



- LEGEND
- EXISTING
 - MONUMENT
 - BOUND
 - NO MONUMENT FOUND OR SET
 - PROPOSED MONUMENT TO BE SET
 - UTILITY POLE
 - EXISTING WELL
 - DECIDUOUS TREE WITH BARBED WIRE FENCE REMAINS
 - CONIFEROUS TREE WITH BARBED WIRE FENCE REMAINS
 - WETLAND
 - PROPERTY LINE
 - STONEWALL
 - EDGE OF PAVEMENT
 - GRAVEL
 - EDGE OF WETLAND
 - OVERHEAD WIRES
 - BARBED WIRE FENCE
 - SETBACK LINE
 - EASEMENT
 - EXISTING TREELINE (OCCUPATION LINE)

ABBREVIATION LEGEND:
 DHCS - DRILL HOLE WITH ID CAP SET
 IPF - IRON PIPE FOUND
 RBF - REBAR FOUND
 RBCF - REBAR WITH ID CAP FOUND
 RBCS - REBAR WITH ID CAP SET
 NHEC - NEW HAMPSHIRE ELECTRIC CO-OP
 T POST - 1" SHAPED FENCE POST
 BSB - MONUMENT BENT, MEASURED AT BASE
 LSB - MONUMENT LEANING, MEASURED AT BASE
 DISTURBED - MONUMENT POSITION POSSIBLY ALTERED
 (+/-) - DENOTES HEIGHT OF THE MONUMENT
 TM - TAX MAP & LOT NUMBER
 CORD - CARROLL COUNTY REGISTRY OF DEEDS

MONUMENT IDENTIFICATION INSCRIPTIONS:
 "NPH" - NORWAY PLAINS ASSOCIATES, INC.

TAX MAP 90 LOT 11
 WILLIAM L. TROTT &
 TRISHA L. TROTT
 33 ESSEX ROAD
 NANTUCKET, MA 02554
 CORD 3636-764
 REF. PLAN H

TAX MAP 224 LOT 9
 JOHN S. AVERY &
 CHUN HUI AVERY
 80 DORR'S CORNER ROAD
 CENTER OSSIPEE, NH 03814
 CORD 835-461
 REF. PLAN 1 & 2

TAX MAP 224 LOT 3
 GORDON D. BERRY &
 GLORIA F. BERRY
 18 PADDY ACRE ROAD
 CENTER OSSIPEE, NH 03814
 CORD 1576-255
 REF. PLAN 5

TAX MAP 224 LOT 2
 MERROW FAMILY TRUST
 DANA H. MERROW, TRUSTEE
 NORMA C. MERROW, TRUSTEE
 30 PADDY ACRE ROAD
 CENTER OSSIPEE, NH 03814
 CORD 2036-177

TAX MAP 224 LOT 1
 MERROW FAMILY TRUST
 DANA H. MERROW, TRUSTEE
 NORMA C. MERROW, TRUSTEE
 30 PADDY ACRE ROAD
 CENTER OSSIPEE, NH 03814
 CORD 2036-177

TAX MAP 227 LOT 2
 RODNEY H. ELDRIDGE JR. &
 CAROLINE J. ELDRIDGE
 2 STAGS DRIVE
 CENTER OSSIPEE, NH 03814
 CORD 2666-910
 REF. PLAN 3

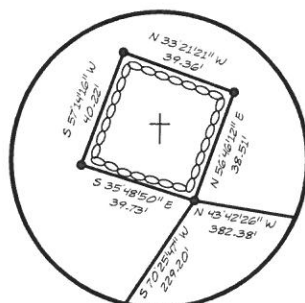
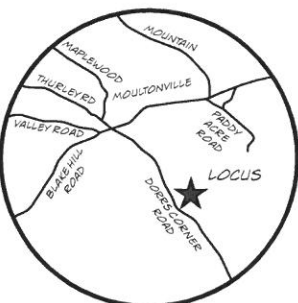
TAX MAP 227 LOT 1
 TIMOTHY J. HAYFORD
 P.O. BOX 897
 CENTER OSSIPEE, NH 03814
 CORD 2747-714
 REF. PLAN 7

TAX MAP 224 LOT 7
 MICHAEL HUNTER &
 BRANDY HUNTER
 103 DORR'S CORNER ROAD
 CENTER OSSIPEE, NH 03814
 CORD 3446-969
 REF. PLAN 6

