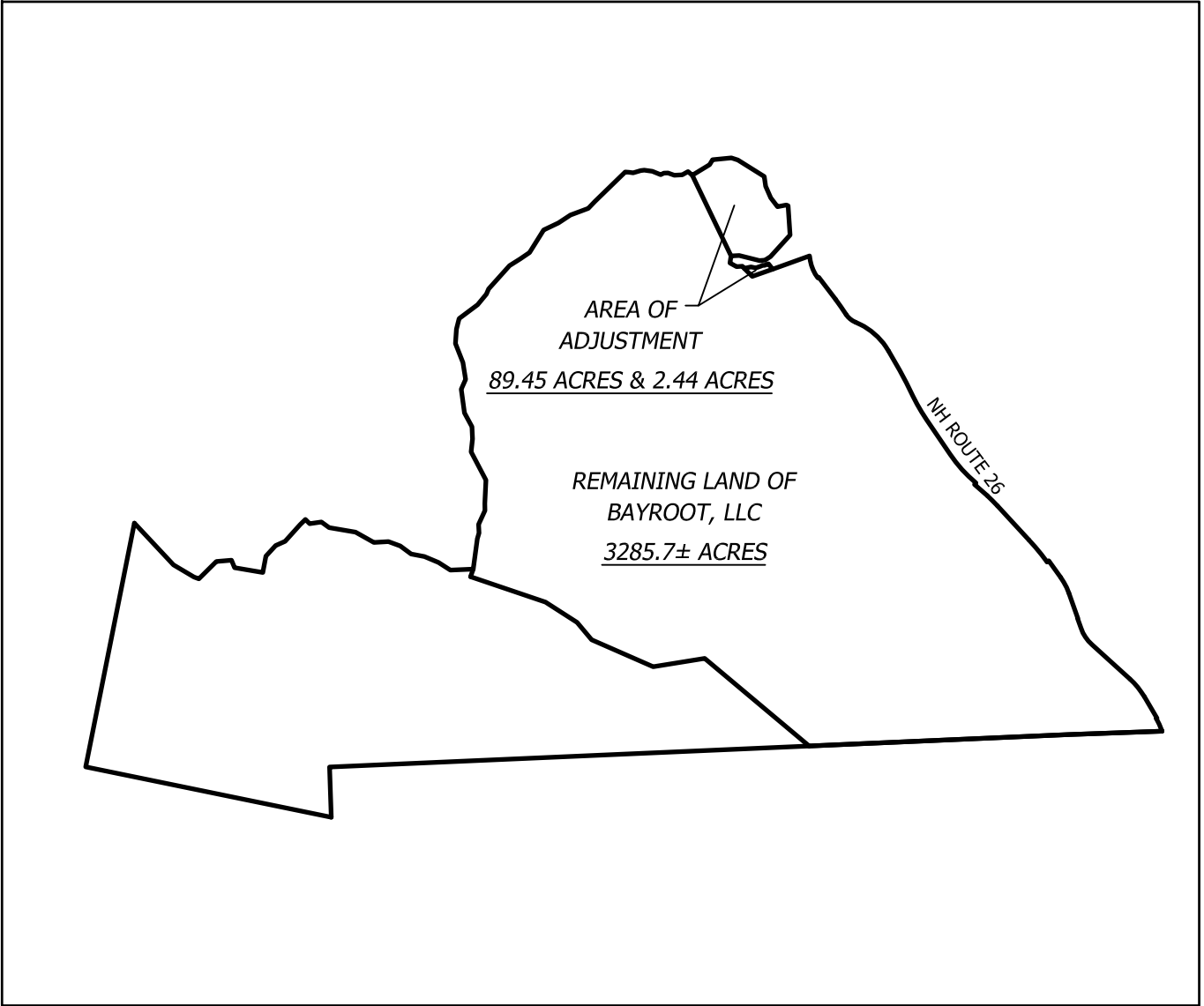
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LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 85°43'24" E	92.66'
L2	S 81°02'04" E	104.17'
L3	N 72°41'53" E	194.10'
L4	N 82°56'23" E	88.37'
L5	S 81°57'49" E	201.85'
L6	S 67°17'35" E	221.13'
L7	N 62°59'06" E	87.68'
L8	N 88°27'05" E	103.17'
L9	S 70°24'38" E	164.82'
L10	N 86°51'26" E	195.16'
L11	N 60°06'21" E	163.30'
L12	S 48°15'48" E	139.11'
L13	S 08°58'39" W	175.61'
L14	S 61°20'16" E	185.02'
L15	N 86°42'27" E	144.42'
L16	S 39°47'39" E	66.64'
L17	N 78°34'01" E	173.42'
L18	S 79°22'48" E	119.82'
L19	N 71°17'41" E	127.39'
L20	N 60°29'24" E	47.83'

LINE TABLE		
LINE #	BEARING	DISTANCE
L21	S 86°08'56" E	53.09'
L22	N 67°30'57" E	103.38'
L23	S 38°27'51" E	170.04'

REGISTRY OF DEEDS USE



AREA SUMMARY

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

DATE _____ CHAIRMAN OR CLERK _____

THE SUBDIVISION REGULATIONS OF COÖS 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 COÖS COUNTY UNINCORPORATED SUBDIVISION REGULATIONS, SECTION 5, PLAN REQUIREMENTS:

- ITEM d.8, TOPOGRAPHIC CONTOUR BOUNDARIES AT 5' INTERVALS.
- ITEM d.9, LOCATION OF SOILS, GROUND WATER AND PERC TESTS USING SITE SPECIFIC INFORMATION.
- ITEM d.16, SOIL TYPES AND DELINEATION OF WETLANDS.
- ITEM d.17, SEASONAL HIGH WATER.
- ITEM d.18, TEST PITS
- ITEM d.20, SCALE OF 1" FOR 100'.

CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY IS CLASSIFIED URBAN (U). 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.

horizons
Engineering, Inc.

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

PLAN SHOWING A LOT LINE ADJUSTMENT MADE FOR
DIXVILLE CAPITAL, LLC
OF LAND OF
**BAYROOT, LLC &
STATE OF NH - DRED**
NH ROUTE 26, DIXVILLE
COÖS COUNTY
NEW HAMPSHIRE
COÖS COUNTY MAP 1626 LOTS 1 & 2
CCRD DEED BOOK 1061 PAGE 952
CCRD DEED BOOK 289 PAGE 316

NO.	DATE	REVISION DESCRIPTION	ENG	DWG

DATE: 06/15/2016	PROJECT #: 14038
ENGINE'D BY: ---	DRAWN BY: AJN
CHECK'D BY: AJN	ARCHIVE #: H---
SHEET 1 OF 1	