

GENERAL NOTES

1. OWNER OF RECORD:
BAYROOT, LLC
C/O WAGNER FOREST MANAGEMENT
PO BOX 160, 150 ORFORD ROAD
LYNNE NH 03768
2. REFERENCE DEEDS:
- A. COÖS COUNTY REGISTRY OF DEEDS BOOK 1061 PAGE 952.
3. 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.
4. 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.
5. THE BEARINGS SHOWN HEREON REFER TO GRID NORTH AND ARE BASED ON THE NEW HAMPSHIRE COORDINATE SYSTEM.
6. PREMISES ARE LOCATED WITHIN THE DD-G GENERAL DEVELOPMENT DISTRICT. OVERLAY DISTRICTS ARE AS SHOWN HEREON.

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.

ANDREW J. NADEAU, LLS 947

DATE

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.

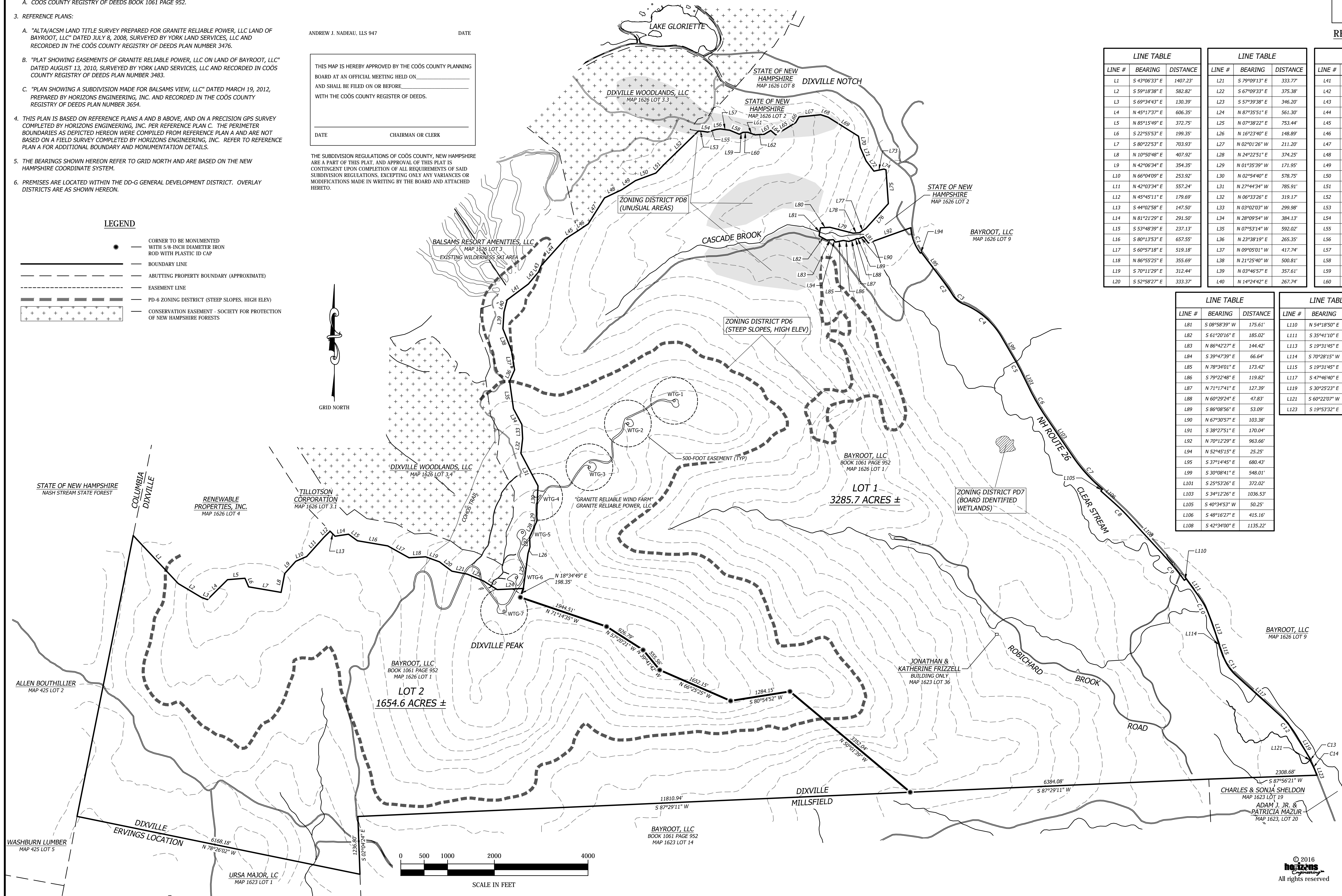
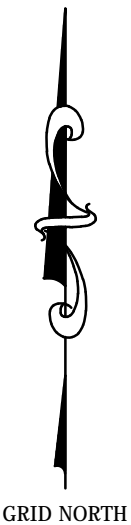
DATE

CHAIRMAN OR CLERK

THE SUBDIVISION REGULATIONS OF COÖS COUNTY, 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.

