

VICINITY MAP

GENERAL NOTES

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

TILLOTSON CORPORATION
C/O THOMAS DEANS
450 BEDFORD STREET
LEXINGTON, MA 02420
- REFERENCE DEEDS:

A. COOS COUNTY REGISTRY OF DEEDS BOOK 1061 PAGE 952.
B. COOS COUNTY REGISTRY OF DEEDS BOOK 410 PAGE 158.
- REFERENCE PLANS:

A. "PROPOSED TWO LOT SUBDIVISION BALSAMS/SANGUINARY RIDGE PROPERTY OF TILLOTSON CORPORATION DIXVILLE, NEW HAMPSHIRE" DATED OCTOBER 7, 2008, PREPARED BY THADDEUS THORNE SURVEYS, INC. AND RECORDED IN CCRD PLAN NUMBER 3560.

B. "PLAN SHOWING A SUBDIVISION MADE FOR BALSAMS VIEW, LLC" DATED MARCH 19, 2012, PREPARED BY HORIZONS ENGINEERING, INC. AND RECORDED IN CCRD PLAN NUMBER 3656.
- 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 B. 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.

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 _____

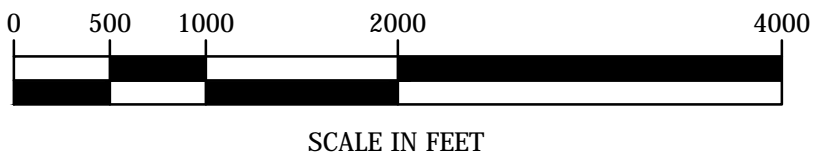
THE SUBDIVISION REGULATIONS OF COOS COUNTY UNINCORPORATED PLACES, NEW HAMPSHIRE ARE A PART OF THIS PLAT, AND APPROVAL OF THIS PLAT IS CONTINGENT UPON COMPLETION OF ALL REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY ANY VARIANCES OR MODIFICATIONS MADE IN WRITING BY THE BOARD AND ATTACHED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

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

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

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

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 41°17'21" E	663.51'
L2	S 18°38'03" W	226.02'
L3	S 37°52'18" W	8.71'
L4	S 16°55'48" E	88.64'
L5	S 32°16'55" W	224.43'
L6	S 02°52'47" E	297.98'
L7	S 28°28'30" W	337.24'
L8	S 05°13'48" W	88.98'
L9	S 07°50'01" E	21.38'
L10	S 25°59'46" E	62.53'
L11	S 06°30'11" E	514.69'
L12	S 12°10'34" W	335.51'
L13	S 05°55'11" E	145.05'
L14	S 05°55'11" E	190.51'
L15	S 19°19'06" E	153.20'
L16	S 00°20'20" W	550.59'
L17	S 00°01'43" E	216.76'
L18	S 20°03'30" E	751.05'
L19	S 24°58'38" E	371.28'
L20	S 19°30'41" E	410.28'

LINE TABLE		
LINE #	BEARING	DISTANCE
L21	S 27°20'20" E	142.54'
L22	S 11°04'49" E	245.42'
L23	S 61°56'52" W	237.13'
L24	S 82°06'57" W	631.37'
L25	S 46°54'38" W	275.31'
L26	S 36°30'13" W	199.85'
L27	S 49°34'42" W	407.57'
L28	S 58°31'10" W	535.83'
L29	S 17°34'43" W	1049.37'
L30	S 31°59'38" W	86.01'
L31	S 43°50'22" W	93.73'
L32	S 63°52'21" W	187.31'
L33	S 38°23'20" W	3.90'
L34	S 29°50'05" W	260.70'
L35	S 30°20'06" W	277.71'
L36	S 04°07'00" W	82.74'
L37	S 14°20'57" W	195.24'
L38	S 29°46'02" W	147.68'
L39	S 36°06'50" W	253.03'
L40	S 33°42'13" W	366.92'

LINE TABLE		
LINE #	BEARING	DISTANCE
L41	S 57°32'32" W	386.43'
L42	S 34°33'17" W	124.14'
L43	S 44°36'09" W	254.09'
L44	S 29°05'45" W	350.28'
L45	S 30°02'46" W	184.38'
L46	S 21°06'53" W	143.96'
L47	S 18°38'12" W	218.85'
L48	S 02°15'21" W	259.12'
L49	S 27°27'06" E	189.73'
L50	S 18°52'59" W	415.44'
L51	S 27°05'38" W	257.58'
L52	N 71°23'38" W	202.21'
L53	N 27°05'38" E	273.08'
L54	N 18°52'59" E	315.50'
L55	N 27°27'06" W	157.19'
L56	N 02°15'21" E	340.95'
L57	N 18°38'12" E	251.96'
L58	N 21°06'53" E	163.91'
L59	N 30°02'46" E	198.34'
L60	N 29°05'45" E	375.85'

LINE TABLE		
LINE #	BEARING	DISTANCE
L61	N 44°36'09" E	263.74'
L62	N 34°33'17" E	147.23'
L63	N 57°32'32" E	384.88'
L64	N 33°42'13" E	328.91'
L65	N 36°06'50" E	246.15'
L66	N 29°46'02" E	109.51'
L67	N 75°38'53" W	300.00'
L68	N 14°20'57" E	123.40'
L69	N 04°07'00" E	154.41'
L70	N 30°20'06" E	391.96'
L71	N 29°50'05" E	295.91'
L72	N 38°23'20" E	154.35'
L73	N 63°52'21" E	173.61'
L74	N 17°34'43" E	1129.52'
L75	N 58°31'10" E	683.38'
L76	N 49°34'42" E	311.18'
L77	N 36°30'13" E	188.08'
L78	N 46°54'38" E	479.48'
L79	N 82°06'57" E	432.98'
L80	N 19°30'41" W	243.91'