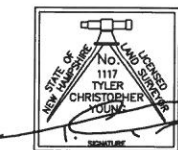
TAX MAP 227 LOT 31
 ROGER N. SELLARS, JR. &
 MELISSA L. SELLARS
 110 DORR'S CORNER ROAD
 CENTER OSSIPEE, NH 03814
 CORD 3463-755

TAX MAP 224, LOT 6
 OWNER OF RECORD:
 HOLLY J. BERRY (F/K/A HOLLY J. LIBBY)
 99 DORR'S CORNER ROAD
 OSSIPEE, NH 03814
 BOOK 3483, PAGE 6

TAX MAP 227 LOT 30
 JULIE A. PICARDI REALTY TRUST
 JULIE A. PICARDI, TRUSTEE
 22 BENEVENTO CIRCLE
 PEABODY, MA 01960
 CORD 3604-794



THIS PLAN REPRESENTS A PROPOSED SUBDIVISION OF REAL PROPERTY AND IS BASED ON A FIELD SURVEY THAT HAS A POSITIONAL ACCURACY OF GREATER THAN 1:10,000. THE SURVEY WAS CONDUCTED BY ME AND BY THOSE DIRECTLY UNDER MY SUPERVISION. EVERY REASONABLE EFFORT HAS BEEN MADE TO EXAMINE THE RECORD DOCUMENTS AND TO PROPERLY ESTABLISH THE BOUNDARIES OF THE SUBJECT PROPERTY. THIS PLAN CERTIFICATION DOES NOT CONSTITUTE OR GUARANTEE TITLE.



TYLER C. YOUNG, LLS 1117

APRIL 12, 2024
 DATE:

THE SUBDIVISION REGULATIONS OF THE TOWN OF OSSIPEE ARE A PART OF THIS PLAN, AND APPROVAL OF THIS PLAN IS CONTINGENT UPON COMPLETION OF ALL THE REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, ACCEPTING ONLY ANY WAIVERS OR MODIFICATIONS MADE IN WRITING BY THE PLANNING BOARD.

CHAIRMAN: _____
 MEMBER: _____
 DATE: _____

NOTES:

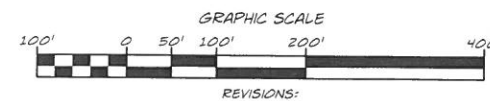
1. THE PURPOSE OF THIS PLAN IS TO DEPICT A PROPOSED SUBDIVISION OF TAX MAP 224 LOT 6.
2. PARCEL IS ZONED RESIDENTIAL DISTRICT.
3. MINIMUM LOT REQUIREMENTS: LOT SIZE = 44,000 SF, FRONTAGE = 200 FT.
4. BUILDING SETBACKS: FRONT YARD = 40 FT, SIDE YARD = 25 FT, REAR YARD = 25 FT. (ULTIMATE CERTIFICATION AND VERIFICATION OF THE ZONE DESIGNATION AND APPLICABLE LOCATION OF BUILDING SETBACK REQUIREMENTS ARE THE SOLE RESPONSIBILITY OF THE ZONING OFFICER IN THE SUBJECT MUNICIPALITY.)
5. THE EXISTING AND PROPOSED PARCELS WILL BE SERVICED BY ON-SITE WELL WATER AND ON-SITE SEPTIC SYSTEMS.
6. THE SURVEYED PARCEL IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP DATED 3/19/2013 COMMUNITY PANEL 33003C0635D.
7. WETLAND DELINEATION COMPLETED BY DANIEL COONS, CWS, OF ILEX WETLAND CONSULTANTS BETWEEN APRIL 2023 AND APRIL 2024. FIELD LOCATION OF WETLAND DELINEATION FLAGS BY NORWAY PLAINS ASSOCIATES.
7. HORIZONTAL DATUM: NAD83, VERTICAL DATUM: NAVD88.
8. ABUTTING PROPERTY INFORMATION WAS TAKEN FROM THE TOWN OF OSSIPEE TAX RECORDS.
9. DORR'S CORNER ROAD IS A VARIABLE WIDTH CLASS V ROAD. RIGHT OF WAY LIMITS DETERMINED BY EXISTING MONUMENTATION AND INFORMATION FROM REFERENCE PLANS 1, 2, 3, 6, & 7. A WIDTH OF 3 RODS (49.5') WAS HELD FOR ROAD SECTIONS WITH INSUFFICIENT EXISTING MONUMENTATION.
10. NO UNDERGROUND UTILITIES WERE LOCATED DURING THE COURSE OF THIS SURVEY. ANY UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE.

