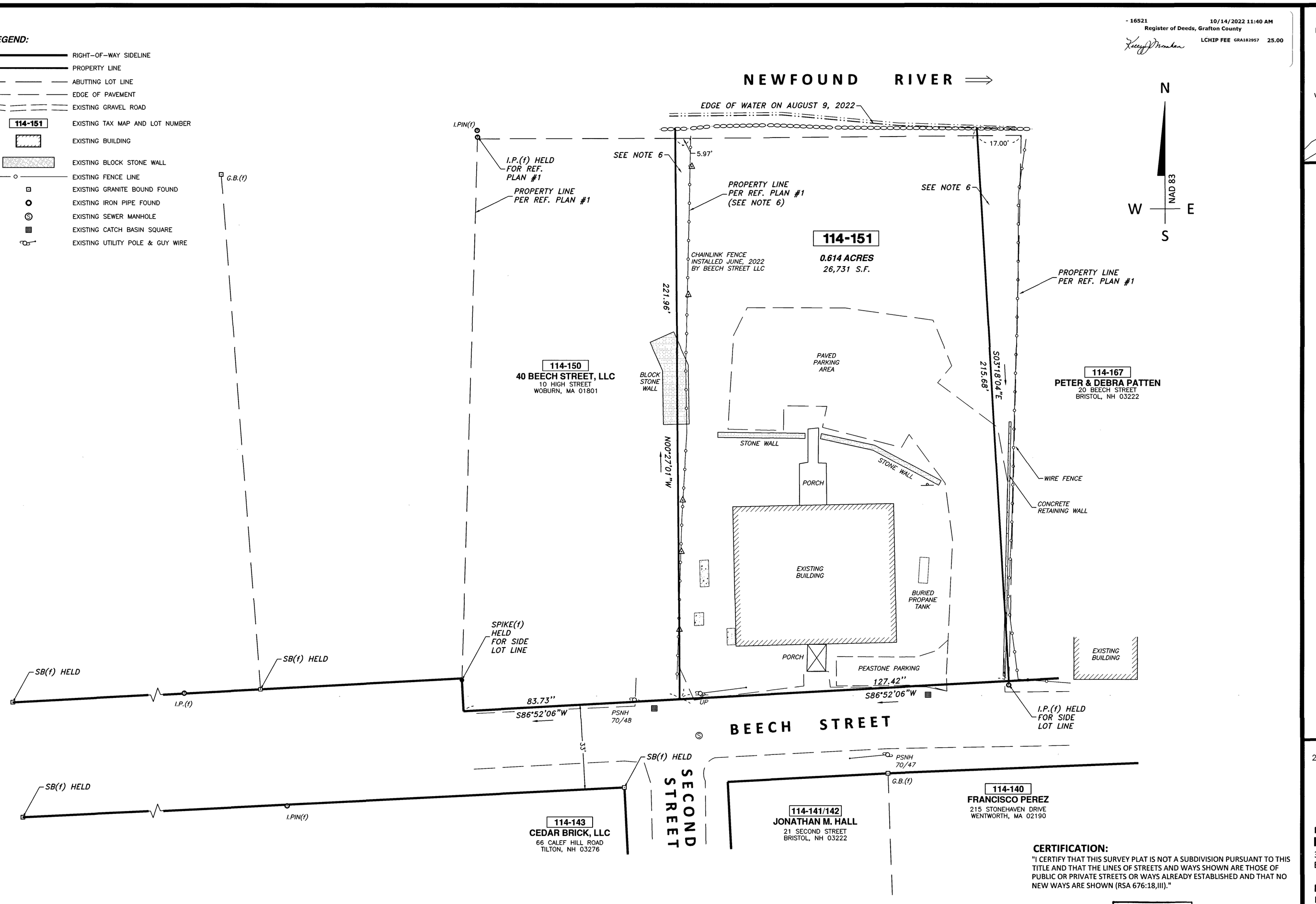
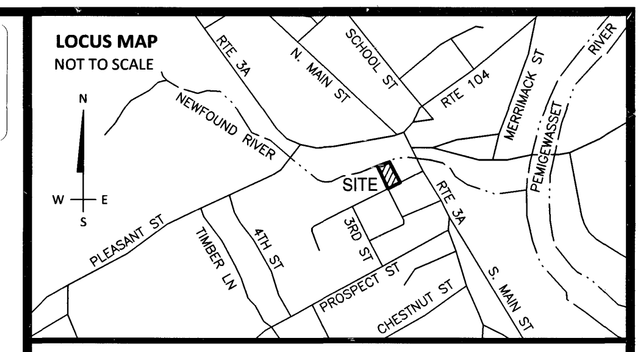
- 16521 10/14/2022 11:40 AM
Register of Deeds, Grafton County
LCHIP FEE GRA182957 25.00

