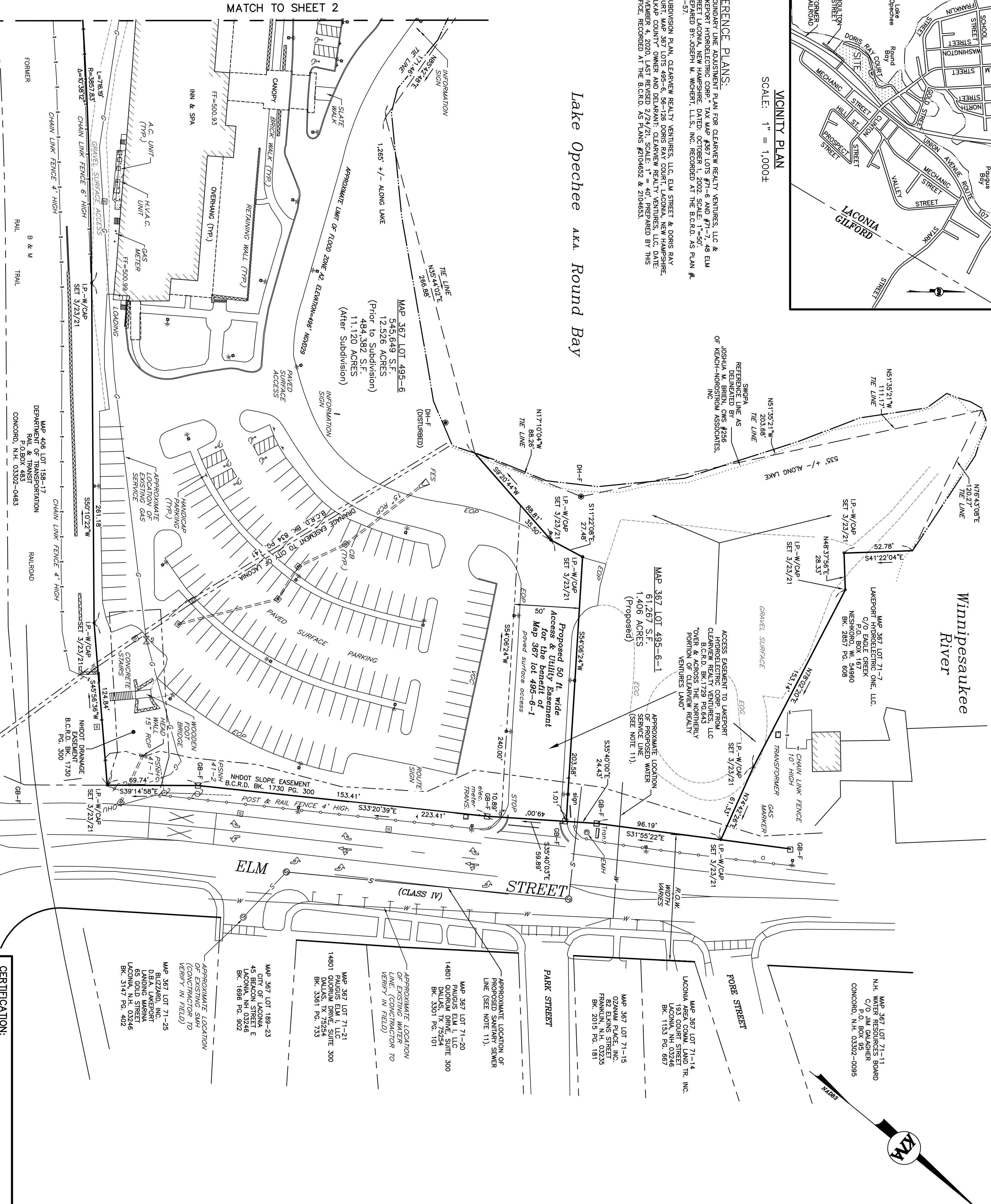


VICINITY PLAN  
SCALE: 1" = 1,000'