REFERENCE PLANS:

1. "PLAN OF LAND OF FRED S. LOUD, OSSIPEE, N.H." DATED: AUG 1973 W/REVISION DATE AUG 1981. BY: STEPHEN H. BOOMER RECORDED: CORD PLAN BOOK 55 PAGE 76.
2. "PROPERTY OF FRED S. LOUD, OSSIPEE, N.H." DATED: AUG. 1973 BY: STEPHEN H. BOOMER RECORDED: CORD PLAN BOOK 56 PAGE 56.
3. "PLAN OF LAND IN OSSIPEE, N.H. FOR NORTHERN LAND TRADERS" DATED: DEC. 1978 W/REVISION DATED APRIL 13, 1974 BY: APPLIED SCIENCES RECORDED: CORD PLAN BOOK 27 PAGE 22.
4. "PLAN OF LAND IN CENTER OSSIPEE, TOWN OF OSSIPEE, N.H., PROPERTY OF FRANKLIN R. & LINDA M. MACDONALD, CENTER OSSIPEE, N.H." DATED: 1979 BY: DOUGLAS C. BURNELL RECORDED: ON FILE WITH NORWAY PLAINS ASSOCIATES.
5. "PLAN OF LAND IN MOULTONVILLE, TOWN OF OSSIPEE, N.H., PROPERTY OF WILLARD J. STAPLES, CENTER OSSIPEE, N.H." DATED: 1980 BY: BURNELL LAND SURVEYING RECORDED: ON FILE WITH NORWAY PLAINS ASSOCIATES.
6. "BOUNDARY PLAN MICHAEL HUNTER & BRANDY HUNTER 103 DORR'S CORNER ROAD, CENTER OSSIPEE, N.H. 03814 TAX MAP 224 LOT 7, CARROLL COUNTY REGISTRY OF DEEDS VOLUME 3446, PAGE 969 LAND IN OSSIPEE, CARROLL COUNTY, NEW HAMPSHIRE" DATED: APRIL 24, 2020 BY: ALAN G. FALL RECORDED: CORD BOOK 3757 PAGE 800.
7. "PLAN OF PROPOSED SUBDIVISION FOR HOLLY J. & DEAN J. LIBBY, TAX MAP 11-043 DORR'S CORNER ROAD, OSSIPEE, NEW HAMPSHIRE" DATED: OCT. 1, 2001 BY: MCLEAN ASSOCIATES RECORDED: CORD PLAN BOOK 200 PAGE 56.

SUBDIVISION PLAN
 99 DORR'S CORNER ROAD
 OSSIPEE
 CARROLL COUNTY
 NEW HAMPSHIRE
 FOR:
 HOLLY J. BERRY

1" = 100' APRIL 2024



REVISIONS:

FILE NO. 412
 PLAN NO. C-3529
 DWG. NO. 23206 S-1



- LEGEND
- EXISTING
 - MONUMENT
 - BOUND
 - NO MONUMENT FOUND OR SET
 - PROPOSED MONUMENT TO BE SET
 - UTILITY POLE
 - EXISTING WELL
 - DECIDUOUS TREE WITH BARBED WIRE FENCE REMAINS
 - CONIFEROUS TREE WITH BARBED WIRE FENCE REMAINS
 - WETLAND

ABBREVIATION LEGEND:
 DHCS - DRILL HOLE WITH ID CAP SET
 IPF - IRON PIPE FOUND
 RBF - REBAR FOUND
 RBGF - REBAR WITH ID CAP FOUND
 RBGS - REBAR WITH ID CAP SET
 NHEC - NEW HAMPSHIRE ELECTRIC CO-OP
 TPOST - TYPICAL SHAPED FENCE POST
 BSB - MONUMENT BENT, MEASURED AT BASE
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 DISTURBED - MONUMENT POSITION POSSIBLY ALTERED
 (1/2") - DENOTES HEIGHT OF THE MONUMENT
 TM - TAX MAP & LOT NUMBER
 CORD - CARROLL COUNTY REGISTRY OF DEEDS

MONUMENT IDENTIFICATION INSCRIPTIONS:
 "NPA" - NORWAY PLAINS ASSOCIATES, INC.

