

I. Survey Notes:

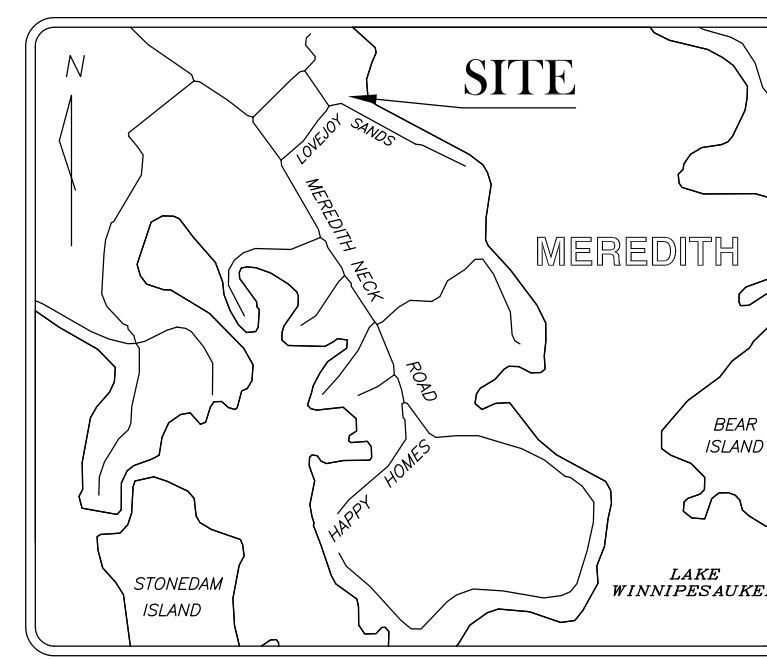
- BEARINGS SHOWN HEREON ARE BASED ON A MAGNETIC OBSERVATION TAKEN AT THE TIME OF SURVEY AND SERVE ONLY TO DEFINE ANGULAR RELATIONSHIPS.
- THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF AN UP-TO-DATE TITLE REPORT AND IS SUBJECT TO THE SAME.
- LAKE WINNIPESAUKEE IS A GREAT POND WITH A NATURAL MEAN HIGH WATER ELEVATION OF 504.32' (NGVD 1929) PER THE OFFICIAL LIST OF PUBLIC WATERS IN THE STATE OF NEW HAMPSHIRE. THE WATER BOUNDARY SHOWN IS THE CURRENT LOCATION OF ELEVATION 504.32'. A SIGNIFICANT AREA OF THE SUBJECT PROPERTY IS LAND CREATED BY PLACING FILL IN THE LAKE. ACCORDING TO HISTORIC SURVEY PLANS, THE WATER BOUNDARY SHOWN IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES SUCH AS EROSION OR ACCRETION AND MAY OR MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF TITLE.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE LAKE ELEVATION AT THE TIME OF SURVEY AS PUBLISHED HOURLY BY THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES.
- ALL LAND WITHIN 250' OF ANY NH PUBLIC WATERBODY (PER THE OFFICIAL LIST OF PUBLIC WATERS, PUBLISHED AND MAINTAINED BY THE STATE OF NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES, WATER DIVISION, DAM BUREAU) IS SUBJECT TO THE REGULATIONS OF THE COMPREHENSIVE SHORELAND PROTECTION ACT (RSA 483:B) AS AMENDED JULY 1, 2008. ANY DEVELOPMENT OR REDEVELOPMENT IN THIS AREA MAY REQUIRE A SHORELAND PERMIT FROM THE STATE OF NEW HAMPSHIRE.
- DIAMETERS OF IRON PIPES FOUND OR SET HEREON ARE OUTSIDE DIAMETER UNLESS OTHERWISE NOTED.
- TAX MAP U35 LOT 14 IS SUBJECT TO A PARKING EASEMENT BENEFITING THE TOWN OF MEREDITH AS SHOWN HEREON. SEE DEED 1813/237 AND PLAN RECORDED AT THE BELKNAP COUNTY REGISTRY IN PLAN DRAWER L42 PAGE 70 & 71.
- TAX MAP U35 LOT 8A IS BENEFITED BY TWO ACCESS EASEMENTS AND A UTILITY EASEMENT ACROSS TAX MAP U35 LOT 10 AS SHOWN HEREON. SEE DEED 1813/237 AND PLAN RECORDED AT THE BELKNAP COUNTY REGISTRY IN PLAN DRAWER L42 PAGE 70 & 71.
- THE SUBJECT PROPERTY IS BENEFITED BY A PARKING EASEMENT FOUR (4) FEET IN WIDTH ALONG THE SOUTHERLY SIDELINE OF LOVEJOY SANDS ROAD AS SHOWN HEREON. SEE DEED 1813/237 AND PLAN RECORDED AT THE BELKNAP COUNTY REGISTRY IN PLAN DRAWER L42 PAGE 70 & 71.
- THE SUBJECT PROPERTY IS SUBJECT TO AND BENEFITED BY RECIPROCAL EASEMENTS WITH THE TOWN OF MEREDITH FOR USE OF THE BOAT RAMP. SEE DEED 1813/237 AND PLAN RECORDED AT THE BELKNAP COUNTY REGISTRY IN PLAN DRAWER L42 PAGE 70 & 71.
- TAX MAP U35 LOT 8A IS SUBJECT TO AND BENEFITED BY TWO ACCESS EASEMENTS CONNECTING TO TALL PINES WAY AND TURTLE LANE TO THE NORTH. SEE DEED 403/121, EASEMENT AGREEMENT 794/201 AND PLAN RECORDED AT THE BELKNAP COUNTY REGISTRY IN PLAN BOOK 73 PAGE 71.
- TAX MAP U35 LOT 12 TO BE SUBJECT TO AN EASEMENT BENEFITING TAX MAP U35 LOT 8A AND U35 LOT 11 FOR THE PURPOSE OF MAINTAINING THE EXISTING SEPTIC TANK AND ASSOCIATED UNDERGROUND PIPELINES AND WATER LINE LOCATED ON U35 LOT 12.
- UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY AND ARE BASED ON PLANS OF RECORD AND OTHER INFORMATION FOUND. NOT ALL UNDERGROUND UTILITIES ARE SHOWN. ALL UNDERGROUND UTILITY LOCATIONS SHOULD BE VERIFIED BEFORE ANY EXCAVATION. CALL DIGSAFE! 1-800-DIG-SAFE
- THE PROPERTY IS SUBJECT TO ANY UTILITY EASEMENTS WHICH MAY EXIST INCLUDING BUT NOT LIMITED TO RIGHT OF EASEMENT DEED 2896/263.
- SEE PLAN REFERENCE 1 FOR COMPLETE PROPERTY LINE INFORMATION FOR THE ADDITIONAL PORTION OF TAX MAP U35 LOT 8A THAT IS NOT SHOWN HEREON.
- THE PURPOSE OF THIS PLAN IS TO DEPICT AN EQUAL AREA BOUNDARY LINE ADJUSTMENT BETWEEN TAX MAP U35 LOT 8A, TAX MAP U35 LOT 10, TAX MAP U35 LOT 11 AND THE LOVEJOY SANDS ROAD RIGHT OF WAY TO CREATE PROPERTY LINE EXTENSIONS THAT ALLOW CONSTRUCTION OF DOCKS THAT MEET REQUIRED PROPERTY LINE EXTENSION SETBACKS. NO REDUCTION OR INCREASE TO EXISTING LOT AREAS IS PROPOSED.