- REFERENCE PLANS:**
- "BOUNDARY LINE ADJUSTMENT PLAN FOR CLEARVIEW REALTY VENTURES, LLC & LAKEPORT HYDROELECTRIC CORP." TAX MAP 4387 LOTS #71-6 AND #71-7, 48 ELM STREET LACONIA, NEW HAMPSHIRE, DATED: OCTOBER 1, 2002. SCALE: 1"=50'. PREPARED BY: JOSEPH M. WICHERT, L.L.S., INC. RECORDED AT THE B.C.R.D. AS PLAN # 43-571.
  - "SUBDIVISION PLAN, CLEARVIEW REALTY VENTURES, LLC, ELM STREET & DORIS RAY COURT, MAP 367 LOTS 495-6, 56-126 DORIS RAY COURT, LACONIA, NEW HAMPSHIRE, BELKnap COUNTY- OWNER AND DELARANT: CLEARVIEW REALTY VENTURES, LLC, DATE: NOVEMBER 4, 2020. LAST REVISED 2/24/21. SCALE: 1" = 40'. PREPARED BY THIS OFFICE. RECORDED AT THE B.C.R.D. AS PLANS #2104652 & 2104653.

Lake Opechee aka Round Bay



**LEGEND**

- ▣ GB-F GRANITE BOUND FOUND
- ▣ CQB-F CONCRETE BOUND FOUND
- ▣ SB-F STONE BOUND FOUND
- ▣ IP-F IRON PIPE FOUND
- ▣ IP-F IRON PIN FOUND
- ▣ DH-F DRILL HOLE FOUND
- ▣ UTY UTILITY POLE
- ▣ SLM STREET LIGHT
- ▣ LPT LIGHT POLE
- ▣ GAV GAS VALVE
- ▣ WTV WATER VALVE
- ▣ HVR HYDRANT
- ▣ SHM SEWER MANHOLE
- ▣ CB CATCH BASIN
- ▣ FES FLARED END SECTION
- ▣ CON CONCRETE
- ABUTTER LINE
- PROPERTY LINE
- THE COURSE
- L&E
- C&B CAPE COD BERM
- V&C VERTICAL GRANITE CURB
- E&P EDGE OF PAVEMENT EASEMENT
- CH&L CHAIN LINK FENCE
- P&R POST & RAIL FENCE
- G&R GUARDRAIL
- O&U OVERHEAD UTILITIES
- U&U UNDERGROUND UTILITIES
- G&L GAS LINE
- D&M DRAINAGE LINE
- R&W RETAINING WALL