SOIL TYPES:
 21E - COLTON GRAVELLY SANDY LOAM
 29B - PITS, GRAVEL
 395A - CHOCORUA MUCKY PEAT
 982D - MONADNOCK AND BERKSHIRE SOILS, VERY STONY

RESERVED REGISTRY OF DEEDS

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT A PROPOSED SUBDIVISION OF TAX MAP 224 LOT 6.
2. PARCEL IS ZONED RESIDENTIAL DISTRICT.
3. MINIMUM LOT REQUIREMENTS: LOT SIZE = 44,000 SF, FRONTAGE = 200 FT.
4. BUILDING SETBACKS: FRONT YARD = 40 FT, SIDE YARD = 25 FT, REAR YARD = 25 FT. (ULTIMATE CERTIFICATION AND VERIFICATION OF THE ZONE DESIGNATION AND APPLICABLE LOCATION OF BUILDING SETBACK REQUIREMENTS ARE THE SOLE RESPONSIBILITY OF THE ZONING OFFICER IN THE SUBJECT MUNICIPALITY.)
5. THE EXISTING AND PROPOSED PARCELS WILL BE SERVICED BY ON-SITE WELL WATER AND ON-SITE SEPTIC SYSTEMS.
6. THE SURVEYED PARCEL IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP DATED 3/19/2013 COMMUNITY PANEL 33003C0635D.
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8. HORIZONTAL DATUM: NAD83; VERTICAL DATUM: NAVD83.
9. ABUTTING PROPERTY INFORMATION WAS TAKEN FROM THE TOWN OF OSSISPEE TAX RECORDS.
10. DORR'S CORNER ROAD IS A VARIABLE WIDTH CLASS V ROAD. RIGHT OF WAY LIMITS DETERMINED BY EXISTING MONUMENTATION AND INFORMATION FROM REFERENCE PLANS 1, 2, 3, 6, & 7. A WIDTH OF 3 RODS (49.5') WAS HELD FOR ROAD SECTIONS WITH INSUFFICIENT MONUMENTATION.
11. NO UNDERGROUND UTILITIES WERE LOCATED DURING THE COURSE OF THIS SURVEY. ANY UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE.
12. SOILS INFORMATION OBTAINED THROUGH USDA WEB SOIL SURVEY ON MARCH 28, 2024. POSITION OF SOIL TYPE BOUNDARIES ARE APPROXIMATE. SOILS SHOWN ARE FOR OSSISPEE PLANNING BOARD PURPOSES ONLY.
13. CONTOUR INFORMATION OBTAINED THROUGH A COMBINATION OF ON THE GROUND MEASUREMENTS AND LIDAR TOPOGRAPHIC DATA PROVIDED BY NH GRANIT LIDAR. CONTOURS SHOWN ARE APPROXIMATE AND ARE FOR OSSISPEE PLANNING BOARD PURPOSES ONLY.

