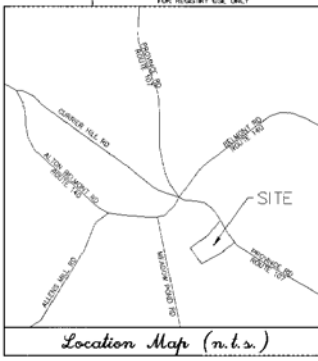
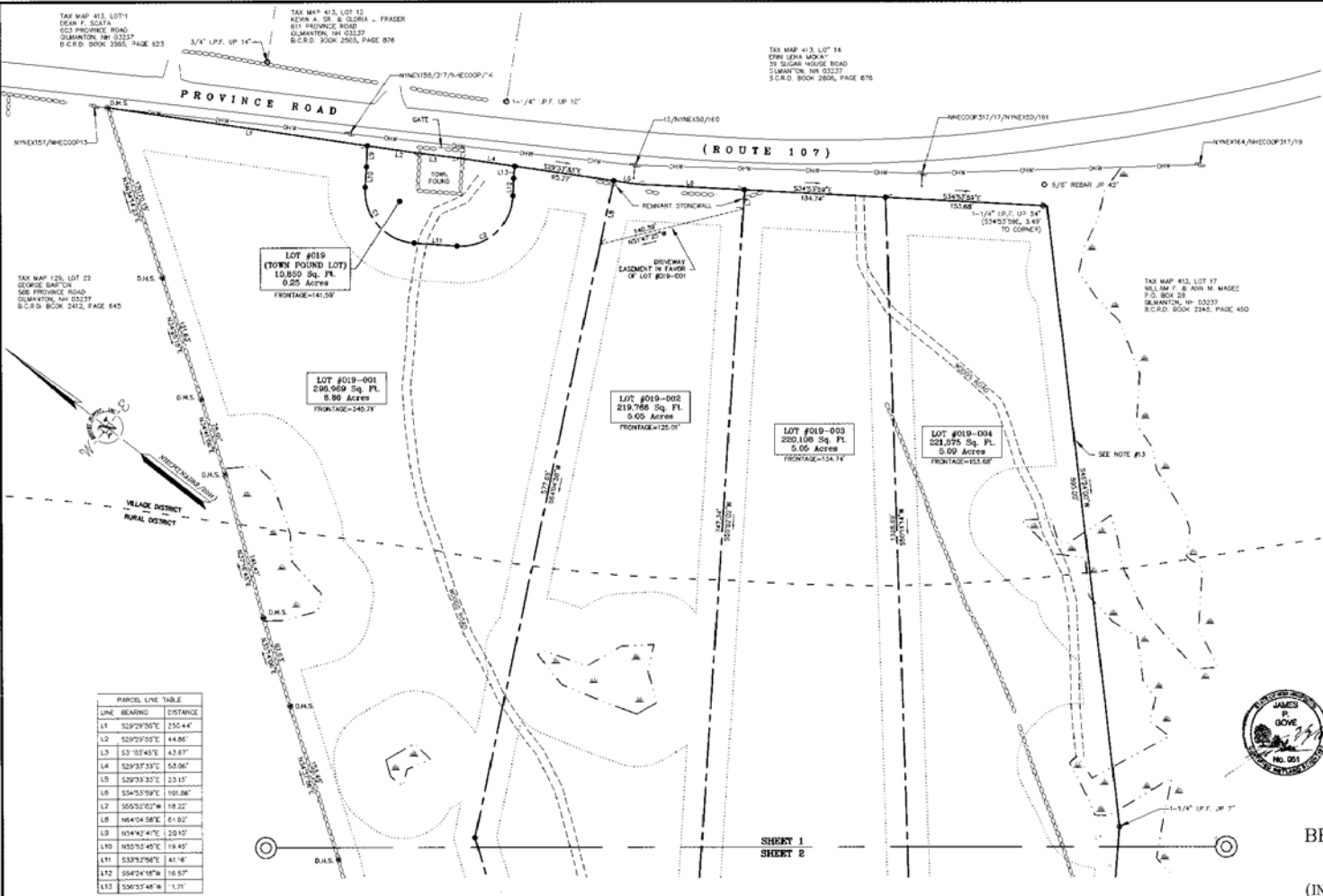


