## **NOTES**

- FIELD PROCEDURE: LEICA TORTIOO TOTAL STATION INSTRUMENT, ADJUSTED CLOSED TRAVERSE PERFORMED JUNE 2021. COMPASS RULE ADJUSTMENT. NHLSA STANDARD PROPERTY SURVEY CATEGORY 1, CONDITION 1 BEARINGS SHOWN ARE MAGNETIC 2021.
- 2) ERROR OF CLOSURE: BETTER THAN 1 IN 15,000.
- 3) TITLE REFERENCE:
  A) DEED OF JANET S. DOUCETTE & DENNIS VALLEE TO THE SUSAN J. KIDDER REVOCABLE TRUST OF 1999,
  SUSAN J. KIDDER, TRUSTEE DATED MAY 6, 2002 AND RECORDED IN BOOK 2363, PAGE 1113 MERRIMACK
  COUNTY REGISTRY OF DEEDS (MCRD).
- 4) PLAN REFERENCES: A) "PROPOSED SUBDIVISION, PROPERTY OF CHARLOTTE B. DANIELL ESTATE. LAKE SHORE DRIVE FRANKLIN, NH", DATED JANUARY 3, 1980, PREPARED BY WARREN P. CATE AND RECORDED AS PLAN #6101 MCRD.
- 5) ZONING: LAKE PROTECTION (LP) ZONE MINIMUM LOT SIZE 2.5 ACRES WITH ON SITE SEPTIC & WELL MINIMUM FRONTAGE 200' SETBACKS: 50' FRONT, 50' SIDE & REAR
- 6) TOPOGRAPHY SHOWN WAS DERIVED BY LIDAR METHODOLOGY AND OBTAINED FROM GRANIT NEW. THE CONTOUR INTERVAL IS FIVE FEET.

- 8) THE PURPOSE OF THIS PLAN IS TO SHOW THE SUBDIVISION OF LOT 1 FROM TAX LOT 032-404-00.
- 9) THE PROPERTY LINE SHOWN FROM POINT "A" TO POINT "B" FOLLOWS REMNANTS OF WIRE FENCE.

TAX ID 072-402-00 N/F STATE OF NEW HAMPSHIRE FISH & GAME DEPT.

17 HAZEN DRIVE

CONCORD, NH 03301 TAX ID 072-004-00 VICTOR E. VIRGIN & BERNADETTE DUGUAY-URGIN 346 LAKE SHORE DRIVE FRANKLIN, NH 03235 M.C.R.D. BOOK 1889, PG. 1621 M.C.R.D. BOOK 1857, PG. 2375 S 07'28'08" E 5 07'28'08" E 425.0'± 480B - 1-1/4" x 1.0"h IRON PIPE FOUND 6-5-21 480D TAX ID 072-401-00 WALTER E., JR. &
KAYE L. COLLINS
338 LAKE SHORE DRIVE
FRANKLIN, NH 03235 REMAINING LAND 480D 22.6 ACRES± 480B M.C.R.D. BOOK 3454, PG. 1850 459C TAX ID 032-405-00 N/F JOHN R. BENHAM REVOCABLE TRUST GRAVEL DRIVEWA JOHN R. BENHAM, TRUSTEE PO BOX 367 FRANKLIN, NH 03235 459C M.C.R.D. BOOK 3534, PG. 104 ₹ 35B WEBSTER LAKE 5/8" x FLUSH IN STUMP STEEL REBAR W/CAP B.L. BALLEY FOUND 6-5-21 N 003715 W STE GEA WARP STEE BESS WARP GARAGE LOT 1 280,100 S.F. 6.430 ACRES TO BE SET -- DRILL HOLE IN BOULDER SET 6-5-21 APPROVED BY THE FRANKLIN TAX ID 032-034-00 N/F LOUIS TREBAOL 319 LAKE SHORE DRIVE FRANKLIN, NH 03235 PLANNING BOARD ON . CHAIRMAN M.C.R.D. BOOK 3686, PG. 2532

## **LEGEND**

GRANITE/CONCRETE BOUND

DRILL HOLE

REBAR OR IRON PIPE, AS NOTED

PROPERTY LINE

STONE WALL

POL UTILITY POLE WITH ANCHOR

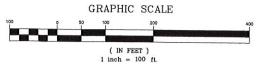
OWERHEAD UTILITY

—X— WARE FENCE ON GROUND

WARE TROOK ON GROUND

## DAVID B. KRAUSE, LLS

18 SUMMER STREET NORTHFIELD, N.H. 03276 603-286-4404



TAX LOT 032-404-00

SUBDIVISION PLAN

FOR

WERSTER

LAKE

LOCATION MAP

(SITE)

## SUSAN J. KIDDER REVOCABLE TRUST

321 LAKE SHORE DRIVE MERRIMACK CO. FRANKLIN, N.H. SCALE: 1"=100' JUNE 26, 2021

<u>OWNER OF RECORD</u> SUSAN J. KIDDER REVOCABLE TRUST SUSAN J. KIDDER, TRUSTEE 321 LAKE SHORE DRIVE FRANKLIN, NH 03235