II. Roads:

- LOVEJOY SANDS ROAD IS A PUBLIC WAY PER TOWN OF MEREDITH RECORDS. THE RIGHT OF WAY WAS RE-ESTABLISHED BY THE SELECTMEN OF THE TOWN OF MEREDITH ON DECEMBER 3, 2002 IN ACCORDANCE WITH NH RSA 231:27, AS PER PLAN REFERENCE 1 LISTED ON PLAN RECORDED IN PLAN DRAWER L78 PAGE 65. THE RIGHT OF WAY SHOWN HEREON IS BASED ON SAID PLAN REFERENCE.
- LOVEJOY LANE IS A PUBLIC WAY PER TOWN OF MEREDITH RECORDS. IT WAS LAID OUT NOVEMBER 29, 1902, TWELVE FEET WIDE. NO OTHER LAYOUT RECORDS WERE FOUND. THE RIGHT OF WAY SHOWN HEREON IS BASED ON MONUMENTS FOUND AND IS SUBJECT TO AND BENEFITED BY ANY LAYOUT OF RECORD.
- MEREDITH NECK ROAD IS A PUBLIC WAY PER TOWN OF MEREDITH RECORDS. THE RIGHT OF WAY SHOWN HEREON IS BASED ON PHYSICAL EVIDENCE OF STONE WALLS AND IS SUBJECT TO AND BENEFITED BY THE LAYOUT OF RECORD.