Doc # 106542 Date 21 2015 9:55 AM  
 Drawing: 374-106  
 Register of Deeds, Rockingham County  
 James F. Cegelski



PARCEL LINE TABLE

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | S29°29'30"E | 250.44'  |
| L2   | S29°29'55"E | 44.86'   |
| L3   | S3°03'45"E  | 43.87'   |
| L4   | S29°33'33"E | 53.96'   |
| L5   | S29°33'33"E | 23.15'   |
| L6   | S34°53'59"E | 101.86'  |
| L7   | S55°51'02"W | 18.22'   |
| L8   | N64°54'58"E | 51.92'   |
| L9   | N74°43'41"E | 20.02'   |
| L10  | N55°33'45"E | 19.43'   |
| L11  | S33°29'56"E | 45.16'   |
| L12  | S54°24'18"W | 16.97'   |
| L13  | S56°37'48"W | 1.71'    |

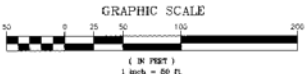
CURVE TABLE

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|--------|-------------|---------------|--------------|
| C1    | 78.29'     | 50.00' | 89°42'31"   | S113°2'30"W   | 70.52'       |
| C2    | 80.01'     | 48.95' | 91°46'19"   | S79°48'05"E   | 71.72'       |

NOTE:  
 ALL ELECTRIC, GAS, TEL, WATER, SEWER AND DRAIN SERVICES ARE SHOWN IN SCHEMATIC FASHION. THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK SHALL BE UNDERTAKEN UNLESS THE USER OBTAINS THIS PLAN TO LOCATE THE SERVICE. CONSULT WITH THE PROVIDER AUTHORITY CONCERNING WITH THE SUBJECT SERVICE LOCATIONS FOR INFORMATION CONCERNING SUCH CALL-OUTS AT 1-888-555-5445

| NO. | DATE    | DESCRIPTION        | BY   |
|-----|---------|--------------------|------|
| 2   | 3/1/16  | ADD AMENDMENTS SET | S.M. |
| 1   | 2/27/16 | REV 1000           | S.M. |
| NO. | DATE    | DESCRIPTION        | BY   |

*James F. Cegelski, Jr.*  
 01/24/2016 *James F. Cegelski, Jr.*  
 01/24/2016 *James F. Cegelski, Jr.*  
 Planning Board  
 Luaynel Ogn, Chairman



I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND FALLS WITHIN THE USUAL SURVEY CLASSIFICATION OF THE BOARD OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSEES FOR LAND SURVEYING. I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. HARRIS TRAILS SURVEY BY TOTAL STATION WITH A PRECISION GREATER THAN 1:10,000.

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REQUIREMENTS OF DEED REQUIREMENTS AND ARE NOT A CONTRIBUTION TO TITLE OR OWNERSHIP OF PROPERTY. SHOWING, CHANGES OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.

3/1/16 DATE



|             |        |              |              |
|-------------|--------|--------------|--------------|
| DESIGN BY:  | M.W.F. | DATE:        | NOV 16, 2015 |
| CHECKED BY: | S.M.   | DRAWING NO.: | 4183A        |
| DATE:       | 4/16/3 | SHEET:       | 1 OF 4       |

