

PER REFERENCE #

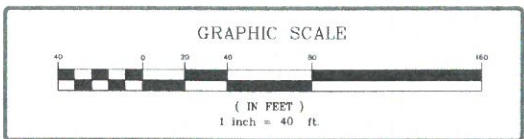
MAP LEGEND

- ⊙ IRON PIPE (P)
- ⊙ NH HWY BOUND (NHHS)
- ⊙ PIN CAP (PC)
- ⊙ MARK (M)
- ⊙ FOUND/NOT FOUND
- ⊙ UTILITY POLE (UP)
- ⊙ JOINT OWNED ANCHOR BUY
- ⊙ PUMP BRACE (PB)
- ⊙ ELECTRIC CABLES
- ⊙ WETLANDS
- ⊙ GILBERT
- ⊙ CATCH BASIN
- ⊙ GRAVEL (TYP)
- ⊙ PAVEMENT (TYP)

- NOTES:**
- PLAN INTENT: TO PROVIDE AN EXISTING CONDITIONS PLAN FOR LAND USE PLANNING & PERMITTING
 - OWNER(S) OF RECORD:

TM 214-14 COLEMAN MCDONOUGH P.O. BOX 532 PLAISTOW, NH 03865	TM 214-14.1 COLEMAN MCDONOUGH P.O. BOX 532 PLAISTOW, NH 03865	TM 214-13 KROS NEST HOLDINGS INC. P.O. BOX 836 WAKEFIELD, NH 03872
--	--	---
 - ZONING SETBACKS FOR "BUSINESS & COMMERCIAL":
STREET: 20', REAR: 10', SIDE: 20', WETLANDS: 30'
 - SUBJECT LAND IS NOT WITHIN A FEMA DESIGNATED 100 YEAR FLOOD PLAN PER FIRMETTE MAP 33003007700 EFFECTIVE 3/19/2013.
 - SOIL TYPES PER THE USDA-SCS "SOIL SURVEY OF CARROLL COUNTY",
220E - BOSCAMEN GRAVELLY LOAM 66.3% OF AOI
29B - PITS, GRAVEL 26.4% OF AOI
35B - CHAMPLAIN LOAMY SAND 7.3% OF AOI
 - KROS NEST LAND APPROVED BY NHDES SUB APPROVAL #38612.
 - KROS NEST LAND IS SUBJECT TO COVENANTS PER CORD 1860-505 & 1868-226
 - WETLANDS WERE DELINEATED BY TIMOTHY FERWERDA, CWS# 039
 - ALL DIMENSIONS SHOWN ARE "+/-".

- PLAN REFERENCES:**
- "BOUNDARY LINE ADJUSTMENT PLAN FOR CHARLES MCLAUGHLIN WITH MICKY'S SPORTS PUB LLC AT WHITE MOUNTAIN HIGHWAY (NH ROUTE 16) GOVERNORS ROAD, & CRYSTAL LN WAKEFIELD, NH", PREPARED BY LAND TECH, DATED MAY 11, 2004, RECORDED C.C.R.D. PLAN BK 207 PG 93.
 - "PHASE 1 NEQUEST INDUSTRIAL PARK FOR COMMERCIAL & LIGHT INDUSTRY...", PREPARED BY GREAT EAST LAND SURVEY CO., REV DTD APRIL 1994, REC'D CORD PLAN BK 149-43.
 - "STATE OF NEW HAMPSHIRE DEPT. OF PUBLIC WORKS & HIGHWAYS, PLANS OF PROPOSED FEDERAL AID PRIMARY PROJECT NO. F 027-1(4)", PREPARED BY STATE OF NH DEP. OF PUBLIC WORKS & HIGHWAYS, DATED: ABOUT NOV 1957, PAGES 1 & 15-17.
 - "WAKEFIELD BUSINESS PARK, LOT LINE ADJUSTMENT, GEORGE FROTHINGHAM AND DARAYL REMICK", PREPARED BY THIS OFFICE, REV. DTD. 26 MAR. 01, REC'D CORD BK 174/3.



LAND TECH
 LAND TECHNICAL SERVICE CORP.
 127 NH ROUTE 28 - UNIT 4
 OSSIFEE, NEW HAMPSHIRE 03064
 TELEPHONE: 603-593-4300
 www.land-tech.com

revisions:		research by: SGM	
		field work by: SGM	
		computations by: SGM	
		drawn by: SGM	
		checked by: BDB	
		date: MAY 23, 2023	
		scale: 1" = 40'	
		field book: 88	drawing id: 230522CPP
id:	date:	description:	

PLAN OF LAND
 prepared for
OLEMAN MCDONOUGH
KROS NEST HOLDINGS, INC
 WHITE MOUNTAIN HWY, CRYSTAL LN, GOVERNORS RD
 WAKEFIELD, NEW HAMPSHIRE
 TM 214-13, TM 214-14, TM 214-14.1

sheet #:
 1 of 1

LAND TECH
 file #: 02162-1