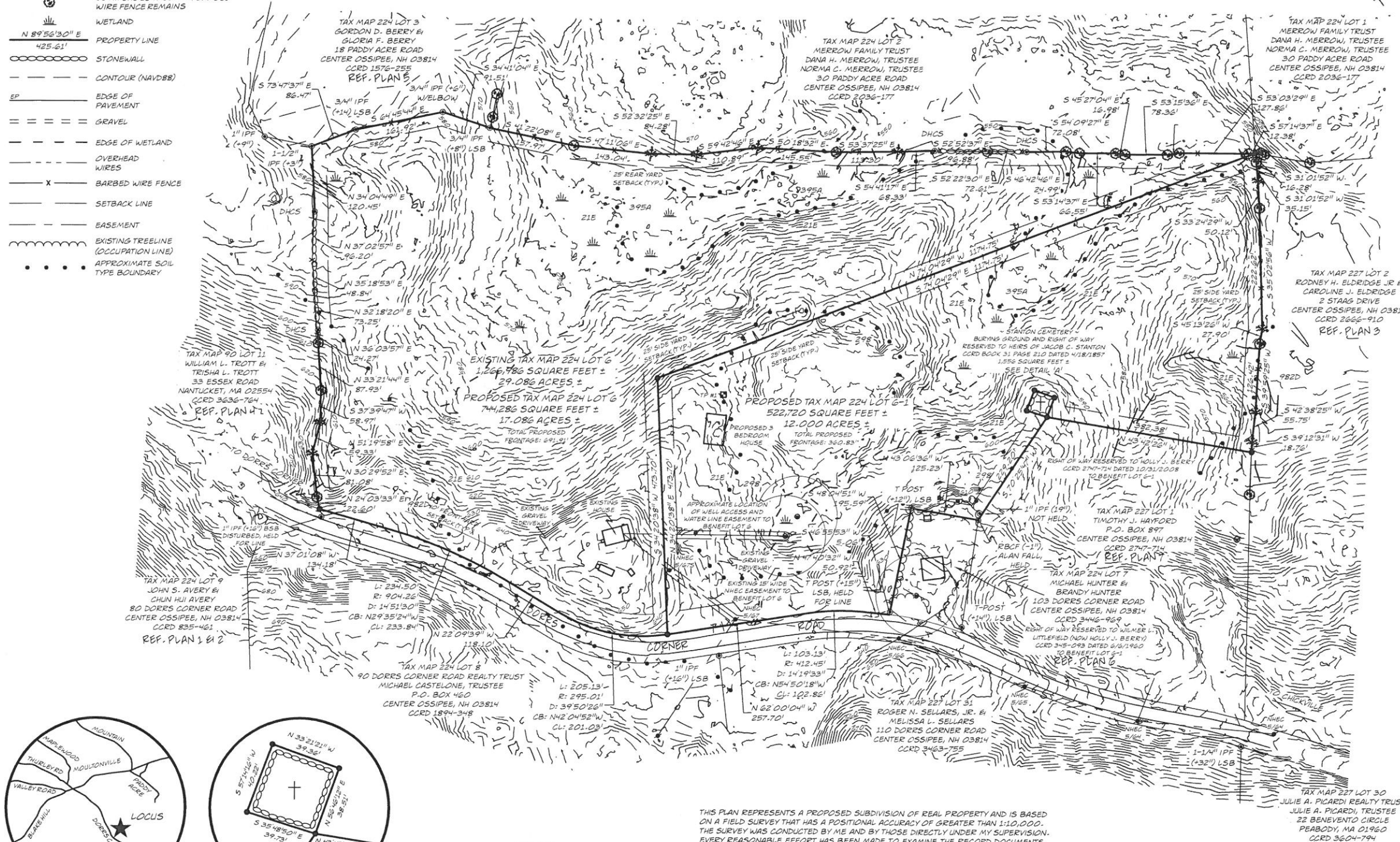
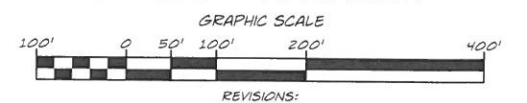
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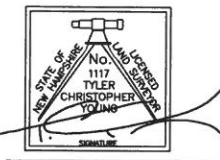
TAX MAP 224, LOT 6
 OWNER OF RECORD:
 HOLLY J. BERRY (FKA HOLLY J. LIBBY)
 99 DORR'S CORNER ROAD
 OSSISPEE, NH 03814
 BOOK 3483, PAGE 6

~TOPOGRAPHIC~
 SUBDIVISION PLAN
 99 DORR'S CORNER ROAD
 OSSISPEE
 CARROLL COUNTY
 NEW HAMPSHIRE
 FOR:

HOLLY J. BERRY
 1" = 100' APRIL 2024



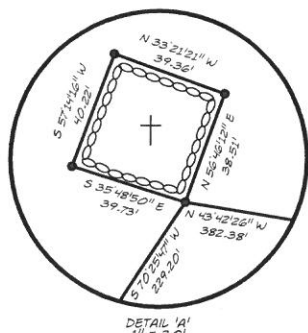
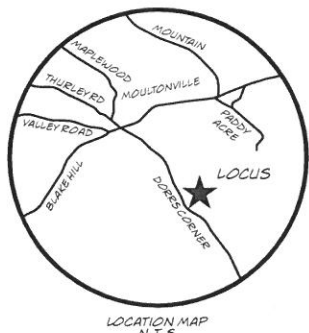
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APRIL 12, 2024

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CHAIRMAN: _____
 MEMBER: _____
 DATE: _____



FILE NO. 412
 PLAN NO. C-3529
 DWG. NO. 23206 S-1