**DOUCET SURVEY**  
 18 New Street, Portsmouth, NH 03801 (603) 881-2500  
 Fax: (603) 881-2500  
 www.doucetsurvey.com

**SUBDIVISION PLAN**  
 FOR  
**BEALS ASSOCIATES, PLLC**  
 LAND OF  
**KENNETH F. CEGELSKI JR.,**  
 (INDIVIDUALLY AND AS TRUSTEE)  
 WECANFLY TRUST  
 TAX MAP 413, LOT 19  
 PROVINCE ROAD (ROUTE 107)  
 GILMANTON, NEW HAMPSHIRE

Doc # 102240 Mar 21, 2016 8:51 AM  
 Drawn L26-251  
 Register of Deeds, Belknap County  
 Judith C. McNeill

FOR REGISTRY USE ONLY

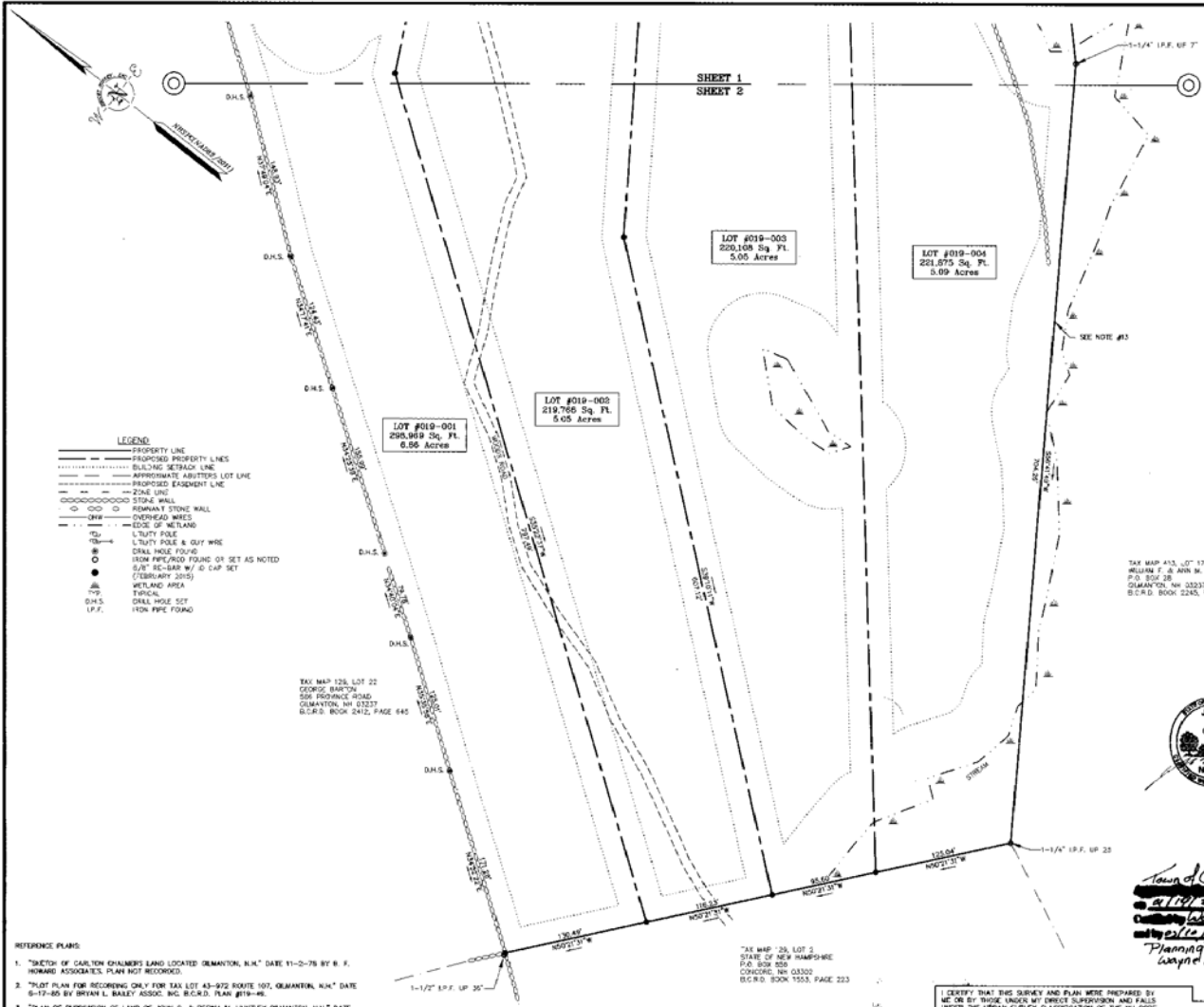
- NOTES
1. REFERENCE TAX MAP #13, LOT 19
  2. TOTAL PARCEL AREA: 24.6 ACRES PER REFERENCE PLAN #1
  3. OWNER OF RECORD: KENNETH F. CEGELSKI, JR. INDIVIDUALLY AND AS TRUSTEE  
 WECANFLY TRUST  
 PO BOX 808  
 HAMPDEN FALLS, NH 03844  
 D.C.R.D. BOOK 2377, PAGE 106 & BOOK 2063, PAGE 27
  4. ZONE: VILLAGE DISTRICT & RURAL DISTRICT  
 VILLAGE DISTRICT DIMENSIONAL REQUIREMENTS:  
 MIN. LOT AREA 43,500 S.F. OR 1.0 AC.  
 MIN. FRONTAGE 125 FT.  
 MIN. FRONT SETBACK 30 FT.  
 MIN. SIDE/REAR SETBACK 20 FT.  
 MAX. BUILDING HEIGHT 35 FT.  
 WETLAND SETBACKS 50 FT.  
 ADDITIONAL REGULATIONS APPLY, AND REFERENCE IS HEREBY MADE TO THE EFFECTIVE ZONING ORDINANCE. THE LAND OWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE MUNICIPAL, STATE, AND FEDERAL REGULATIONS.
  5. FIELD SURVEY PERFORMED BY J.M.L. & L.P.S. DURING MAY, 2015 USING A TRIMBLE 5603 TOTAL STATION WITH A TRIMBLE TSC3 DATA COLLECTOR, A TRIMBLE AS SURVEY GRADE GPS UNIT WITH A TRIMBLE TSC3 DATA COLLECTOR AND A SOKKIA IFC AUTO LEVEL. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
