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BELKNAP COUNTY
REGISTRY

Volume 233, Plan #64

Rachel M. Hernandez
Register

918805

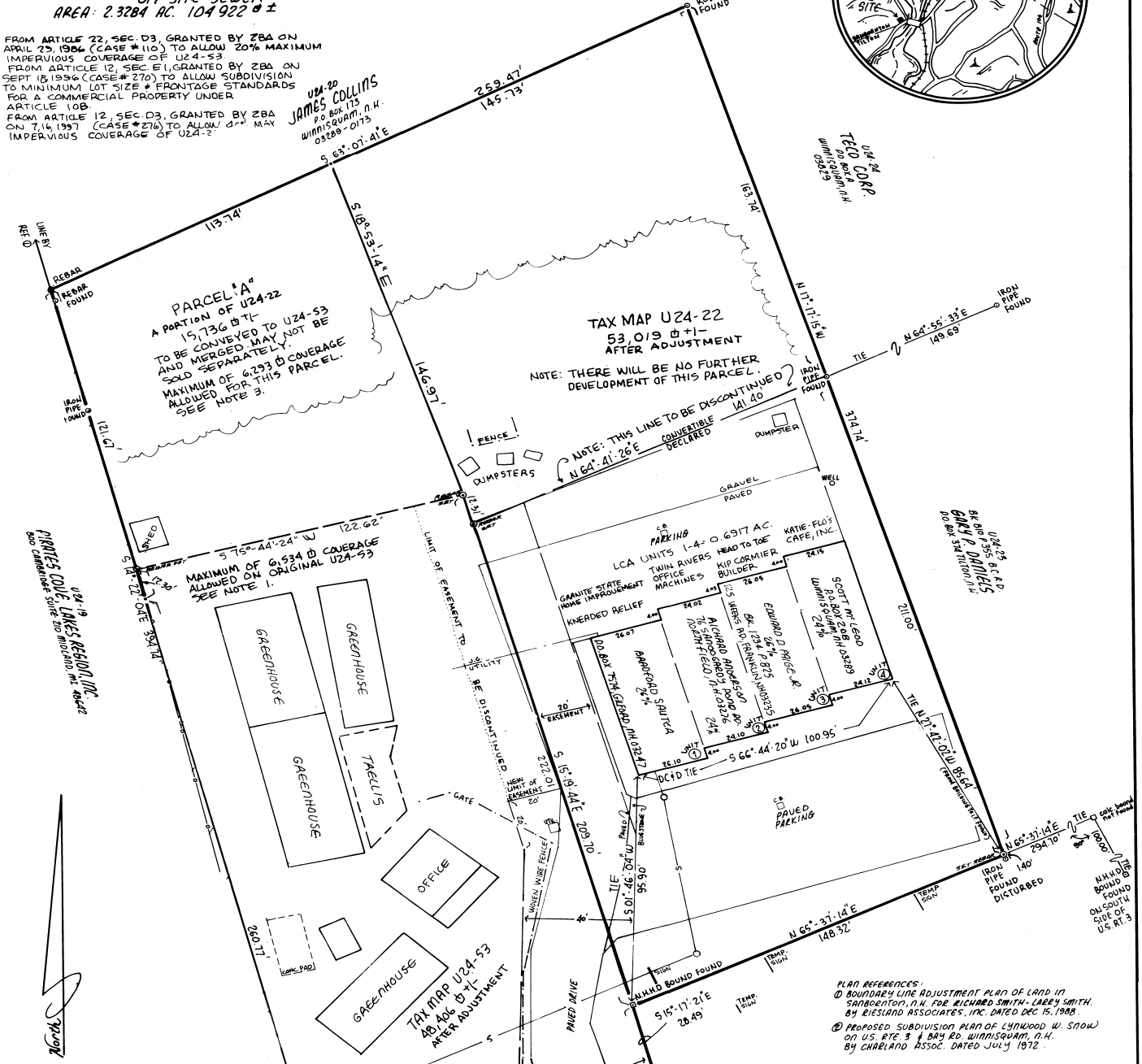
APPROVED BY THE SANBORNTON PLANNING BOARD:
DATE: 12/16/99
CHAIRMAN:
SECRETARY:

OWNERS: U24-22.001 JAMES FRENCH
U24-22.002 JAMES FRENCH & DAVID AMES
U24-22.003 EDWARD M. PAIGE JR.
U24-22.004 SANBORNTON PROF. PARK CONDO TRUST

