



Tax Map 180-107-19
Carlo Crocetti
29 Arrowhead Drive
Laconia, NH 03246
Deed 3217/0812

Copped 5/8" Ribbor
Found Down 0.1'
Steven J. Smith

1-1/4" Pipe
Up 0.5' Bent
Located Base

Benchmark
Nail Base 12" Ash
Elevation: 513.92'

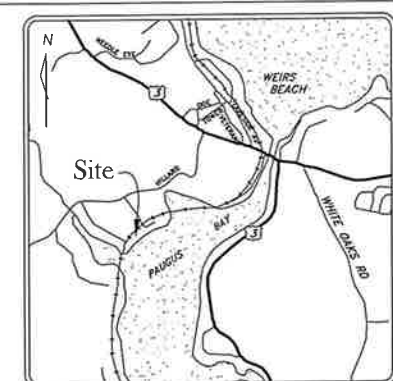
5"-5" Concrete
Monument with
Small Drill Hole
Found Down 1.1'
-Held-

20' Right of Way
See Hole #1

3/4" Pipe
Down 0.2'

Rail Road Right of Way
State of New Hampshire
Department of Transportation
Bureau of Rail & Transit
PO Box 483
Concord, NH 03302-0483
Plan Ref. 4
Book 662 Page 455

Tax Map 180-516-16
Michael Dandrea
36 Indian Path
Laconia, NH 03246
Deed 2497/0444



Locus Map
-not to scale-

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 EXAMINATION REPORT BY A QUALIFIED ATTORNEY AND IS SUBJECT TO THE SAME EASEMENTS, ENCUMBRANCES AND OTHER MATTERS OF TITLE THAT ARE NOT DEPICTED HEREON MAY BE REVEALED BY SUCH AN EXAMINATION.
- LAKE LAKE WINNIPESAUKEE IS A PUBLIC WATER WITH A REFERENCE LINE ELEVATION OF 504.32' NVD 1929 PER THE CONSOLIDATED LIST OF WATERBODIES SUBJECT TO RSA 483-B, PUBLISHED AND MAINTAINED BY THE STATE OF NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES. THE WATER BOUNDARY SHOWN HEREON IS THE CURRENT LOCATION OF THE REFERENCE LINE AND IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES SUCH AS EROSION OR ACCRETION AND ARTIFICIAL CHANGES SUCH AS DREDGING OR FILLING AND MAY OR MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF TITLE. HISTORIC FLOWAGE RIGHTS MAY EXIST INLAND OF THE REFERENCE LINE SHOWN HEREON. THE NATURAL MEAN HIGH WATER MARK MAY OR MAY NOT COINCIDE WITH THE REFERENCE LINE SHOWN HEREON.
- 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 CONSOLIDATED LIST OF WATERBODIES SUBJECT TO RSA 483-B, PUBLISHED AND MAINTAINED BY THE STATE OF NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES) IS SUBJECT TO THE REGULATIONS OF THE SHORELAND WATER QUALITY PROTECTION ACT (RSA 483-B). 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.
- THE PROPERTY IS SUBJECT TO ANY UTILITY EASEMENTS WHICH MAY EXIST.

II. Roads/Access:

- THE SUBJECT PROPERTY IS BENEFITED BY TWO ACCESS RIGHT OF WAYS AS STATED IN DEED BOOK 402 PAGE 156. RIGHT OF WAYS WERE GRANTED FROM HILLIARD ROAD AND ALONG THE SOUTHERLY SIDE OF THE RAIL ROAD RIGHT OF WAY AS SHOWN ON PLAN REFERENCE 1.

III. Plan References:

- "SOUTHEASTERLY PART OF ST. SAUVEUR PROPERTY WEIRS BEACH, N.H.," DATED 6-10-60 BY R.B. MERRIMAN, RECORDED IN PLAN BOOK 14 PAGE 1018, BELKNAP COUNTY REGISTRY OF DEEDS
- "PICKEREL COVE LOT 43A WEIRS BEACH NH" DATED 9-15-66 BY R.B. MERRIMAN, RECORDED IN PLAN BOOK 22 PAGE 1649, BELKNAP COUNTY REGISTRY OF DEEDS
- SHEET V.21/68 OF "RIGHT OF WAY AND TRACK MAP THE CONCORD & MONTREAL R.R. OPERATED BY THE BOSTON AND MAINE R.R. STATION 1664+60 TO STATION 17174+40" DATED JUNE 30, 1914. ON RECORD AT NHDOT BUREAU OF RAIL AND TRANSIT, CONCORD, NH
- "SUBDIVISION OF LAND HILLIARD ROAD LACONIA, BELKNAP CO., N.H. FOR CHARLES E. CARROLL" DATED NOVEMBER 8, 1956 BY STEVEN J. SMITH ASSOCIATES, INC., RECORDED PLAN DRAWER L32 PAGE 11, BELKNAP COUNTY REGISTRY OF DEEDS