  6. JURISDICTIONAL WETLANDS DELINEATED BY SOIL ENVIRONMENTAL SERVICES, INC. (SES) DURING MAY, 2015 IN ACCORDANCE WITH BEST COPY OF ENGINEER WETLANDS DELINEATION MANUAL, TECHNICAL REPORT 7-87-1.
  7. FLOOD HAZARD ZONE: "X", PER FIRM MAP #20000800A, DATED SEPTEMBER 21, 1978.
  8. HORIZONTAL DATUM IS BASED ON NEW HAMPSHIRE STATE PLANE (NAD83) DERIVED FROM REBOUND GPS OBSERVATIONS UTILIZING THE KENNET GPS WGS NETWORK.
  9. VERTICAL DATUM IS BASED ON APPROXIMATE NAVD83(1988) (E.L.T.) DERIVED FROM REBOUND GPS OBSERVATIONS UTILIZING THE KENNET GPS WGS NETWORK.
  10. PROPER FIELD PROCEDURES WERE FOLLOWED IN ORDER TO GENERATE CONTROLS AT 2" INTERVALS. ANY MODIFICATION OF THIS INTERVAL WILL COMPROMISE THE INTEGRITY OF THE DATA, AND DOUGET SURVEY, INC. WILL NOT BE RESPONSIBLE FOR ANY SUCH ALTERATION PERFORMED BY THE USER.
  11. THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH AND IN RELATION TO THE CURRENT LEGAL DESCRIPTION, AND IS NOT AN ATTEMPT TO DEFINE UNMOUNTED RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE.
  12. DUE TO THE COMPLEXITY OF RESEARCHING ROAD RECORDS AS A RESULT OF INCOMPLETE, UNORGANIZED, INCONCLUSIVE, OBTUSATED, OR LOST DOCUMENTS, THERE IS AN INHERENT UNCERTAINTY INVOLVED WHEN ATTEMPTING TO DETERMINE THE LOCATION AND WIDTH OF A ROADWAY RIGHT OF WAY. THE EXTENT OF PROPOSED ROAD AS SHIPPED HEREON IS BASED ON REFERENCE PLAN #1. PROVINCE ROAD WAS Laid OUT AS A 40.0' (162') WIDE HIGHWAY IN 1905.
  13. REFERENCE PLANS #1 & #2 CONFLICT RELATIVE TO THE LOCATION OF THE NOTED PROPERTY LINE. REFERENCE PLAN #2 WAS FILED BASED ON ORIGINAL LETTER DATED 10/7/75 PROVIDED BY ATTORNEY CHRISTOPHER BOLDY OF DONAHUE, BLOOR & CANELLA, P.L.C.
  14. PLANNING BOARD NOTES:  
