



TM 299-307-7
STATE OF NEW HAMPSHIRE
RAIL & TRANSIT
PO BOX 483
CONCORD, NH 03302-0483



- NOTES:**
- OWNER OF RECORD: AURELIE P. TEEBAGY TRUST
228 PAUGUS PARK ROAD
LAACONIA, NH 03246
TM 300-178-10
BCRD 3137 / 528 (2017)
 - BASIS OF BEARING IS MAGNETIC NORTH 1983 FROM REFERENCE PLAN A
 - 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.
 - PAUGUS BAY SHORELINE WAS MAPPED AT ELEVATION 504.32 BASED ON A LAKE ELEVATION OF 504.44 ON MAY 23, 2019 PROVIDED BY NEW HAMPSHIRE WATER RESOURCES. THE DATUM IS NORTH AMERICAN VERTICAL DATUM 1929. THE STATE OF NEW HAMPSHIRE HOLDS FLOWAGE RIGHTS TO ELEVATION 505.32.
 - PAUGUS PARK ROAD RIGHT OF WAY WIDTH IS 30'
 - THE DOCK AT THE SOUTHEASTERLY CORNER OF THE AURELIE P. TEEBAGY TRUST PROPERTY WAS CONSTRUCTED ON AN EXTENSION OF THE PROPERTY LINE THAT IS COMMON WITH THE SCOTT A EVERETT LIVING TRUST AND IS JOINTLY OWNED.
 - FOR RESTRICTIONS AND CONDITIONS SEE DEEDS 3137 / 528 AND 381 / 175.

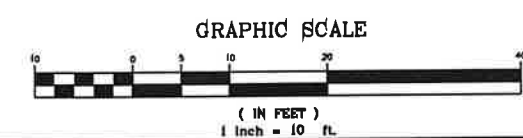
- REFERENCE PLANS:**
- SUBDIVISION OF LAND, BREAKWATER, A CONDOMINIUM, VAN BUREN ROAD & NORTH STREET, LAACONIA, BELKNAP COUNTY, NEW HAMPSHIRE FOR SUTCLIFFE ENTERPRISES, INC., DATED MARCH 11, 1993, REVISED 6-10-93 BY STEVEN J SMITH & ASSOCIATES, INC., RECORDED AT BELKNAP COUNTY REGISTRY OF DEEDS L19-64.
 - CONDOMINIUM SITE PLAN, CONDOMINIUM CONVERSION, 246-250 PAUGUS PARK ROAD CONDOMINIUM, MAP 300, BLOCK 178, LOT 12, RICKIE GILBERT AND JOHN P. MCQUADE III, LAACONIA BELKNAP COUNTY, NEW HAMPSHIRE, DATED 5-30-06, REVISED THROUGH 10-5-06 BY HOLDEN ENGINEERING & SURVEYING, INC. RECORDED BCRD L58-35.
 - PLAN OF PAUGUS PARK SHORE LOTS EXTENSION FOR W. M. BISSON, LAACONIA, N.H., DATED AUGUST 11, 1944, BCRD PLAN BOOK 18 / 1370.

SHORELAND PROTECTION ZONE NOTES

- TOTAL LAND AREA WITHIN CSPZ = 12,562 SF
- TOTAL LAND AREA BETWEEN 50' WATERFRONT BUFFER AND 150' WOODLAND BUFFER = 7,224 SF

C. EXISTING LOT COVERAGE

HOUSE W/DECK	= 1,768 SF
GARAGE	= 277 SF
PAVED/GRAVEL DRIVEWAY	= 421 SF
WALKWAY	= 303 SF
DOCK	= 189 SF
SHED	= 150 SF
TOTAL	= 3,108 SF / 12,562 SF = 24.74%