Tax Map 179-316-9
Kimberly Dirreco
149 Harglen Lane
Laconia, NH 03246
Deed 3254/0598

Tax Map 180-516-17
Area:
12,200± SQ. FT.
-OR-
0.28± ACRES

149± Along Reference Line
Tie Course Point To Bound S69°30'28"W 148.70±
Straight Line Shore Distance 143±

Lake
Winnepesaukee
A NH Public Water
Reference Line Elevation = 504.32'

Legend

- iron rod / pipe found
- stone / concrete monument found
- ⊙ drill hole
- ⊕ bench mark
- ⊗ sewer manhole
- ⊖ unmarked joint
- ⊕ boulder wall
- property line

Boundary Retracement Survey

Prepared for
Evans Family Revocable Trust
Tax Map 180, Lot 516-17

33 Indian Path
Town of Laconia, Belknap County, New Hampshire

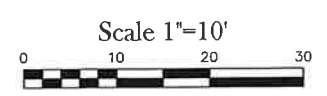
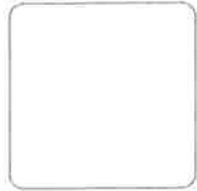
Owner of Record:
Evans Family Revocable Trust
42 McKenna Drive Nashua, NH 03062
Book 3244 Page 0575

Surveyor's Certification

I certify that this survey & plat were 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 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 Evans Family Revocable Trust 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.



