

MAGNETIC



PER REF. #4

25-03
N/F
THEODORE J WESTFALL
PO BOX 439
OSSIFEE, NH 03864
SEE C.C.R.D. BK. 1646, PG. 432

25-05
N/F
PROVINCE LINE ASSOC. LLC
PO BOX 27
EFFINGHAM, NH 03882
SEE C.C.R.D. BK. 3655, PG. 112
226.57 ACRES REMAINING

25-04
N/F
MATTHEW AND JENNIFER COLLINS
620 LEIGHTON CORNERS ROAD
SANBORNVILLE, NH 03872
SEE C.C.R.D. BK. 3382, PG. 421

25-05
N/F
PROVINCE LINE ASSOC. LLC
PO BOX 27
EFFINGHAM, NH 03882
SEE C.C.R.D. BK. 3655, PG. 112
226.57 ACRES REMAINING

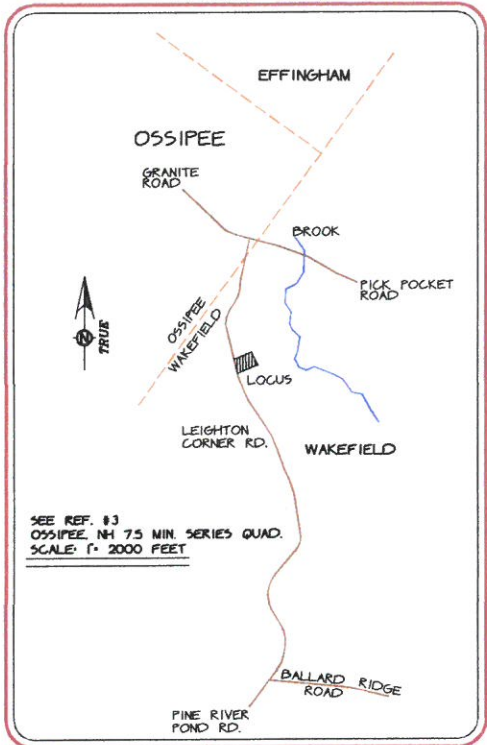
25-05
N/F
PROVINCE LINE ASSOC. LLC
PO BOX 27
EFFINGHAM, NH 03882
SEE C.C.R.D. BK. 3655, PG. 112
226.57 ACRES REMAINING

LEGEND

25-5	TAX MAP/LOT NUMBER
⊙	MONUMENT SET
FSC	FOX SURVEY CO.
N/F	NOW OR FORMERLY
IP	IRON PIPE
DH	DRILL HOLE
FND	FOUND
UT	UTILITY POLE
---	GRAVEL ROAD
TYP	TYPICAL
----	ROCK WALL

THE WETLAND BOUNDARY AS DEPICTED ON THIS PLAN HAS BEEN DELINEATED BY ADAM DOIRON, CERTIFIED WETLAND SCIENTIST NO. 229, ON NOVEMBER 21 AND 27, 2023. PLEASE REFER TO THE WETLAND REPORT THAT HAS BEEN INCLUDED WITH THIS APPLICATION. DOIRON ENVIRONMENTAL, L.L.C., 720 BROWN'S RIDGE ROAD, OSSIFEE, NH 03864

LOCUS MAP



SEE REF. #3
OSSIFEE, NH 75 MIN. SERIES QUAD.
SCALE: 1" = 2000 FEET

WAKEFIELD PLANNING BOARD — APPROVED —

DATE:	PROJECT#
CHAIR:	
MEMBERS:	

TOWN OF WAKEFIELD DEVELOPMENT REGULATIONS SITE PLAN REVIEW/SUBDIVISION REGULATIONS LIST OF WAIVERS REQUESTED ON 03/07/2024 FROM ARTICLE IV, SECTION 4.06 AS FOLLOWS:

- 07: PROPERTY BOUNDARY LINES, INCLUSIVE OF DISTANCES AND ANGLES PLOTTED TO SCALE FOR THE ENTIRE PARENT PARCEL.
- 11: DELINEATION OF ALL WETLANDS AND WETLAND BUFFERS OUTSIDE OF THE TOWN REQUIRED FIVE ACRES
- 12: DELINEATION OF ALL SLOPES OVER 25% OUTSIDE THE FIVE ACRE REQUIREMENT
- 13: LOCATION OF ALL BUILDINGS WITH 50' OF SUBJECT SITE.
- 14: LOCATION OF ALL DRIVEWAYS WITH 200' OF THE SUBJECT SITE.
- 15: LOCATION OF ALL ACCESSWAYS, RECREATIONAL TRAILS AND BOUNDARIES.