**NOTES:**

- THE PURPOSE OF THIS PLAN IS TO AMEND THE LOT LINE, REVISE THE LOT AREAS, CORRECT THE BOUNDARY LINE, AND TO CORRECT THE PROPERTY LINE OF THE BLOCK OF THE REGISTRY APPROVED SUBDIVISION NOTED AS PLAN REFERENCE #2 HEREOF.
- REFERENCE THIS PARCEL AS ASSESSOR'S MAP 367 LOT 495-6 IN LACONIA, NEW HAMPSHIRE.
- TOTAL SITE AREA: 545,649 S.F. OR 12.526 ACRES.
- OWNER OF RECORD: CLEARVIEW REALTY VENTURES, LLC  
62 DORIS RAY COURT  
LACONIA, N.H. 03246
- BOUNDARY DATA FROM GPS SURVEY METHODS PROCESSED THROUGH NAD83-OPUS. VERTICAL DATUM IS NAVD83 UTILIZING USGS DISK #4 1933.
- THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS COMPLETELY AT THE UNDERTAKER'S RISK. ANY EXCAVATION ON SITE THE UNDERTAKER OR CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
- EASEMENTS, RIGHTS AND RESTRICTIONS SHOWN OR IDENTIFIED HEREON ARE THOSE FOUND DURING RESEARCH AND FIELD EXAMINATION OF THE SUBJECT PREMISES. ANY RESTRICTIONS MUST EXIST WHICH A TITLE EXAMINATION OF THE SUBJECT PREMISES MAY DETERMINE.
- PER 950 EXTENDING ABOVE OR UNDERGROUND IN VARIOUS DIRECTIONS OVER THE PROPERTY OF CLEARVIEW REALTY VENTURES, LLC (PREDICSS), (BLANKET IN NATURE).
- PER 950 EXTENDING ABOVE OR UNDERGROUND IN VARIOUS DIRECTIONS OVER THE PROPERTY OF CLEARVIEW REALTY VENTURES, LLC (PREDICSS), (BLANKET IN NATURE).
- RATE MAP (FRM) FOR THE CITY OF LACONIA, NEW HAMPSHIRE, BELKnap COUNTY, MAP NUMBER 330005 004 B PANEL NUMBER 4 OF 5 EFFECTIVE DATE: AUGUST 15, 1980 INDICATES THAT THE SUBJECT PARCEL IS LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA, ZONE A2 WITH A BASE ELEVATION OF 496' (NGVD29) AND ZONE B1 AREAS BETWEEN LINES OF THE FLOODING WITH AVERAGE DEPTH LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
- FLOODING INFORMATION FROM THE BELKnap COUNTY FLOODING MAP IS APPROXIMATE AND SHALL BE PROVIDED AS PART OF THE SITE DEVELOPMENT OF PARCEL MAP 367, LOT 495-6-1.
- ANY NEW WATER LINES MUST MEET LACONIA WATER WORKS SPECIFICATIONS.
- ANY NEW SANITARY SEWER CONNECTION TO BE INSTALLED PER SPECIFICATIONS OF LACONIA.
- ALL UTILITIES TO BE PLACED UNDER GROUND PER LACONIA SUBDIVISION PLAN REGULATIONS.

**CORRECTIVE SUBDIVISION PLAN  
CLEARVIEW REALTY VENTURES, LLC  
ELM STREET & DORIS RAY COURT  
LACONIA, NEW HAMPSHIRE  
BELKnap COUNTY**

MAP 367 LOT 495-6  
56-126 DORIS RAY COURT  
LACONIA, NEW HAMPSHIRE  
BELKnap COUNTY

**OWNER:**  
CLEARVIEW REALTY VENTURES, LLC.  
62 DORIS RAY COURT  
LACONIA, N.H. 03246  
B.C.R.D. BK. 1459 PG. 206 & BK. 1880 PG. 69

**KNA** KEACH-NORSTROM ASSOCIATES, INC.  
Civil Engineering Land Surveying Landscape Architecture  
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 687-2861

**CERTIFICATION:**

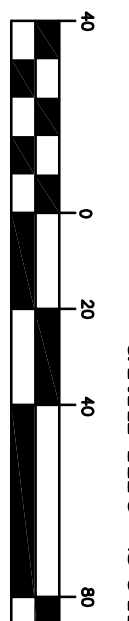
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FURTHER, THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE DURING JULY OF 2019. SAID SURVEY HAS A RELATIVE ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) OR BETTER.

LICENSED LAND SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

**UTILITY NOTE**

THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN DRAWN FROM FIELD SURVEY INFORMATION AND PLANS PROVIDED BY CLEARVIEW REALTY VENTURES, INC. MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, KEACH-NORSTROM ASSOCIATES, INC. DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AND DEPTH AS SHOWN ON THESE PLANS. KEACH-NORSTROM ASSOCIATES, INC. HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.