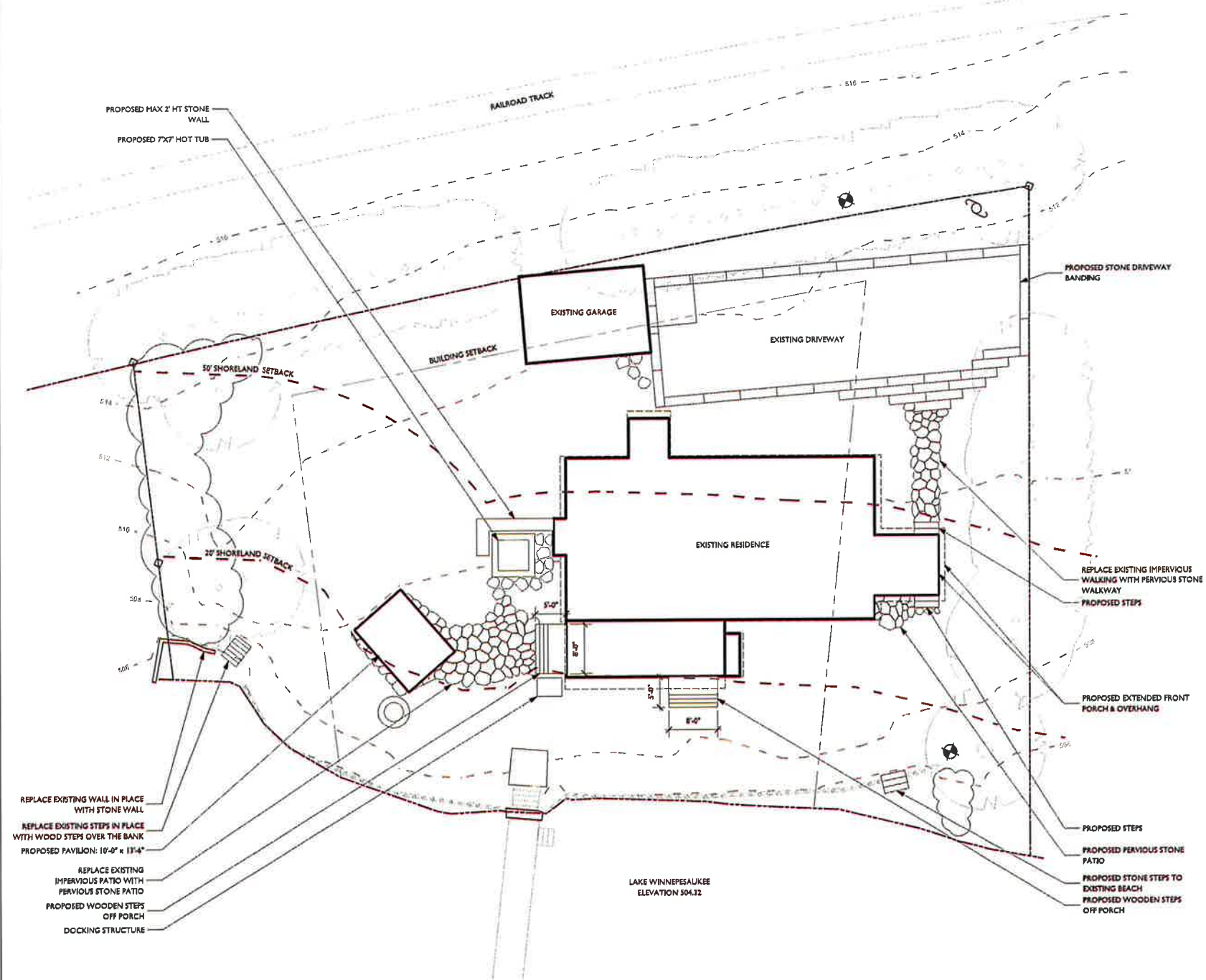
DATE	REVISION	BY

PLAN DATE	PROJECT NO.	DRAWN BY
11/23/2020	Evans 180-516-17	DKS/ARL
DATE SURVEY	SCALE	CHECKED BY
7/31/2020	1"=10'	WPH

COLLABORATORS:



2 PAVILION DESIGN OPTIONS, FINAL TBD



1 PROPOSED PLAN
Scale: 1" = 10'-0"

Impervious Lot Coverage within 250' of the Shoreline				
	Structure Description	Pre-Construction Impervious Areas (A)	Post-Construction Impervious Areas (B)	
Primary Structure(s) - House and all attached decks and porches	House	1,224	54	1,278
	Garage & Ramp	324	54	378
	Driveway	1,312	54	1,366
Accessory Structures - paths, driveways, patios, sheds, detached garages, retaining walls...	Front Walkway	23	9	32
	Back Patio, Hot Tub, Fire Pit, Pads, Steps & Walls	223	54	277
	Pavilion	9	132	141
	Shoreline Deck	22	22	44
	Boat Ramp	28	28	56
Totals		2,208	205	2,413

Area of the lot located within 250 feet of the reference line: (C) 1,220

Percentage of lot covered by pre-construction impervious area within 250 feet of the reference line: (divide (Column A Total) by (C) x 100) (D) 24.4%

Percentage of lot covered by post-construction impervious area within 250 feet of the reference line upon completion of the project: (divide (Column B total) by (C) x 100) (E) 22.2%

Shoreland Frontage - the actual length of the shoreline along the waterfront measured at the reference line: (A)	Maximum Total Area covered by accessory structures including water access structures - (A) x 7.5	Maximum Total Area covered by water access structures - (A) x 7.5/2	Contiguous Shoreline - the two distances of the average of the length of a straight line drawn between the points where the side property lines intersect the reference line and the length of the shoreland frontage between the same points: (B)	Maximum combined length of all water access structures - (B) x 20% Maximum of 50 linear feet
Maximum Allowed	148.70' x 7.5 = 1115.25 SF	557.63 SF	142.5 + 148.70 = 291.2/2 = 145.6	145.6 x 20 = 29.12 lf
Existing	813 SF	377 SF		60+ lf
Proposed	1016 SF			

Water Access Structure = a structure without a roof or cover that is located adjacent to the shoreline and provides access to surface water for swimming and similar water-related recreational activities other than boating or provides a location for the direct observation of swimmers or other individuals engaged in water-related recreational activities. The term includes beaches, decks and patios, but does not include docking structures.



STEPHENS LANDSCAPING PROFESSIONALS
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Moultonborough, NH 03254
(603) 707-0630
www.StephensLandscaping.com



DATE: MAY 10, 2021 SCALE: AS NOTED
PROJECT NAME: EVANS RESIDENCE DRAWN BY: PC CHECKED BY: HS

LAYOUT PLAN

LI.00

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