III. Plan References:

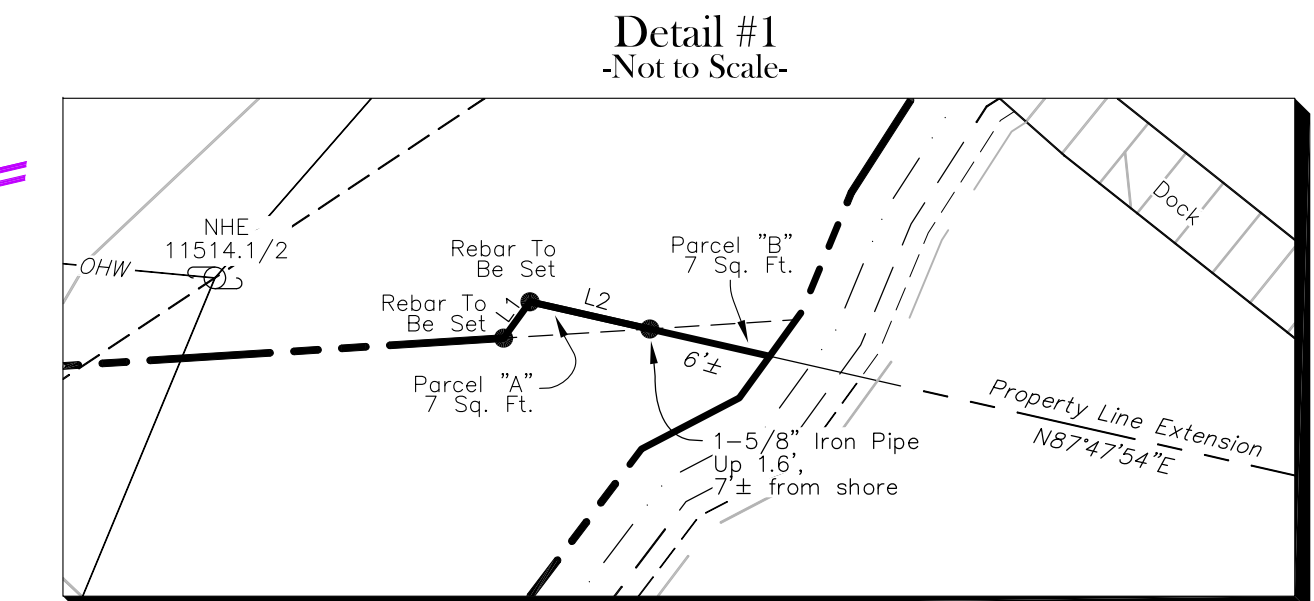
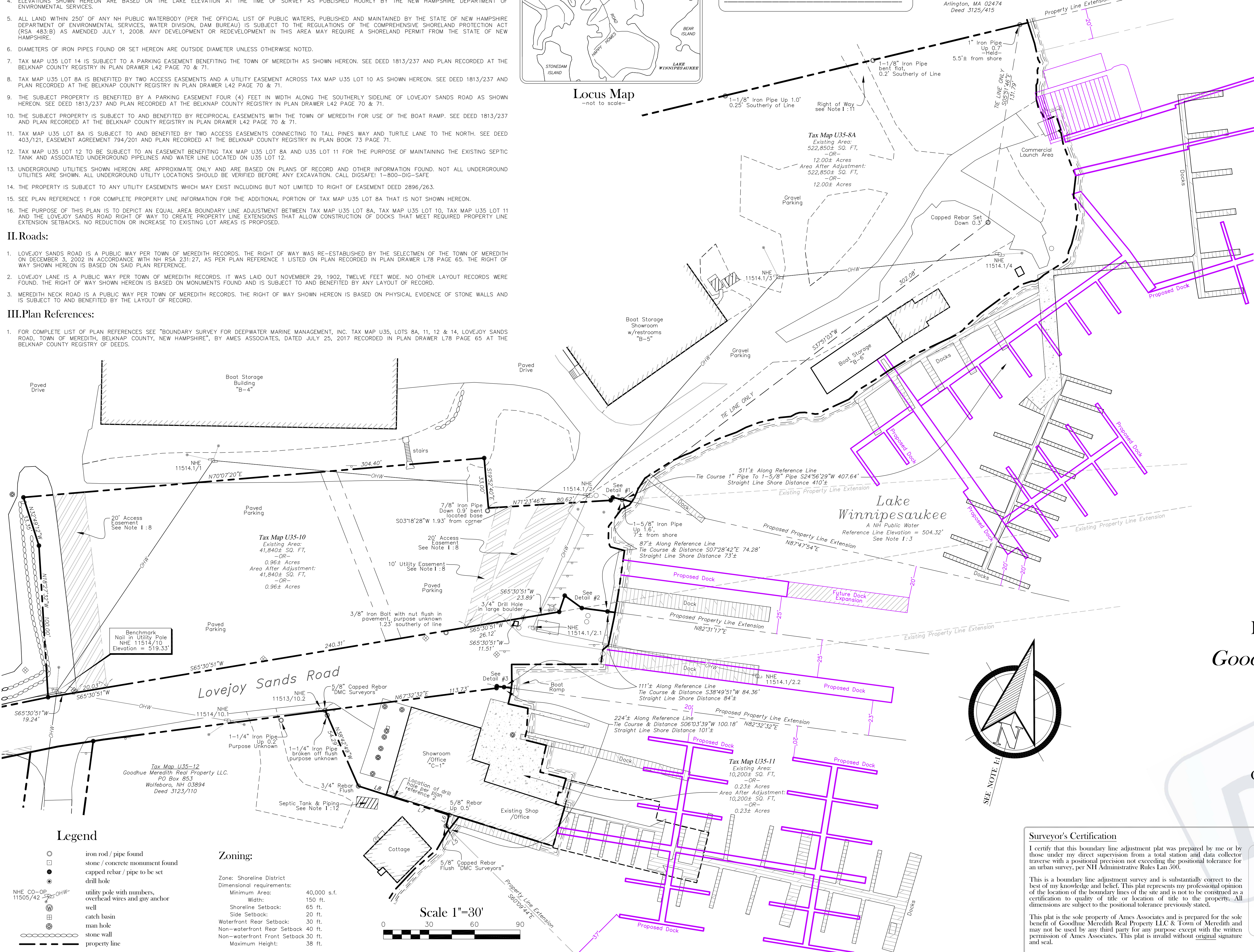
- FOR COMPLETE LIST OF PLAN REFERENCES SEE "BOUNDARY SURVEY FOR DEEPWATER MARINE MANAGEMENT, INC. TAX MAP U35, LOTS 8A, 11, 12 & 14, LOVEJOY SANDS ROAD, TOWN OF MEREDITH, BELKNAP COUNTY, NEW HAMPSHIRE", BY AMES ASSOCIATES, DATED JULY 25, 2017 RECORDED IN PLAN DRAWER L78 PAGE 65 AT THE BELKNAP COUNTY REGISTRY OF DEEDS.