 A. PROPOSED PROPERTY BOUNDARIES TO BE SET PRIOR TO RECORDING THE SUBDIVISION PLAN. STRUCTURES TO BE CONSTRUCTED AS CLOSE TO THE ROAD FRONT SHOWN ON THE APPROVED PLAN.  
 B. SET FENCE TO BE INSTALLED TO PROTECT THE WETLAND DURING CONSTRUCTION OF LOT 4.  
 C. THE PLAN RECOMMENDATION SHALL MAINTAIN TO THE MAXIMUM EXTENT POSSIBLE, THE PRESERVATION OF TREES BETWEEN ROUTE 107 AND THE PROPOSED STRUCTURES FOR LOTS 1, 2 & 4. TREE BUFFER SHALL REMAIN AND BE PRESERVED WITHIN THE 25' FRONT SETBACK. IN THAT SETBACK TREES SHALL ONLY BE REMOVED TO ALLOW FOR THE CONSTRUCTION OF THE PROPOSED TWO DRIVEWAY EXCHANGES ON LOT 2. THE AREA BETWEEN THE PROPOSED LOT 1 DRIVEWAY AND THE SEPRIC SYSTEM, APPROXIMATELY 60 FEET WIDE, ALL TREES SHALL REMAIN AND BE MAINTAINED. TREES WITHIN THE 25' FRONT SETBACK THAT ARE ACTUALLY OR INDIVIDUALLY REMOVED BY THE DEVELOPER ON LOT 2 OWNER FROM THIS SETBACK AREA IN HONOR OF THE PROVISION SHALL BE REPLANTED WITH EQUIVALENT SPECIES AT LEAST 8'-FEET IN SPACING.  
 D. STAFF REVIEW OF SPECIFIC PLANT IN RELATIONSHIP TO BUILDING AND CEILING IS REQUIRED PRIOR TO INSTALLATION.  
 E. ALL ELECTRICAL SERVICES TO THE FOUR LOTS SHALL BE ACCESSIBLE FROM THE PROPOSED TWO DRIVEWAYS TO SERVICE THE PROPOSED STRUCTURES.  
 F. THE APPLICANT SHALL WORK WITH STATE TO ENSURE THAT THE LOCATION OF THE FOUR DUPLEX STRUCTURES DO NOT LINE UP IN A LINE ALONG ROUTE 107. THE APPLICANT WILL ATTEMPT TO THE BEST OF HIS ABILITY, TO AVOID THE LOCATION OF EACH DUPLEX STRUCTURE TO STAGGER THE STRUCTURES AS MUCH AS POSSIBLE.  
 G. IF A DUPLEX IS CONSTRUCTED, IT SHALL BE SIMILAR IN DESIGN TO WHAT WAS PRESENT TO THE PLANNING BOARD WITH THE GARAGES SEPARATING THE LIVING SPACE OF EACH UNIT AND OWNERS OBTAINING THE HOODLINE.

