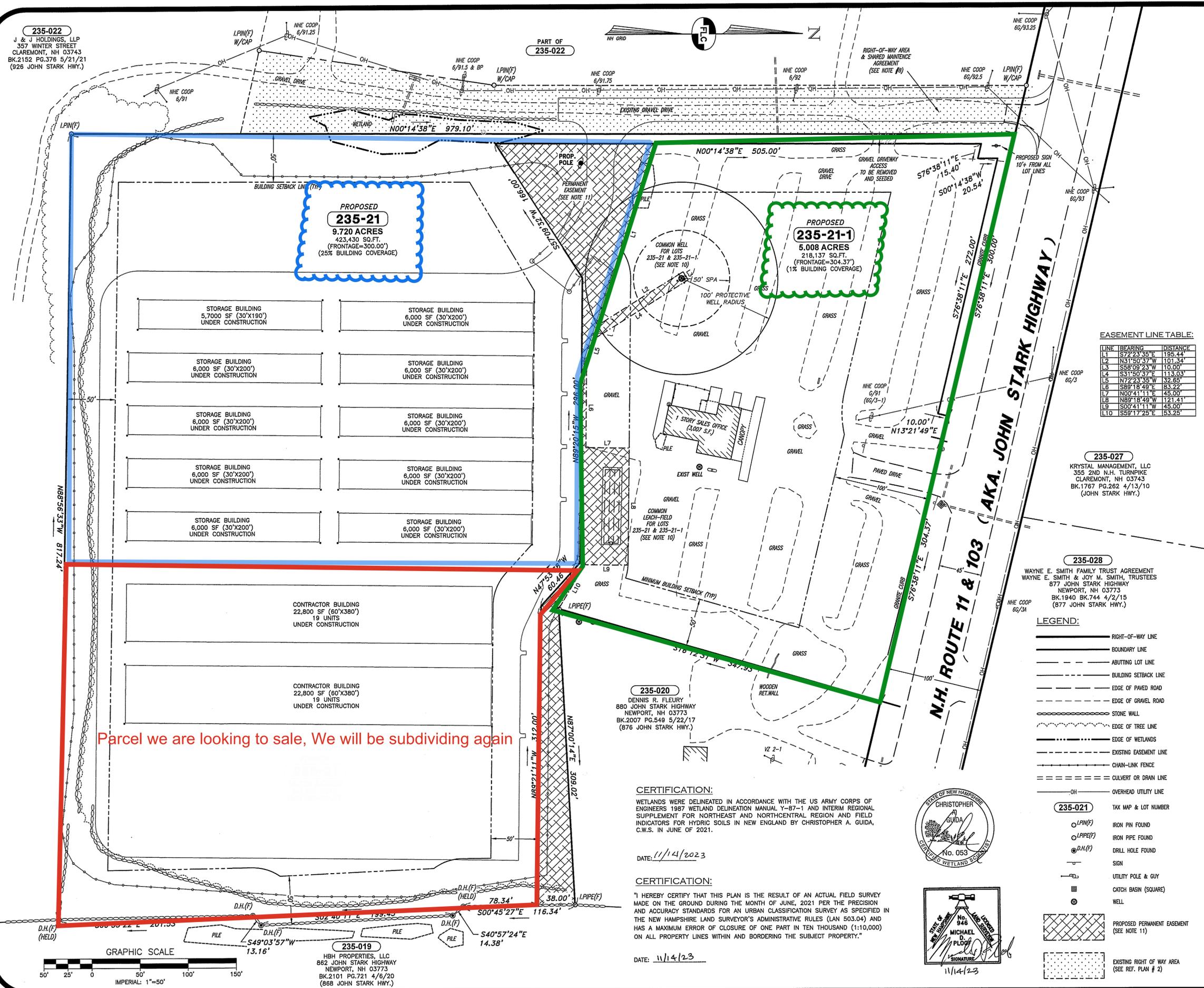
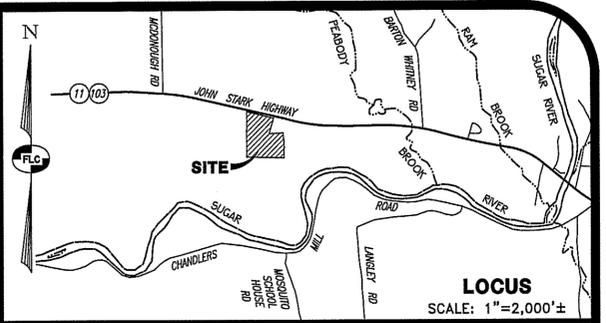


235-022  
 J & J HOLDINGS, LLP  
 357 WINTER STREET  
 CLAREMONT, NH 03743  
 BK.2152 PG.376 5/21/21  
 (926 JOHN STARK HWY.)



