



- GENERAL NOTES**
1. THE PURPOSE OF THIS PLAN IS TO SHOW THE BOUNDARY AND EXISTING CONDITIONS OF TAX MAP 242 LOT 42, LAND LOCATED AT 63 VARNEY POINT ROAD - RIGHT, GILFORD, NH 03249. THE LOT IS SERVICED BY MUNICIPAL SEWER AND ON SITE WELL.
 2. REFERENCE PLANS;
 - 2.1. CRAM DEVELOPMENT, VARNEY POINT, GILFORD NH. PLAN BY LEON N. VEZENA DATED 10/10/71 RECORDED AT THE BELKNAP COUNTY REGISTRY OF DEEDS AT PLAN BOOK 32 PAGE 2494
 - 2.2. PLAN OF VARNEY POINT, GILFORD NH DATED MAY 1923 MADE BY L.K. PERLEY C.E., RECORDED AT THE BELKNAP COUNTY REGISTRY OF DEEDS PLAN BOOK 4 PAGES 258-259 & 262-263.
 3. DIMENSIONAL CONTROLS: LOTS ARE LOCATED IN THE SFR, SINGLE FAMILY RESIDENTIAL ZONE
 - 3.1. MINIMUM LOT AREA = 1 ACRE
 - 3.2. MINIMUM LOT WIDTH = 150 FT.
 - 3.3. FRONT YARD SETBACK = 35 FT.
 - 3.4. SIDE & REAR SETBACK = 25 FT.
 - 3.5. MAXIMUM LOT COVERAGE = 25%.

PLAN CERTIFICATIONS

I HEREBY CERTIFY THAT THIS SURVEY AND SURVEY PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION.

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

I HEREBY CERTIFY THAT I HAVE FILED A COPY OF THIS PLAN WITH THE PLANNING BOARD OF GILFORD, IN ACCORDANCE WITH RSA 676:18 (IV)

I HEREBY CERTIFY THAT THIS PLAN IS A TRUE AND ACCURATE REPRESENTATION OF A THEODOLITE / EDM SURVEY PERFORMED ON THE GROUND AND UNDER MY DIRECT SUPERVISION DURING MAY & JUNE 2019, AND THAT THE ADJUSTED ERROR OF CLOSURE IS NOT GREATER THAN 1 PART IN 10,000. EVERY REASONABLE EFFORT HAS BEEN MADE TO PROPERLY ESTABLISH THE BOUNDARIES OF THE SUBJECT TRACT. THIS CERTIFICATION DOES NOT INCLUDE ANY GUARANTEE OF TITLE.

DATE: _____

BRYAN L. BAILEY L.L.S. #576

DATE	REVISION	INITIALS

DATE 10/09/2024 JOB No. 3243C

DRAWN BY ; BLB / JJB

SCALE ; 1"=20'

20' 10' 0' 20' 40'

Bryan L. Bailey

STATE OF NEW HAMPSHIRE
No. 576
BRYAN L. BAILEY
LAND SURVEYOR
SIGNATURE

TAX MAP 242 LOT 42

EXISTING CONDITIONS PLAN

LAND OF MICHAEL LAMPERT

LAND LOCATED AT 63 VARNEY POINT ROAD - RIGHT, GILFORD, NH.

PROPERTY OWNER: MICHAEL A. LAMPERT REV. 2001 TRUST DEED: BK. PG.

MICHAEL LAMPERT, TRUSTEE

47 VARNEY POINT ROAD - RIGHT

GILFORD, NH 03249

DATE OF PLAN: OCTOBER 2024

BRYAN L. BAILEY ASSOCIATES, INC.

TURNING POINT

LAND SURVEYORS & LAND PLANNERS

217 Cotton Hill Road

Gilford, NH 03249

Ph 603-528-3734

www.bailey-associates.com

- LEGEND**
- | | | |
|------------------------|------------------------|------------------------|
| ● REBAR FND/SET | ⬆ TEMPORARY BENCHMARK | ⊙ SEWER MAN HOLE |
| ○ REBAR TO BE SET | ⬆ PERMANENT BENCHMARK | ⊙ DRAIN MAN HOLE |
| ● DRILL HOLE FND/SET | ⬆ WETLAND FLAG | ⊙ WELL |
| ■ CONCRETE BND.FND/SET | ⬆ WETLAND | ⊙ HYDRANT |
| □ CONC. BND. TO BE SET | ⬆ TREE STUMP FOUND | ⊙ WATER SHUTOFF |
| ● GRANITE BND. FND/SET | ⬆ PERCOLATION TEST | ⊙ GATE VALVE |
| ● STONE ERECT FOUND | ⬆ TEST PIT | ⊙ CATCH BASIN |
| ● IRON ROD FOUND | ⬆ DECIDUOUS TREE | ⊙ UTILITY POLE |
| ● IRON PIPE FOUND | ⬆ CONIFEROUS TREE | ⊙ LIGHT POLE |
| ● SPIKE FND/SET | ⬆ MAGNAIL (PK) FND/SET | ⊙ GUY ANCHOR |
| ● MAGNAIL (PK) FND/SET | ⬆ HUB & TACK FND/SET | ⬆ EDGE OF GRAVEL DRIVE |
| ● HUB & TACK FND/SET | | |
- STONEMAN
TREELINE
WETLAND
EXISTING WATER
EXISTING SEWER LINE
EXISTING STORM DRAIN
BUILDING SETBACK LINE