LEGEND

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



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 43°06'33" E	1407.23'
L2	S 59°18'38" E	582.82'
L3	S 69°34'43" E	130.39'
L4	N 45°17'37" E	606.35'
L5	N 85°15'49" E	372.75'
L6	S 22°55'53" E	199.35'
L7	S 80°22'53" E	703.93'
L8	N 10°50'48" E	407.92'
L9	N 42°06'34" E	354.35'
L10	N 66°04'09" E	253.92'
L11	N 42°03'34" E	557.24'
L12	N 45°45'11" E	179.69'
L13	S 44°02'58" E	147.50'
L14	N 81°21'29" E	291.50'
L15	S 53°48'39" E	237.13'
L16	S 80°13'53" E	657.55'
L17	S 60°57'18" E	519.18'
L18	N 86°55'25" E	355.69'
L19	S 70°11'29" E	312.44'
L20	S 52°58'22" E	333.37'

LINE TABLE		
LINE #	BEARING	DISTANCE
L21	S 79°09'13" E	333.77'
L22	S 67°09'33" E	375.38'
L23	S 57°39'38" E	346.20'
L24	N 87°35'51" E	561.30'
L25	N 07°38'22" E	753.44'
L26	N 16°23'40" E	148.89'
L27	N 02°01'26" W	211.20'
L28	N 24°22'51" E	374.25'
L29	N 01°35'39" W	171.95'
L30	N 02°54'40" E	578.75'
L31	N 27°44'34" W	785.91'
L32	N 06°33'26" E	319.17'
L33	N 03°02'03" W	299.98'
L34	N 28°09'54" W	384.13'
L35	N 07°53'14" W	592.02'
L36	N 23°38'19" E	265.35'
L37	N 09°05'01" W	417.74'
L38	N 21°25'40" W	500.81'
L39	N 03°46'57" E	357.61'
L40	N 14°24'42" E	267.74'

LINE TABLE		
LINE #	BEARING	DISTANCE
L41	N 53°08'02" E	568.88'
L42	N 39°49'49" E	338.25'
L43	N 22°47'36" E	140.62'
L44	N 41°52'22" E	768.29'
L45	N 57°34'00" E	311.94'
L46	N 56°05'07" E	277.86'
L47	N 32°06'54" E	656.00'
L48	N 64°33'48" E	401.08'
L49	N 56°36'12" E	355.18'
L50	N 69°33'29" E	465.69'
L51	N 43°42'03" E	240.75'
L52	N 45°47'20" E	1037.41'
L53	S 85°43'24" E	92.66'
L54	S 81°02'04" E	104.17'
L55	N 72°41'53" E	194.10'
L56	N 82°56'23" E	88.37'
L57	S 81°57'49" E	201.85'
L58	S 67°17'35" E	221.13'
L59	N 62°59'06" E	87.68'
L60	N 88°27'05" E	103.17'

LINE TABLE		
LINE #	BEARING	DISTANCE
L61	S 70°24'38" E	164.82'
L62	N 86°51'26" E	195.16'
L63	N 60°06'21" E	163.30'
L64	S 48°15'48" E	139.11'
L65	N 58°42'34" E	502.46'
L66	N 30°01'39" E	140.97'
L67	N 84°17'34" E	465.94'
L68	S 71°43'30" E	166.78'
L69	S 57°54'19" E	765.03'
L70	S 08°57'32" E	242.07'
L71	S 23°21'53" E	313.52'
L72	S 37°20'27" E	274.47'
L73	N 78°49'00" E	219.22'
L74	S 70°29'21" E	46.83'
L75	S 03°55'40" E	724.42'
L76	S 42°14'00" W	718.74'
L77	S 56°55'08" W	162.45'
L78	S 85°39'58" W	134.92'
L79	N 75°41'15" W	511.88'
L80	S 86°50'26" W	203.04'

LINE TABLE		
LINE #	BEARING	DISTANCE
L81	S 08°58'39" W	175.61'
L82	S 61°20'16" E	185.02'
L83	N 86°42'27" E	144.42'
L84	S 39°47'39" E	66.64'
L85	N 78°34'01" E	173.42'
L86	S 79°22'48" E	119.82'
L87	N 71°17'41" E	127.39'
L88	N 60°29'24" E	47.83'
L89	S 86°08'56" E	53.09'
L90	N 67°30'57" E	103.38'
L91	S 38°27'51" E	170.04'
L92	N 70°12'29" E	963.66'
L94	N 52°45'15" E	25.25'
L95	S 37°14'45" E	680.43'
L99	S 30°08'41" E	548.01'
L101	S 25°53'26" E	372.02'
L103	S 34°12'26" E	1036.53'
L105	S 40°34'53" W	50.25'
L106	S 48°16'27" E	415.16'
L108	S 42°34'00" E	1135.22'

LINE TABLE		
LINE #	BEARING	DISTANCE
L110	N 54°18'50" E	50.25'
L111	S 35°41'10" E	500.86'
L113	S 19°31'45" E	647.79'
L114	S 70°28'15" W	8.25'
L115	S 19°31'45" E	264.95'
L117	S 47°46'40" E	1259.92'
L119	S 30°25'23" E	585.06'
L121	S 60°22'07" W	17.00'
L123	S 19°53'32" E	27.03'

CURVE TABLE			
CURVE #	RADIUS	DELTA	ARC LENGTH
C1	1005.00'	033°25'42"	586.35'
C2	6300.25'	004°08'23"	455.19'
C3	509.75'	034°34'01"	307.54'
C4	1675.25'	037°31'43"	1097.28'
C5	4675.25'	004°15'14"	347.11'
C6	4524.75'	008°18'59"	656.76'
C7	3474.75'	015°42'45"	952.90'
C8	3652.35'	005°38'00"	359.10'
C9	5655.00'	007°08'59"	705.66'
C10	1572.25'	016°09'25"	443.36'
C11	988.00'	028°22'05"	489.17'
C12	1901.88'	017°04'12"	566.62'
C13	1877.00'	000°47'20"	25.85'
C14	1860.00'	009°44'20"	316.16'

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

BAYROOT, LLC

NH ROUTE 26, DIXVILLE
COÖS COUNTY
NEW HAMPSHIRE

COÖS COUNTY MAP 1626 LOT 1
CCRD DEED BOOK 1061 PAGE 952

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

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