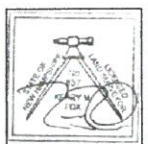
PLAN OF SUBDIVISION
PREPARED FOR
PROVINCE LINE ASSOCIATES LLC
TAX MAP #25, LOT #5
LEIGHTON CORNER ROAD-WAKEFIELD
CARROLL COUNTY-NEW HAMPSHIRE

SCALE 1" = 50 FEET
FEBRUARY 2024
PARCEL: 25-5

CERTIFICATION
THIS PLAN IS A REPRESENTATION OF FIELD AND RECORD INFORMATION AS FOUND WHEN SURVEYED DURING JUNE, JULY AND OCTOBER OF 2023, USING THEODOLITE AND EDM METHODS WITH A RESULTING UNADJUSTED LINEAR CLOSURE EXCEEDING 1/10,000.
THIS PLAN HAS BEEN PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION EVERY ASPECT OF THIS PLAN IS BASED ON MY BEST KNOWLEDGE AND OPINION THEREOF AS OF THE DATE OF SURVEY. THIS PLAN DOES NOT CONSTITUTE ANY GUARANTEES, TITLE OR OTHERWISE.

DATE: FEBRUARY 16, 2024
KERRY M. FOX LLS 837

SEAL



PLAN REFERENCES

1. CARROLL COUNTY REGISTRY OF DEEDS (C.C.R.D. BK/PG)
2. TOWN OF WAKEFIELD NH TAX MAPS
3. OSSIFEE, NH QUADRANGLE 75 MIN. SERIES (TPOI)
4. PLAN OF SUBDIVISION PREPARED FOR PROVINCE LINE ASSOCIATES LLC, TAX MAP #25, LOT #5, LEIGHTON CORNER ROAD, WAKEFIELD, CARROLL COUNTY, NEW HAMPSHIRE, DATED AUGUST 2023, PERFORMED BY FOX SURVEY COMPANY, SEE C.C.R.D. PLAN BK. 3744, PG. 979

SUBJECT PARCEL INFORMATION

TAX MAP #1: LOT 25-5 (2326 +/- ACRES PER TAX MAP)
OWNER OF RECORD: PROVINCE LINE ASSOCIATES LLC
46 SHORE ACRES ROAD
PARSONSFIELD, ME 04047
(207)-743-8045
SOURCE DEED: SEE C.C.R.D. BK. 3655, PG. 112
ZONING DISTRICT: AGRICULTURAL
SOIL TYPES: GSC GLOUCESTER, VERY STONY FINE SANDY LOAM
8-15% SLOPES, GROUP 1 AVERAGE SLOPE ON LOT IS 10.5%

SETBACK LIMITATIONS: 20' FROM SIDE YARD, 15' FROM REAR AND 50' FROM STREET ROW LIMIT, AND 30' FROM ANY WETLAND BOUNDARY
LOT LIMITATIONS: 5 ACRES OF LAND, 200 FEET OF ROAD FRONTAGE 50' FLAG LOT ALLOWED IN THE AGRICULTURAL ZONE
FEMA: SUBJECT PARCEL IS LOCATED WITHIN A ZONE X AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. SEE PANEL #33003C0070D, EFFECTIVE DATE: 03/19/2013 COMMUNITY # 33001

FOX SURVEY COMPANY

PO BOX 489 SANBORNVILLE, NH 03872

TEL: (603)-522-6637

MSCAD 2023 SUBDIVISION/PLA/FINAL PLAN 01192024

DATE: JANUARY 2024

PROJECT #24-0101/NB #51