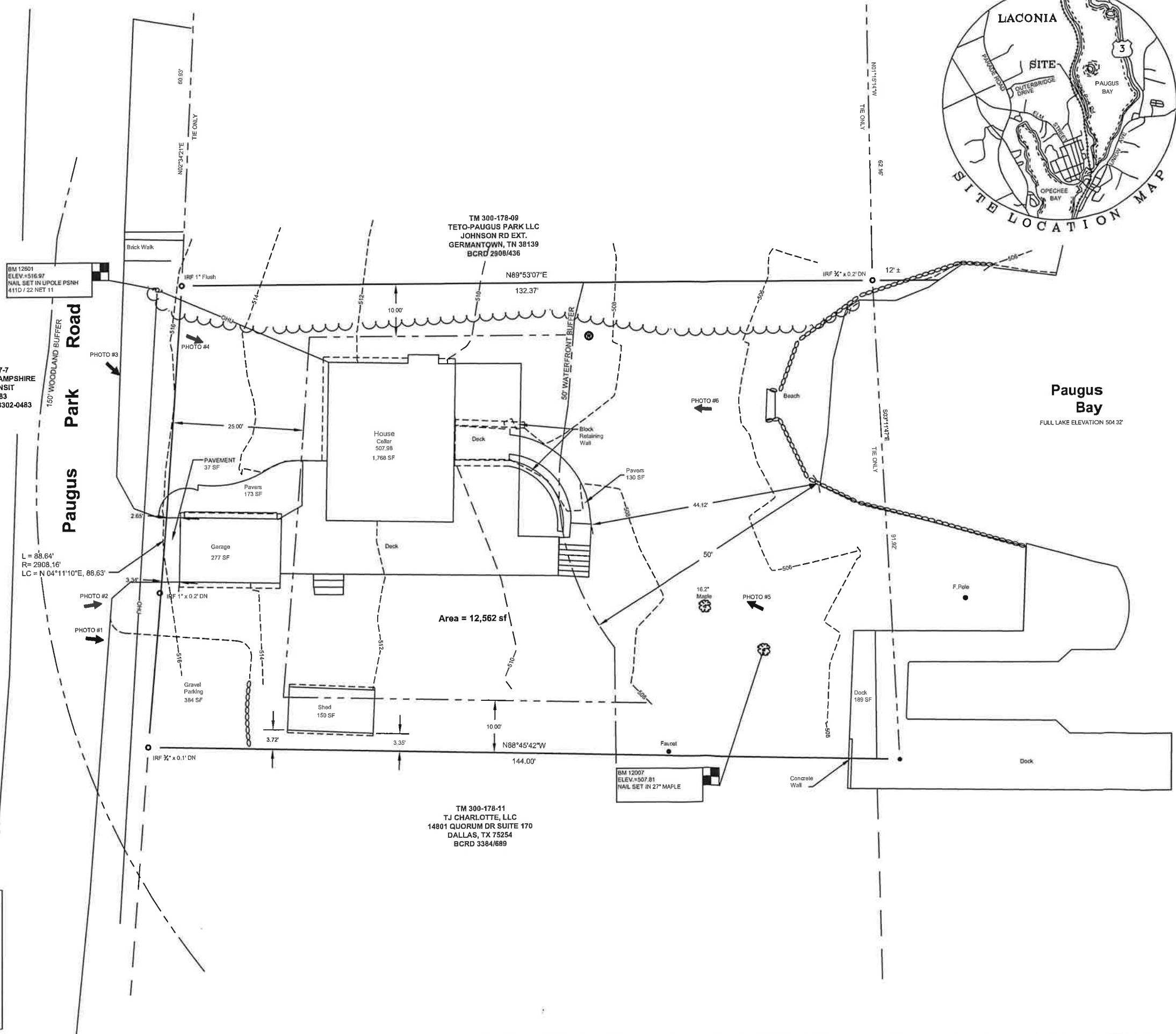


Existing Conditions Plan
228 Paugus Park Road
Laconia, Belknap County, New Hampshire
For
Aurelie P. Teebagy Trust

DATE: DECEMBER 14, 2020	OWNER OF RECORD: AURELIE P. TEEBAGY TRUST
SCALE: 1" = 10'	TAX MAP LOT No.: TM 300-178-10
FIELD BOOK: 651	Revisions
PROJ NO.: 15052	
SHEET NO.: 1 of 3	
DWG NO.: 19835EC	
STEVEN J. SMITH & ASSOCIATES, INC.	
6 LILY POND ROAD, GILFORD, N.H. 03249	
SURVEYING - ENGINEERING - LAND PLANNING PHONE (603) 524-1468 FAX (603) 524-4733	
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	JOB No. 19035

