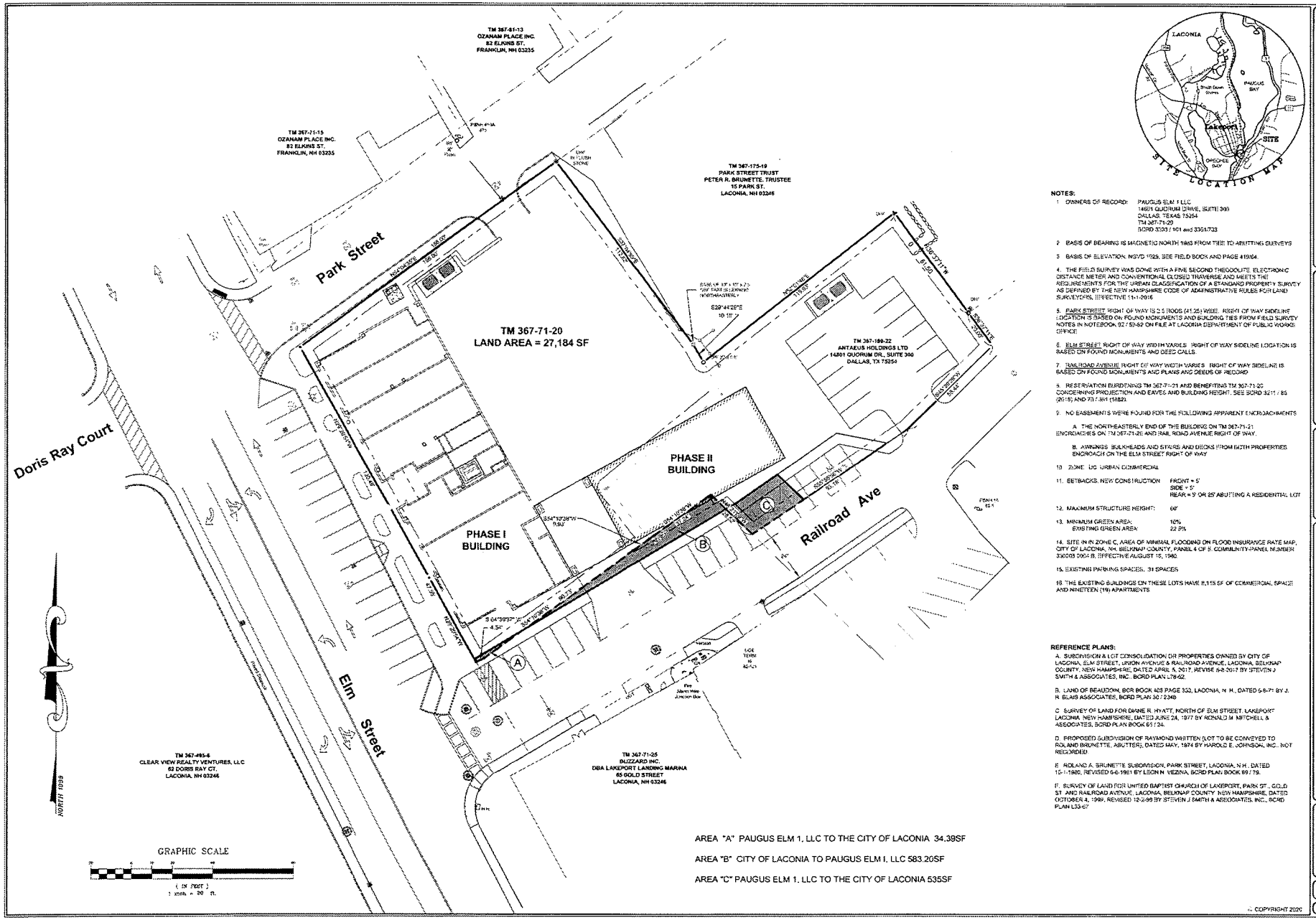

NOTES:

1. OWNERS OF RECORD: PAUGUS ELM 1 LLC
   14801 QUORUM DRIVE, SUITE 300
   DALLAS, TEXAS 75254
   TM 367-71-20
   BCRD 3330 / 161 and 3361/733
2. BASIS OF BEARING IS MAGNETIC NORTH 1983 FROM TIES TO ABUTTING SURVEYS
3. BASIS OF ELEVATION: NGVD 1929, SIDE FIELD BOOK AND PAGE 419/64.
4. THE FIELD SURVEY WAS DONE WITH A FIVE SECOND THEODOLITE ELECTRONIC DISTANCE METER AND CONVENTIONAL CLOSED TRAVERSE AND MEETS THE REQUIREMENTS FOR THE URBAN CLASSIFICATION OF A STANDARD PROPERTY SURVEY AS DEFINED BY THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES FOR LAND SURVEYORS, EFFECTIVE 11-1-2016
5. PARK STREET RIGHT OF WAY IS 2.5 RODS (41.25') WIDE. RIGHT OF WAY SIDELINE LOCATION IS BASED ON FOUND MONUMENTS AND BUILDING TIES FROM FIELD SURVEY NOTES IN NOTEBOOK 92 / 50-52 ON FILE AT LACONIA DEPARTMENT OF PUBLIC WORKS OFFICE
6. ELM STREET RIGHT OF WAY WIDTH VARIES. RIGHT OF WAY SIDELINE LOCATION IS BASED ON FOUND MONUMENTS AND DEED CALLS.
7. RAILROAD AVENUE RIGHT OF WAY WIDTH VARIES. RIGHT OF WAY SIDELINE IS BASED ON FOUND MONUMENTS AND PLANS AND DEEDS OF RECORD
8. RESERVATION BURDENING TM 367-71-21 AND BENEFITING TM 367-71-20 CONCERNING PROJECTION AND EAVES AND BUILDING HEIGHT. SEE BCRD 3211 / 85 (2018) AND 731 / 341 (1982).
9. NO EASEMENTS WERE FOUND FOR THE FOLLOWING APPARENT ENCROACHMENTS
   A. THE NORTHEASTERLY END OF THE BUILDING ON TM 367-71-21 ENCROACHES ON TM 367-71-20 AND RAIL ROAD AVENUE RIGHT OF WAY.
   B. AWNINGS, BULKHEADS AND STAIRS AND DECKS FROM BOTH PROPERTIES ENCROACH ON THE ELM STREET RIGHT OF WAY
10. ZONE: DC URBAN COMMERCIAL
11. SETBACKS, NEW CONSTRUCTION: FRONT = 5'; SIDE = 5'; REAR = 5' OR 25' ABUTTING A RESIDENTIAL LOT
12. MAXIMUM STRUCTURE HEIGHT: 60'
13. MINIMUM GREEN AREA: 10%; EXISTING GREEN AREA: 22.9%
14. SITE IN ZONE C, AREA OF MINIMAL FLOODING ON FLOOD INSURANCE RATE MAP, CITY OF LACONIA, NH, BELKNAP COUNTY, PANEL 4 OF 5, COMMUNITY-PANEL NUMBER 330008 0004 B, EFFECTIVE AUGUST 15, 1988.
15. EXISTING PARKING SPACES: 31 SPACES
16. THE EXISTING BUILDINGS ON THESE LOTS HAVE 8,115 SF OF COMMERCIAL SPACE AND NINETEEN (19) APARTMENTS

REFERENCE PLANS:

A. SUBDIVISION & LOT CONSOLIDATION OR PROPERTIES OWNED BY CITY OF LACONIA, ELM STREET, UNION AVENUE & RAILROAD AVENUE, LACONIA, BELKNAP COUNTY, NEW HAMPSHIRE, DATED APRIL 5, 2017, REVISE 8-8-2017 BY STEVEN J SMITH & ASSOCIATES, INC., BCRD PLAN L78-62.

B. LAND OF BEAUDOIN, BCR BOOK 408 PAGE 332, LACONIA, N. H., DATED 9-8-71 BY J. H. BLAIS ASSOCIATES, BCRD PLAN 30 / 2348

C. SURVEY OF LAND FOR DIANE R. HYATT, NORTH OF ELM STREET, LAKEPORT LACONIA, NEW HAMPSHIRE, DATED JUNE 24, 1977 BY RONALD M. MITCHELL & ASSOCIATES, BCRD PLAN BOOK 65 / 24.

D. PROPOSED SUBDIVISION OF RAYMOND WRITTEN LOT TO BE CONVEYED TO ROLAND BRUNETTE, ABUTTER), DATED MAY, 1974 BY HAROLD E. JOHNSON, INC., NOT RECORDED

E. ROLAND A. BRUNETTE SUBDIVISION, PARK STREET, LACONIA, N.H., DATED 10-1-1980, REVISED 6-6-1981 BY LEON N. VEZINA, BCRD PLAN BOOK 89 / 79.

F. SURVEY OF LAND FOR UNITED BAPTIST CHURCH OF LAKEPORT, PARK ST., GOLD ST. AND RAILROAD AVENUE, LACONIA, BELKNAP COUNTY, NEW HAMPSHIRE, DATED OCTOBER 4, 1999, REVISED 12-2-99 BY STEVEN J SMITH & ASSOCIATES, INC., BCRD PLAN L53-67

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REVISIONS

DATE: January 29, 2021
SCALE:
FIELD BOOK: 523
SHEET NO: 1
SURVEY PROJ NO: 19060
DWG NO.: 19060 BLA
TAB: BLA

STEVEN J. SMITH & ASSOCIATES, INC. SURVEYING & ENGINEERING

Boundary Line Adjustment Plan

41 - 63 Elm Street & 9 Park Street
Laconia, Belknap County, New Hampshire 03246
For
Paugus Elm 1 LLC

6 LILY POND ROAD, GILFORD, N.H. 03249

PREPARED UNDER THE DIRECT SUPERVISION OF A NEW HAMPSHIRE LICENSED LAND SURVEYOR

JOB NO. 19060

SHEET 1