TAX MAP #13, LOT 17  
 WILLIAM F. & ANN M. MADGE  
 P.O. BOX 28  
 GILMANTON, NH 03237  
 D.C.R.D. BOOK 2245, PAGE 430



Town of Gilmanton, NH  
 Planning Board  
 Wampy Ogo, Chairman

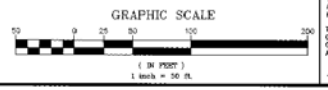
SUBDIVISION PLAN  
 FOR  
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 LAND OF  
 KENNETH F. CEGELSKI JR.,  
 (INDIVIDUALLY AND AS TRUSTEE)  
 WECANFLY TRUST  
 TAX MAP #13, LOT 19  
 PROVINCE ROAD (ROUTE 107)  
 GILMANTON, NEW HAMPSHIRE



- LEGEND
- PROPERTY LINE
  - PROPOSED PROPERTY LINES
  - BUILDING SETBACK LINE
  - PROPOSED ADJUTERS LOT LINE
  - PROPOSED EASEMENT LINE
  - ZONE LINE
  - STONE WALL
  - PERMANENT STONE WALL
  - DRIVEWAY WHEELS
  - EDGE OF WETLAND
  - UTILITY POLE
  - UTILITY POLE & GUY WIRE
  - DRILL HOLE FOUND FROM PIPE/POD FOUND OR SET AS NOTED
  - DRILL HOLE W/ ID CAP SET (FEBRUARY 2015)
  - TYPICAL WETLAND AREA
  - DRILL HOLE SET
  - DRILL HOLE SET
  - IRON PIPE FOUND

- REFERENCE PLANS
1. "DEED OF CHARLTON CHAMBERS LAND LOCATED GILMANTON, N.H." DATE 11-20-76 BY B. F. HOWARD ASSOCIATES. PLAN NOT RECORDED.
  2. "PLAT PLAN FOR RECORDING ONLY FOR TAX LOT 43-472 ROUTE 107, GILMANTON, N.H." DATE 8-17-85 BY BRIVEN L. BAILEY ISSUES INC. BOOK 1, PLAN #119-48.
  3. "PLAN OF SUBDIVISION OF LAND OF JOHN E. & BECCA M. HANLEY GILMANTON, N.H." DATE NOVEMBER 1990, YEAR BY DAVID W. SEAMER D.C.R.D. PLAN #125-65.

TAX MAP #26, LOT 3  
 STATE OF NEW HAMPSHIRE  
 P.O. BOX 808  
 CONCORD, NH 03301  
 D.C.R.D. BOOK 1553, PAGE 233



I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE SURVEY CLASSIFICATION OF THE 1st CLASS OF ADMINISTRATIVE RULES OF THE BOARD OF ENGINEERS FOR LAND SURVEYING. I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. HONORARY SURVEY BY TOTAL STATION WITH A PRECISION GREATER THAN 1:125,000.

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET HISTORY OF FIELD REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY. SUCH OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN RECORDS.

3/16/16 DATE



| NO. | DATE    | DESCRIPTION       | BY  |
|-----|---------|-------------------|-----|
| 1   | 3/17/16 | ADD MONUMENTS SET | SVM |
| 2   | 3/17/16 | PER NO. 1         | SVM |
| NO. | DATE    | DESCRIPTION       | BY  |

| DRAWN BY   | M.R.F. | DATE        | NOV 16, 2015 |
|------------|--------|-------------|--------------|
| CHECKED BY | S.V.M. | DRAWING NO. | 476.39       |
| NO. 416.3  | 2      | OF          | 4            |

DOUGET SURVEY, INC.  
 1000 State Street, Gilmanton, NH 03237  
 Phone: 603-852-2244 Fax: 603-852-2245  
 www.douget.com