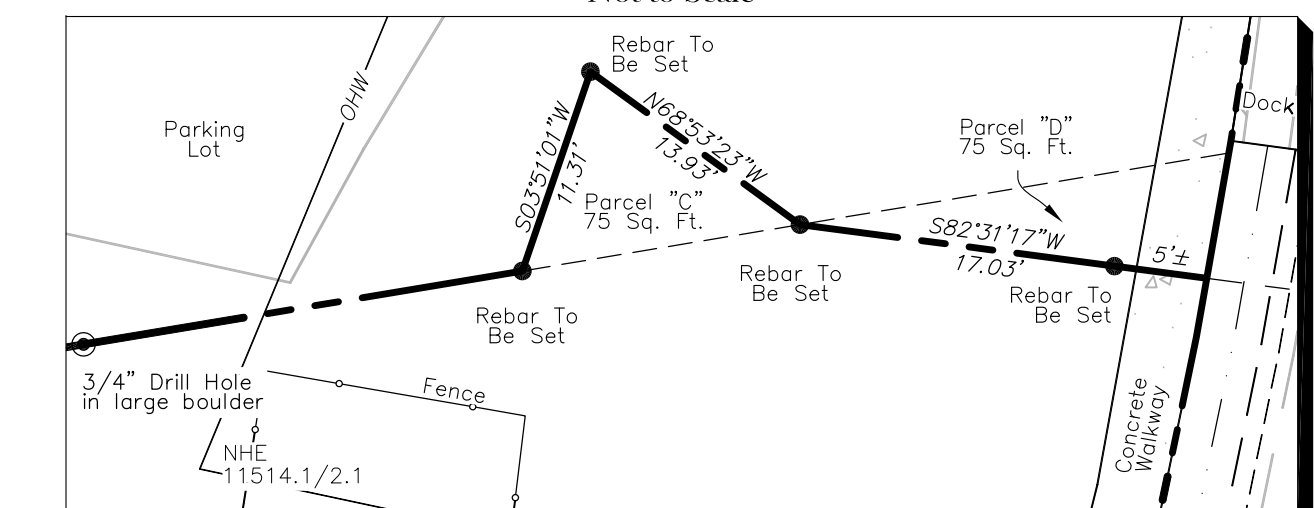
Locus Map
-not to scale-

Approved by the Meredith Planning Board on _____
 Certified by _____ Chairman.
 And by _____ Secretary.
 Conditions: _____