LINE TABLE		
LINE #	BEARING	DISTANCE
L81	N 24°58'38" W	368.89'
L82	N 20°03'30" W	860.82'
L83	N 00°01'43" W	306.66'
L84	N 00°20'20" E	465.57'
L85	N 19°19'06" W	125.30'
L86	N 05°55'11" W	249.24'
L87	N 05°55'11" W	224.67'
L88	N 12°10'34" E	332.90'
L89	N 06°30'11" W	346.57'
L90	N 25°59'46" W	56.56'
L91	N 07°50'01" W	158.55'
L92	N 05°13'48" E	249.07'
L93	N 28°28'30" E	299.75'
L94	N 02°52'47" W	316.08'
L95	N 32°16'55" E	153.88'
L96	N 16°55'48" W	118.84'
L97	N 37°52'18" E	53.68'
L98	N 41°17'21" W	325.99'
L99	N 48°42'39" E	300.00'
L100	S 41°17'21" E	548.22'

LINE TABLE		
LINE #	BEARING	DISTANCE
L101	S 18°38'03" W	76.83'
L102	S 37°52'18" W	78.49'
L103	S 16°55'48" E	100.72'
L104	S 32°16'55" W	196.21'
L105	S 02°52'47" E	305.22'
L106	S 28°28'30" W	322.24'
L107	S 05°13'48" W	153.02'
L108	S 07°50'01" E	76.25'
L109	S 25°59'46" E	60.14'
L110	S 06°30'11" E	447.44'
L111	S 12°10'34" W	334.47'
L112	S 05°55'11" E	176.90'
L113	S 05°55'11" E	214.00'
L114	S 19°19'06" E	142.04'
L115	S 00°20'20" W	516.58'
L116	S 00°01'43" E	252.72'
L117	S 20°03'30" E	794.96'
L118	S 24°58'38" E	370.32'
L119	S 19°30'41" E	414.42'
L120	S 27°20'20" E	127.65'

CERTIFICATION

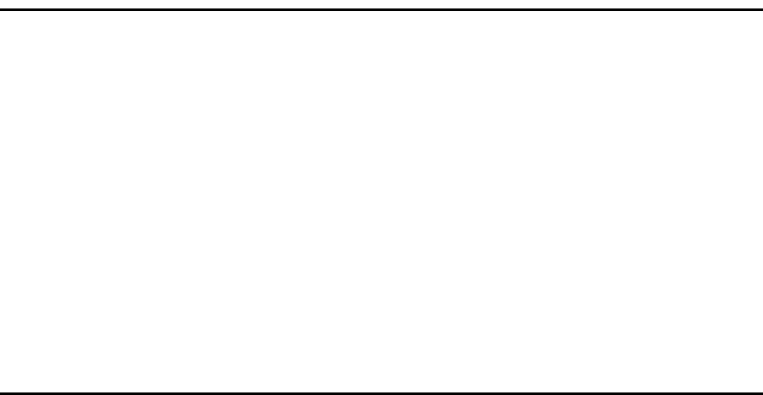
I HEREBY CERTIFY THAT THIS SURVEY IS CLASSIFIED URBAN (U). BOUNDARIES DEPICTED HEREON ARE COMPILED IN PART FROM REFERENCE PLANS AND FROM FIELD SURVEY BASED ON PRECISION GRADE RTK/GPS OBSERVATIONS AND TOTAL STATION SURVEY WITH A RAW CLOSURE BETTER THAN ONE PART IN 10,000.

I HEREBY CERTIFY THAT THIS MAP AND SURVEY HAS BEEN MADE UNDER MY SUPERVISION. THE DATE OF THE SURVEY WAS MARCH & APRIL, 2012, and JUNE, 2016.

ANDREW J. NADEAU, LLS 947

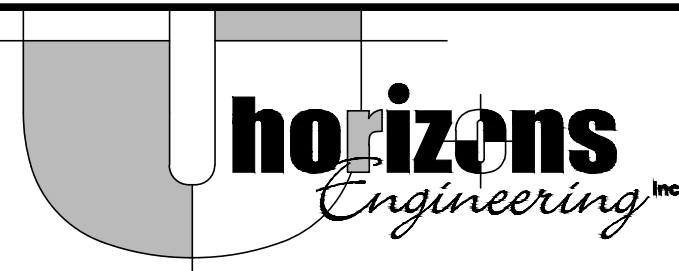
DATE

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Engineering
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REGISTRY OF DEEDS USE

LINE TABLE		
LINE #	BEARING	DISTANCE
L121	S 11°04'49" E	68.78'
L122	S 61°56'52" W	53.49'
L123	S 82°06'57" W	659.26'
L124	S 46°54'38" W	356.98'
L125	S 36°30'13" W	195.14'
L126	S 49°34'42" W	369.01'
L127	S 58°31'10" W	594.85'
L128	S 17°34'43" W	1098.74'
L129	S 31°59'38" W	39.97'
L130	S 43°50'22" W	37.66'
L131	S 63°52'21" W	197.21'
L132	S 38°23'20" W	64.08'
L133	S 29°50'05" W	274.78'
L134	S 30°20'06" W	323.41'
L135	S 04°07'00" W	111.41'
L136	S 14°20'57" W	150.26'



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 &
TILLOTSON CORPORATION

NH ROUTE 26, DIXVILLE
COOS COUNTY
NEW HAMPSHIRE

COOS COUNTY MAP 1626 LOTS 9 & 6.6
CCRD DEED BOOK 1061 PAGE 952
CCRD DEED BOOK 410 PAGE 158

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