Parcel we are looking to sale, We will be subdividing again



- REFERENCE PLANS:**
- "SUBDIVISION & ANNEXATION PLAN - LAND OF BEAUNAM, INC. - TAX MAP 39, LOT 286-1 & 39-267 - N.H. ROUTE 11-103, NEWPORT, N.H.", SCALE: 1"=100', DATED MAY 10, 1994 BY DAVID M. O'HARA & ASSOCIATES. RECORDED IN THE SULLIVAN COUNTY REGISTRY OF DEEDS AS P03F02-48PF04.
  - "MINOR SUBDIVISION FOR: - DENNIS FLEURY - 926 JOHN STARK HIGHWAY - NEWPORT, N.H.", SCALE: 1"=60', DATED SEPTEMBER 22, 2020 AND REVISED NOVEMBER 24, 2020, BY THOMAS C. DOMBRGSKI, LLS. RECORDED IN THE SULLIVAN COUNTY REGISTRY OF DEEDS AS PLAN #5588.

- NOTES:**
- THE OWNER OF RECORD FOR TAX MAP LOT 235-21 IS ALL PURPOSE STORAGE NEWPORT, LLC - 4007 DEAN MARTIN DRIVE, LAS VEGAS, NV, 89103. THE DEED REFERENCE TO THE PARCEL IS BK.2158 PG.703, DATED JUNE 24, 2021 IN THE SULLIVAN COUNTY REGISTRY OF DEEDS.
  - THE PURPOSE OF THIS PLAN IS TO DEPICT A TWO LOT SUBDIVISION FOR PARCEL 235-21.
  - THE TOTAL AREA OF TAX MAP PARCEL 235-21 IS 14.728 ACRES OR 641,567 SQ.FT. WITH 604.37 FT. OF FRONTAGE ALONG N.H. ROUTE 11-103.
  - ZONING FOR THE ENTIRE PARCEL IS (RC) - RURAL COMMERCIAL DISTRICT. REQUIREMENTS INCLUDE:  
 MINIMUM LOT SIZE = 5 ACRES  
 MINIMUM FRONTAGE REQUIREMENT = 300 FT.  
 FRONT SETBACKS=100 FT.  
 SIDE SETBACKS=50 FT.  
 REAR SETBACKS=50 FT.
  - THE SURFACE FEATURES SHOWN WERE DERIVED FROM THE REFERENCE PLANS CITED HEREON TOGETHER WITH AN ON THE GROUND FIELD SURVEY BY THIS OFFICE DURING THE MONTH OF JUNE 2021, AND HAVE BEEN PROPERLY LOCATED TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE TOPOGRAPHY SHOWN HEREON WAS GENERATED FROM NH GRANIT LIDAR (LIGHT DETECTION AND RANGING) AND IS NOT THE RESULT OF AN ON-THE-GROUND SURVEY BY THIS OFFICE.
  - TAX MAP PARCEL 235-21 DOES NOT LIE WITHIN THE BOUNDARY OF THE 100-YEAR FLOOD HAZARD PER FEMA FIRM PANELS NUMBER 33019C0285E & 33019C0305E, DATED MAY 23, 2006.
  - TAX MAP PARCEL 235-21 LIES OUTSIDE THE GROUNDWATER PROTECTION DISTRICT PER "MAP 5-4: INVENTORY OF EXISTING AQUIFERS IN NEWPORT".
  - TAX MAP PARCEL 235-21 IS SUBJECT TO AND HAS THE MUTUAL BENEFIT WITH LOT 235-22 OF A RIGHT-OF-WAY AREA FOR A SHARED DRIVEWAY, TOGETHER WITH A SHARED MAINTENANCE AGREEMENT FOR UPKEEP. SEE REFERENCE PLAN #2 AND WARRANTY DEED FROM DENNIS R. FLEURY TO J & J HOLDINGS, LLP, RECORDED IN BOOK 2152 PAGE 376, DATED APRIL 21, 2021 IN THE SULLIVAN COUNTY REGISTRY OF DEEDS.
  - WETLAND LOCATIONS SHOWN ARE PER A FIELD SURVEY BY THIS OFFICE. WETLAND DELINEATION WAS PERFORMED IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS 1987 WETLANDS DELINEATION MANUAL Y-87-1 BY CHRISTOPHER A. GUIDA, C.W.S. OF THIS OFFICE IN JUNE 2021 AND FIELD INDICATORS FOR HYDRIC SOILS IN NEW ENGLAND BY CHRISTOPHER A. GUIDA, C.W.S. IN JUNE OF 2021.
  - PROPOSED LOTS 235-21 & 235-21-1 WILL BE SUBJECT TO A AND HAVE THE BENEFIT OF A COMMON WELL & LEACH-FIELD. A DECLARATION SHALL BE RECORDED HERewith REGARDING RIGHTS AND RESPONSIBILITIES.
  - PROPOSED LOT 235-21-1 SHALL BE SUBJECT TO A PERMANENT EASEMENT BENEFITING PROPOSED LOT 235-21 FOR ACCESS, DRAINAGE & UTILITIES ALONG WITH THE LOCATION AND MAINTENANCE OF A FENCE BETWEEN THE TWO PROPERTIES.