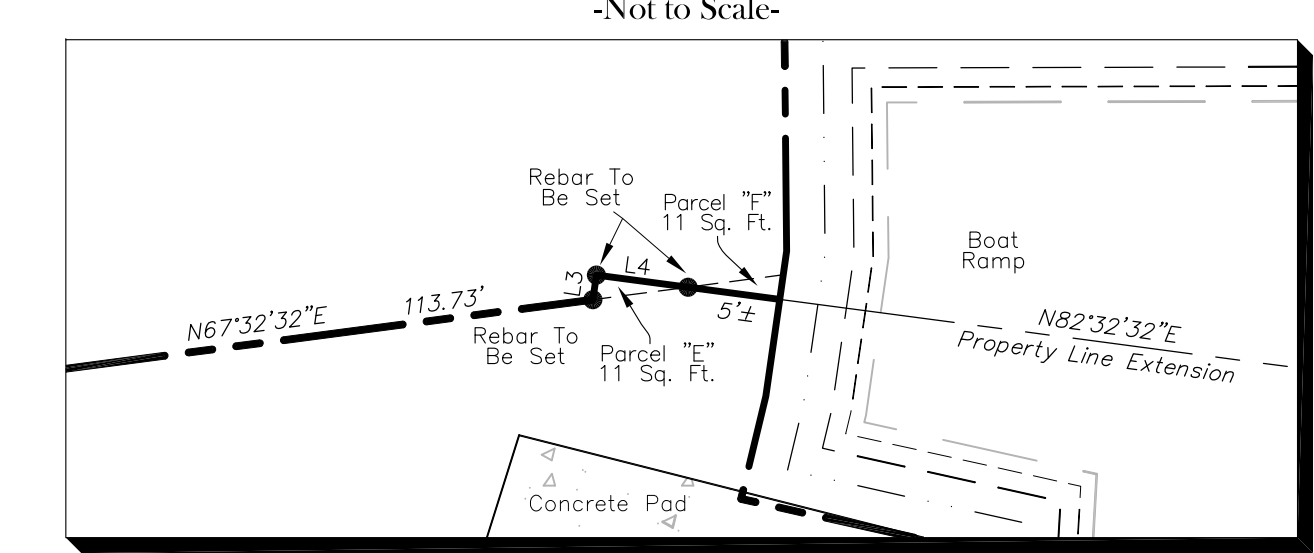
Tax Map U35-BK-5
 Kenneth M. & Arilda O. Twombly
 19 Glen Avenue
 Arlington, MA 02474
 Deed 3125/415