**GRAPHIC SCALE**

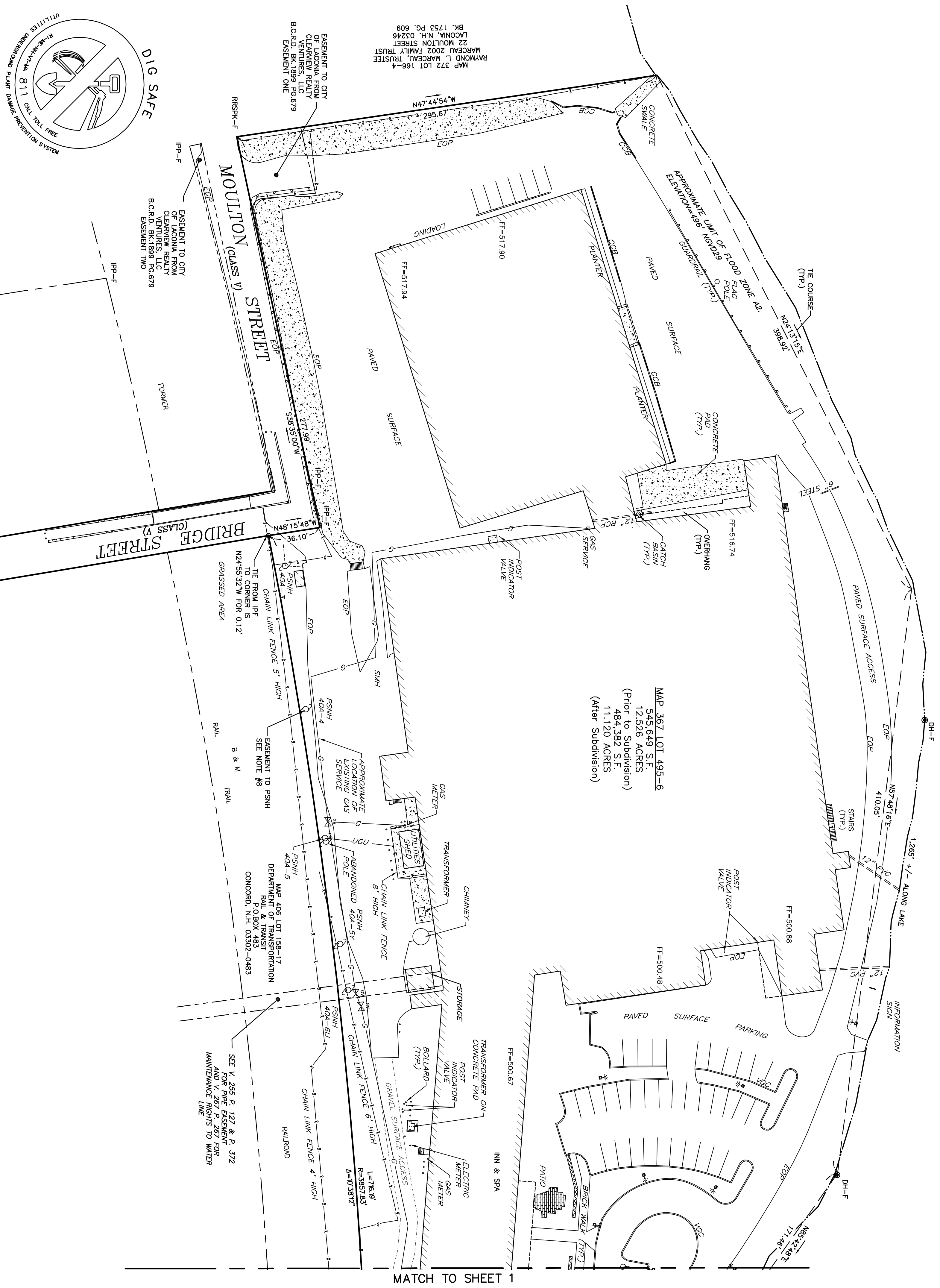


MAP 406 LOT 158-17  
DEPARTMENT OF TRANSPORTATION  
RAIL & TRAIL  
CONCORD, N.H. 03302-0483

FORMER  
CHAIN LINK FENCE 4' HIGH  
RAIL  
TRAIL  
B & M

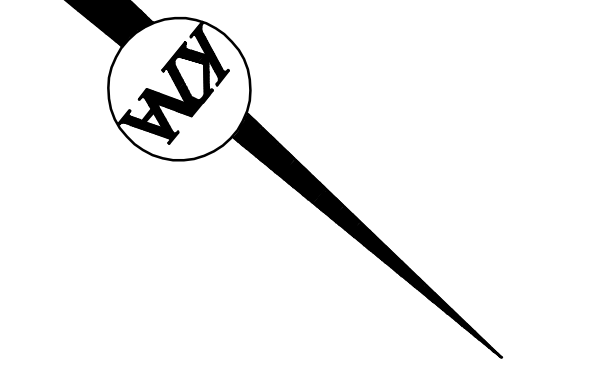
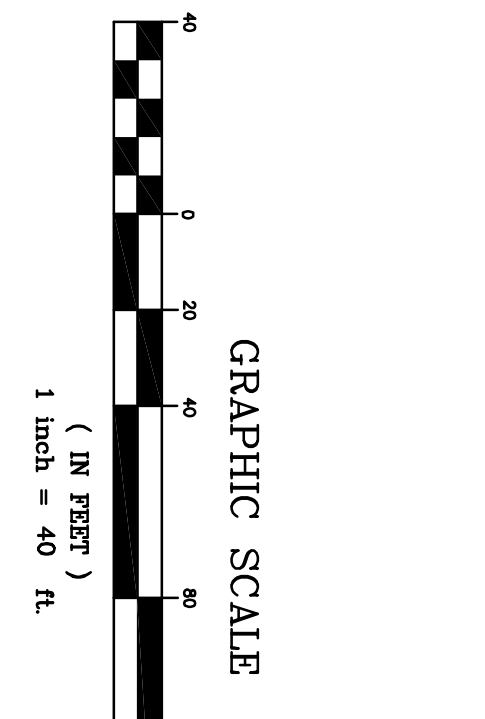
MATCH TO SHEET 2

Lake Opechee aka Round Bay



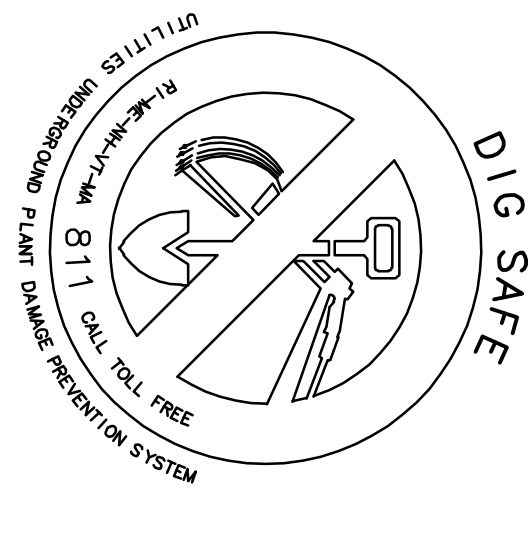
MATCH TO SHEET 1

SEE SHEET 1 FOR FOR  
LEGEND & NOTES



**UTILITY NOTE**

THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN DRAWN FROM FIELD SURVEY AND EXISTING UTILITY RECORDS. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. KEACH-NORDSTROM ASSOCIATES, INC. IS NOT RESPONSIBLE FOR ANY DAMAGE TO THE UNDERGROUND UTILITIES SHOWN IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. KEACH-NORDSTROM ASSOCIATES, INC. IS NOT RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND PORTIONS OF THE UTILITIES.



**CERTIFICATION:**  
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FURTHER, THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE DURING JULY OF 2019. SAID SURVEY HAS A RELATIVE ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) OR BETTER.

LICENSED LAND SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

**CORRECTIVE SUBDIVISION PLAN**  
**CLEARVIEW REALTY VENTURES, LLC**  
**ELM STREET & DORIS RAY COURT**  
56-126 DORIS RAY COURT  
LACONIA, NEW HAMPSHIRE  
BELKNAP COUNTY

**OWNER:**  
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**KNA**  
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Civil Engineering Land Surveying Landscape Architecture  
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2861

No.	DATE	REVISIONS	BY

DATE: JUNE 16, 2021  
PROJECT NO: 20-0831-1  
SCALE: 1"=40'  
SHEET 2 OF 2