**EASEMENT LINE TABLE:**

LINE	BEARING	DISTANCE
L1	S72°23'35"E	186.44
L2	N31°50'37"W	101.34
L3	S58°09'23"W	10.00'
L4	S31°50'37"E	113.03
L5	N72°23'35"W	32.65
L6	S89°18'49"E	83.22
L7	N00°41'11"E	45.00'
L8	N89°18'49"W	121.41
L9	S00°41'11"W	45.00'
L10	S59°17'25"E	53.25

APPROVED BY THE NEWPORT PLANNING BOARD

ON: \_\_\_\_\_ CERTIFIED BY  
 CHAIRMAN: \_\_\_\_\_ AND  
 SECRETARY: \_\_\_\_\_

REV.	DATE	DESCRIPTION	C/O	DR	CK
A	11/14/23	PB COMMENTS		JGL	MDP

**SUBDIVISION PLAN**  
**TAX MAP 235 LOT 21**  
**(880 JOHN STARK HIGHWAY)**  
**NEWPORT, NEW HAMPSHIRE**  
 PREPARED FOR:  
**ALL PURPOSE STORAGE**  
**NEWPORT, LLC**  
 4007 DEAN MARTIN DRIVE LAS VEGAS, NV 89103

SCALE: 1"=50' AUGUST 30, 2023

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

**FIELDSTONE**  
**LAND CONSULTANTS PLLC**

206 Elm Street, Milford, NH 03055  
 Phone: (603) 672-5456 Fax: (603) 413-5456  
 www.FieldstoneLandConsultants.com

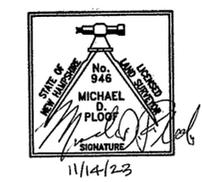
FILE: 2962SB01.dwg PROJ. NO. 2962.01 SHEET NO. SB-1 PAGE NO. 1 OF 2

**CERTIFICATION:**  
 WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE US ARMY CORPS OF ENGINEERS 1987 WETLAND DELINEATION MANUAL Y-87-1 AND INTERIM REGIONAL SUPPLEMENT FOR NORTHEAST AND NORTHCENTRAL REGION AND FIELD INDICATORS FOR HYDRIC SOILS IN NEW ENGLAND BY CHRISTOPHER A. GUIDA, C.W.S. IN JUNE OF 2021.

DATE: 11/14/2023

**CERTIFICATION:**  
 I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND DURING THE MONTH OF JUNE, 2021 PER THE PRECISION AND ACCURACY STANDARDS FOR AN URBAN CLASSIFICATION SURVEY AS SPECIFIED IN THE NEW HAMPSHIRE LAND SURVEYOR'S ADMINISTRATIVE RULES (LAN 503.04) AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY."

DATE: 11/14/23



- LEGEND:**
- RIGHT-OF-WAY LINE
  - BOUNDARY LINE
  - ABUTTING LOT LINE
  - BUILDING SETBACK LINE
  - EDGE OF PAVED ROAD
  - EDGE OF GRAVEL ROAD
  - STONE WALL
  - EDGE OF TREE LINE
  - EDGE OF WETLANDS
  - EXISTING EASEMENT LINE
  - CHAIN-LINK FENCE
  - CULVERT OR DRAIN LINE
  - OVERHEAD UTILITY LINE
- 235-021**
- IRON PIN FOUND
  - IRON PIPE FOUND
  - DRILL HOLE FOUND
  - SIGN
  - UTILITY POLE & GUY
  - CATCH BASIN (SQUARE)
  - WELL
  - PROPOSED PERMANENT EASEMENT (SEE NOTE 11)
  - EXISTING RIGHT OF WAY AREA (SEE REF. PLAN # 2)