Detail #1
-Not to Scale-

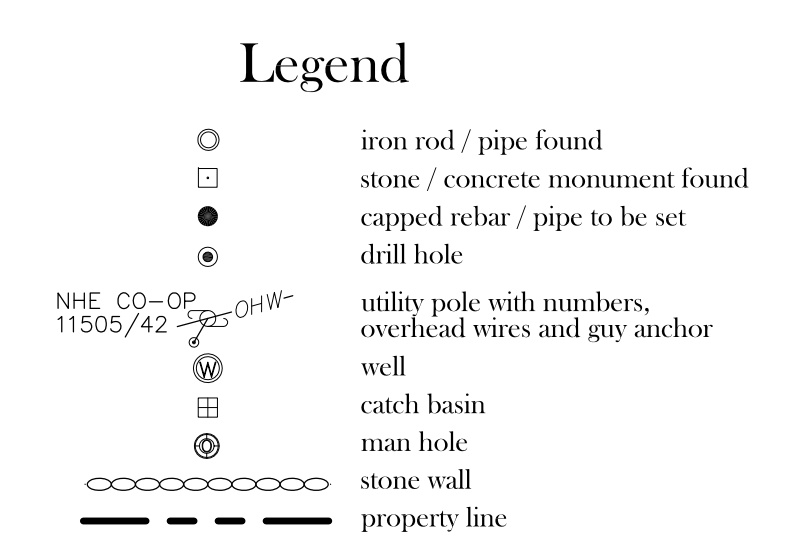


Detail #2
-Not to Scale-

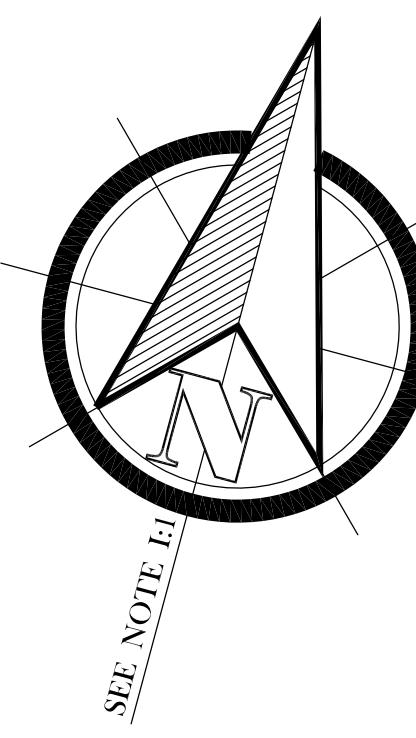
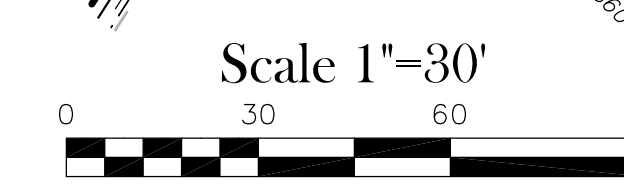


Detail #3
-Not to Scale-

LINE BEARING	DISTANCE
L1 N20°55'16"E	2.34'
L2 N87°42'24"E	6.40'
L3 N06°50'58"W	1.29'
L4 N82°12'32"E	4.89'
L5 N60°09'44"W	13.03'
L6 N00°14'59"E	7.47'
L7 N87°19'02"W	37.95'
L8 N87°19'02"W	124.72'



Zoning:
 Zone: Shoreline District
 Dimensional requirements:
 Minimum Area: 40,000 s.f.
 Width: 150 ft.
 Shoreline Setback: 65 ft.
 Side Setback: 20 ft.
 Waterfront Rear Setback: 30 ft.
 Non-waterfront Rear Setback 40 ft.
 Non-waterfront Front Setback 30 ft.
 Maximum Height: 38 ft.



Boundary Line Adjustment Survey
 land of
Goodhue Meredith Real Property LLC
 Tax Map U35, Lot 8A & 11
 &
Town of Meredith
 Tax Map U35, Lot 10
 Lovejoy Sands Road
 Town of Meredith, Belknap County, New Hampshire

Owner of Record:
 Town of Meredith
 41 Main Street
 Meredith, NH 03253
 Book 305 Page 357
 Book 444 Page 54

Owner of Record:
 Goodhue Meredith Real Property LLC
 P.O. Box 853
 Wolfeboro, NH 03894
 Book 3123 Page 110

Surveyor's Certification
 I certify that this boundary line adjustment plat was prepared by me or by those under my direct supervision from a total station and data collector traverse with a positional precision not exceeding the positional tolerance for an urban survey, per NH Administrative Rules Lan 500.
 This is a boundary line adjustment survey and is substantially correct to the best of my knowledge and belief. This plat represents my professional opinion of the location of the boundary lines of the site and is not to be construed as a certification of quality of title or location of title to the property. All dimensions are subject to the positional tolerance previously stated.
 This plat is the sole property of Ames Associates and is prepared for the sole benefit of Goodhue Meredith Real Property LLC & Town of Meredith and may not be used by any third party for any purpose except with the written permission of Ames Associates. This plat is invalid without original signature and seal.

AMES ASSOCIATES LLC
 Environmental Land Use Consultants
 164 NH Route 25
 Meredith, NH 03253
 603-279-5705
 603-279-7878 FAX
 LAND SURVEYORS • SEPTIC SYSTEM DESIGNERS
 ENVIRONMENTAL CONSULTANTS • WETLAND & SOIL SCIENCE
 WWW.AMESASSOCIATES.COM

PLAN DATE 11/16/2022	PROJECT NO. BLA GHNY & Meredith	DRAWN BY DHS
DATE SURVEY 10/13/2022 & 10/20/2009	SCALE 1"=30'	CHECKED BY WFH