LEGEND:

- RIGHT-OF-WAY SIDELINE
- PROPERTY LINE
- ABUTTING LOT LINE
- EDGE OF PAVEMENT
- EXISTING GRAVEL ROAD
- 114-151 EXISTING TAX MAP AND LOT NUMBER
- EXISTING BUILDING
- EXISTING BLOCK STONE WALL
- EXISTING FENCE LINE
- EXISTING GRANITE BOUND FOUND
- EXISTING IRON PIPE FOUND
- EXISTING SEWER MANHOLE
- EXISTING CATCH BASIN SQUARE
- EXISTING UTILITY POLE & GUY WIRE



LOCUS MAP
NOT TO SCALE



REFERENCE PLAN:

1. "PLAN SHOWING LAND IN BRISTOL, COUNTY OF GRAFTON, STATE OF NEW HAMPSHIRE, SURVEYED FOR W.C. ", PREPARED BY TRI-STATE SURVEYING, RECORDED AT G.C.R.D. PLAN #1084/37.
2. "SITE PLAN OF 11 BEECH STREET FOR WILLIAM T MUISE, TRUSTEE, GRAFTON COUNTY, BRISTOL, N.H., SCALE 1"=20', DATED:AUGUST 1979, PREPARED BY HODGES & HAYDEN, RECORDED AY G.C.R.D. PLAN #5255.
3. "SUBDIVISION PLAN, LAND OF GLENN R. & DIANNE L. SHARP, BEECH ST., BRISTOL, GRAFTON CO., N.H., SCALE 1"=20', DATED: NOV., 1983, PREPARED BY: ASSOCIATED SURVEYORS, RECORDED G.C.R.D. PLAN #1992

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW A PRELIMINARY BOUNDARY OF MAP 114 LOT 151.
2. OWNER: **KARYL COURT CONDOMINIUMS**
   30 BEECH STREET
   BRISTOL, NH
3. ZONING: VR
4. DATUM: NAD 1983
5. PLAN CREATED FROM AN ON THE GROUND SURVEY BY ARAGO ON AUGUST 8 & 9, 2022.
6. A TRIANGLE WITH 17 FEET ALONG THE NEWFOUND RIVER WAS CONVEYED TO LOT 114-167 IN 1961, PRIOR TO SUBDIVISION PLAN, REFERENCE PLAN #1. THE SUBDIVISION PLAN OF THE PARENT TRACT, PLAN 1084-33, DID NOT ADJUST THE BOUNDARY OF THE PARENT TRACT TO ALLOW FOR THE 17 FOOT TRIANGLE. THEREFORE THE 2 TRACTS OF THE SUBDIVISION PLAN, LOTS 114-150 & 151, HAVE REDUCED PRORATED DISTANCES ALONG THE NEWFOUND RIVER.

REV. #	DATE	DESCRIPTION	BY

CERTIFICATION:
"I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN (RSA 676:18,III)."

STATE OF NEW HAMPSHIRE — NO. 820 — CYNTHIA DEA BOISVERT — LICENSED LAND SURVEYOR

DATE: Oct. 6, 2022 Cynthia Dea Boisvert
CYNTHIA DEA BOISVERT, LLS

20 0 20 40 60 80
SCALE: 1" = 20' HORZ. DATE: OCTOBER 6, 2022

BOUNDARY PLAN

MAP 114 / LOT 151
KARYL COURT CONDOMINIUMS
30 BEECH STREET
BRISTOL, NH 03222

PREPARED FOR:
KARYL COURT CONDOMINIUMS
30 BEECH STREET
BRISTOL, NH 03222

ARAGO
LAND CONSULTANTS, LLC
31 Old Nashua Road, Suite 1, Amherst, NH 03031 (603) 732-0008

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