LEGEND

	IRON PIPE/REBAR
	UTILITY POLE
	OVERHEAD UTILITIES
	WELL
	STONE WALL
	TREE
	TREELINE

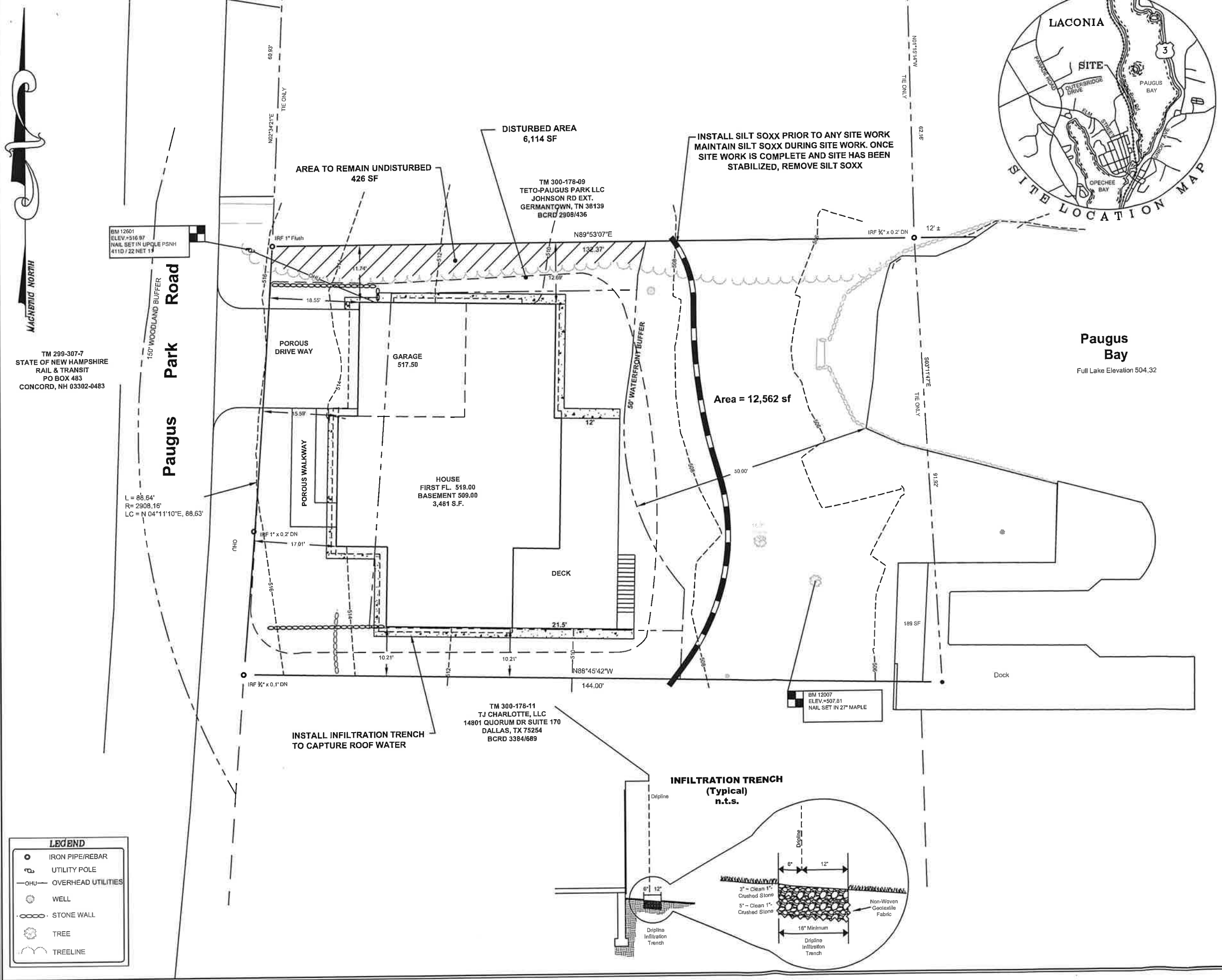


TM 300-178-09
TETO-PAUGUS PARK LLC
JOHNSON RD EXT.
GERMANTOWN, TN 38139
BCRD 2908/436

TM 300-178-11
TJ CHARLOTTE, LLC
14801 QUORUM DR SUITE 170
DALLAS, TX 75254
BCRD 3384/689

BM 12007
ELEV.=507.81
NAIL SET IN 27" MAPLE

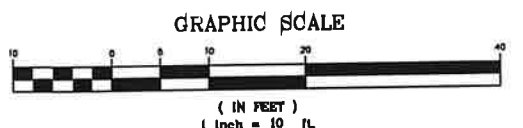
BM 12501
ELEV.=516.97
NAIL SET IN UPOLE PSNH
#11D / 22 NET 11



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LACONIA, NH 03246
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SHORELAND PROTECTION ZONE NOTES

- A. TOTAL LAND AREA WITHIN CSPZ = 12,562 SF
- B. TOTAL LAND AREA BETWEEN 50' WATERFRONT BUFFER AND 150' WOODLAND BUFFER = 7,224 SF
- C. PROPOSED LOT COVERAGE
- | | |
|--------------|-------------------------------------|
| HOUSE W/DECK | = 3,544 SF |
| DOCK | = 189 SF |
| TOTAL | = 3,733 SF/12,562SF = 29.71% |



Proposed Improvements Plan
228 Paugus Park Road
Laconia, Belknap County, New Hampshire
For
Aurelie P. Teebagy Trust

DATE: DECEMBER 14, 2020	OWNER OF RECORD: AURELIE P. TEEBAGY TRUST
SCALE: 1" = 10'	TAX MAP LOT No.: TM 300-178-10
FIELD BOOK: 651	Revisions
PROJ NO.: 15052	
SHEET NO.: 2 of 3	
DWG NO.: 19035PIP	

STEVEN J. SMITH & ASSOCIATES, INC.
6 LILY POND ROAD, GILFORD, N.H. 03249
SURVEYING - ENGINEERING - LAND PLANNING PHONE (603) 524-1468 FAX (603) 524-4731
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STATE OF NEW HAMPSHIRE
RAIL & TRANSIT
PO BOX 483
CONCORD, NH 03302-0483

BM 12501
ELEV = 516.87
NAIL SET IN UPICLE PSNH
411D / 22 NET 13

L = 88.64'
R = 2908.16'
LC = N 04°11'10"E, 88.63'

TM 300-178-11
TJ CHARLOTTE, LLC
14801 QUORUM DR SUITE 170
DALLAS, TX 75254
BCRD 3384/689

BM 12007
ELEV = 507.81
NAIL SET IN 27" MAPLE