TAX MAP: NO. 24 LOT 22
ZONED: COMMERCIAL / AQUIFER OVERLAY
UTILITIES: ON SITE WATER
OFF SITE SEWER
AREA: 2.3284 AC. 104 922 □ ±

NOTES:
1. VARIANCE FROM ARTICLE 22, SEC. D3, GRANTED BY ZBA ON APRIL 23, 1986 (CASE # 110) TO ALLOW 20% MAXIMUM IMPERVIOUS COVERAGE OF U24-53
2. VARIANCE FROM ARTICLE 12, SEC. E1, GRANTED BY ZBA ON SEPT. 13, 1996 (CASE # 270) TO ALLOW SUBDIVISION TO MINIMUM LOT SIZE & FRONTAGE STANDARDS FOR A COMMERCIAL PROPERTY UNDER ARTICLE 10B.
3. VARIANCE FROM ARTICLE 12, SEC. D3, GRANTED BY ZBA ON 7/16/1997 (CASE # 276) TO ALLOW 40% MAX IMPERVIOUS COVERAGE OF U24-3

Site Location Plan



PLAN REFERENCES:
① BOUNDARY LINE ADJUSTMENT PLAN OF LAND IN SANBORNTON, N.H. FOR RICHARD SMITH - LARRY SMITH. BY RIESLAND ASSOCIATES, INC. DATED DEC. 15, 1988
② PROPOSED SUBDIVISION PLAN OF LYNWOOD W. SNOW ON U.S. RTE. 3 & BAY RD. WINNISQUAM, N.H. BY CHARLAND ASSOC. DATED JULY 1972

I HEREBY CERTIFY THAT THIS PLAT ACCURATELY DEPICTS THE LOCATION OF UNITS AND DIMENSIONS OF THE PROPERTY WHICH CONSTITUTE THE CONDOMINIUM KNOWN AS "THE WINNISQUAM PROFESSIONAL RETAIL CENTER" AND COMPLIES WITH THE PROVISIONS OF RSA 356-B:20 PARAGRAPH I AND THAT UNITS 1-4 HAVE BEEN SUBSTANTIALLY COMPLETED

Gary F. Wood III, LLS Aug. 23, 1999

ERROR OF CLOSURE 1:10,000+

LOT COVERAGE: MAXIMUM ALLOWED = 20/40 (SEE NOTES)
U24-53 - TOTAL AREA 32,670 □ PRE B.L.A.
IMPERVIOUS 6,314 □ 19.3%
U24-22 - TOTAL AREA 68,755 □ PRE B.L.A.
IMPERVIOUS 21,209 □ 30.8%
POST B.L.A.
U24-53 32,670/6,457 = 19.7%
PARCEL "A" 15,736/143 = 1%
U24-22 53,019/21209 = 40%

ABUTTERS ACROSS ROAD:
U1 LOT 14 ALFRED & SHIRLEY AUGER
957 LACONIA ROAD
TILTON, NH 03276
U1 LOT 15 JEFFERSON & VIRGINIA LIVINGSTON
991 LACONIA ROAD
TILTON, NH 03276

Boundary Line Adjustment

WINNISQUAM PROFESSIONAL RETAIL CENTER - A CONDOMINIUM

UNIT 1 - BRADFORD SAUTER, P.O. BOX 7574, GILFORD, NH 03247
UNIT 2 - RICHARD ANDERSON, 76 SANDGARDY POND RD, NORTHFIELD, NH 03276
UNIT 3 - EDWARD PAIGE JR., 125 WEEKS RD, FRANKLIN, NH 03235
UNIT 4 - SCOTT MCLEOD, P.O. BOX 208, WINNISQUAM, NH, 03289

AND

JOSEPH AND JOANNE ROTONNELLI
370 LANCASTER HILL RD., TILTON, N.H. 03276

Sanbornton, Belknap Co., N.H.

AUGUST 3, 1999 SCALE 1" = 20'

0 20 40 60 80 100 120 140

REVISED AUGUST 23, 1999

PREPARED BY
ASSOCIATED SURVEYORS
16 HILLRISE LANE MEREDITH, N.H.

STATE OF NEW HAMPSHIRE
No. 4 HARRY F. WOOD III

Vlantinium Professional Recall Ctr. L 33-64
Joseph & Joanne Borromelli
Boundary Line Adjustment
Sanbornton, NH
12/21/99
11:59AM