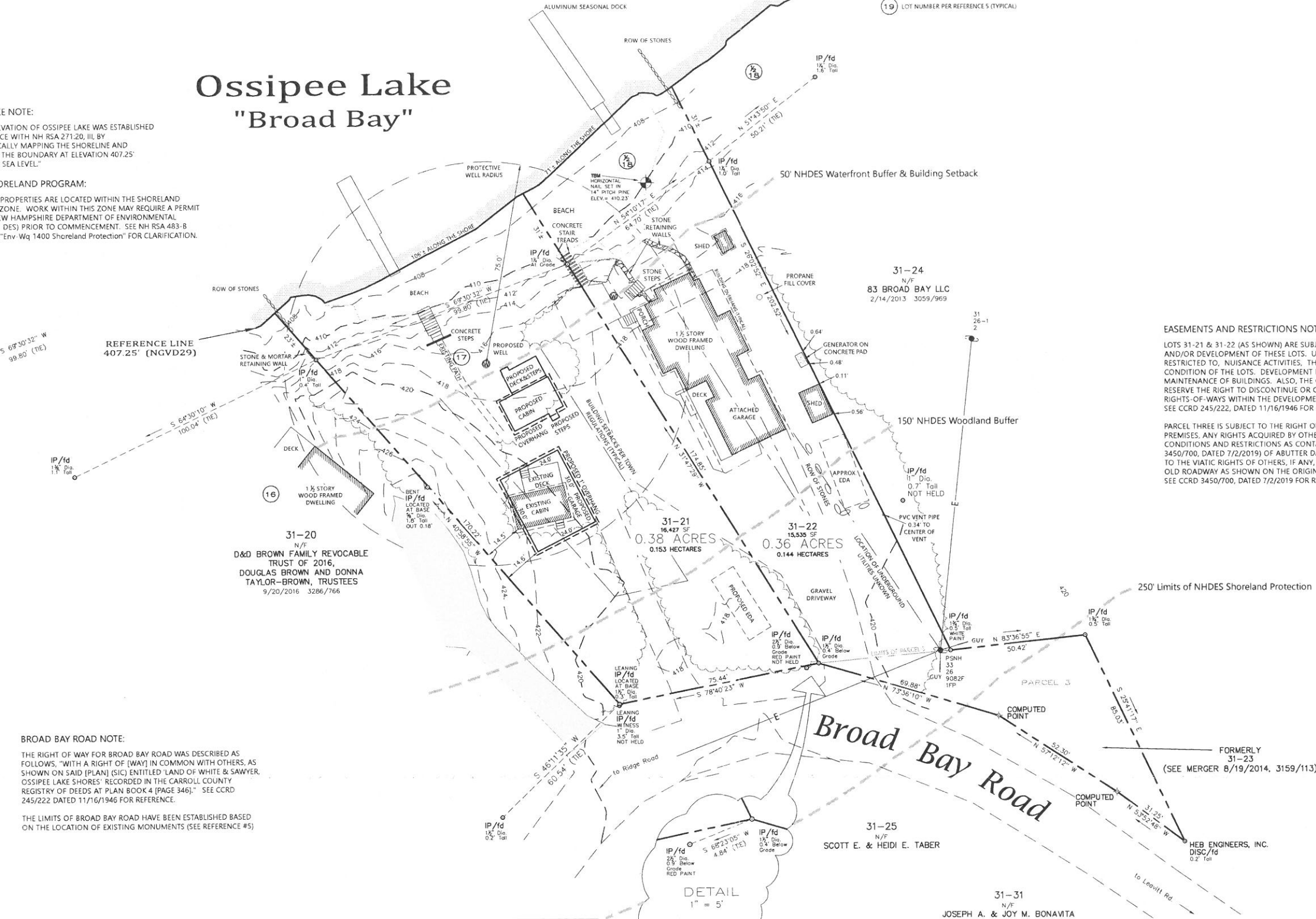


Ossipee Lake
"Broad Bay"

OSSIPEE LAKE NOTE:
THE LEGAL ELEVATION OF OSSIPEE LAKE WAS ESTABLISHED IN ACCORDANCE WITH NH RSA 271:20, III, BY TOPOGRAPHICALLY MAPPING THE SHORELINE AND ESTABLISHING THE BOUNDARY AT ELEVATION 407.25' "ABOVE MEAN SEA LEVEL."

NH DES SHORELAND PROGRAM:
THE SUBJECT PROPERTIES ARE LOCATED WITHIN THE SHORELAND PROTECTION ZONE. WORK WITHIN THIS ZONE MAY REQUIRE A PERMIT FROM THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES (NH DES) PRIOR TO COMMENCEMENT. SEE NH RSA 483-B AND NH DES "Env-Wq 1400 Shoreland Protection" FOR CLARIFICATION.



BROAD BAY ROAD NOTE:
THE RIGHT OF WAY FOR BROAD BAY ROAD WAS DESCRIBED AS FOLLOWS, "WITH A RIGHT OF (WAY) IN COMMON WITH OTHERS, AS SHOWN ON SAID [PLAN] (SIC) ENTITLED 'LAND OF WHITE & SAWYER, OSSIPEE LAKE SHORES' RECORDED IN THE CARROLL COUNTY REGISTRY OF DEEDS AT PLAN BOOK 4 [PAGE 346]." SEE CCRD 245/222 DATED 11/16/1946 FOR REFERENCE.

THE LIMITS OF BROAD BAY ROAD HAVE BEEN ESTABLISHED BASED ON THE LOCATION OF EXISTING MONUMENTS (SEE REFERENCE #5)

EASEMENTS AND RESTRICTIONS NOTE:
LOTS 31-21 & 31-22 (AS SHOWN) ARE SUBJECT TO CERTAIN RESTRICTIONS REGARDING THE USE AND/OR DEVELOPMENT OF THESE LOTS. USE RESTRICTIONS INCLUDE, BUT ARE NOT RESTRICTED TO, NUISANCE ACTIVITIES, THE KEEPING OF CERTAIN FARM ANIMALS, AND CONDITION OF THE LOTS. DEVELOPMENT RESTRICTIONS INCLUDE THE TYPE, LOCATION AND MAINTENANCE OF BUILDINGS. ALSO, THE GRANTORS, THEIR SUCCESSORS AND ASSIGNS RESERVE THE RIGHT TO DISCONTINUE OR CHANGE THE LOCATION OF ROADS OR RIGHTS-OF-WAYS WITHIN THE DEVELOPMENT SOMETIMES CALLED "OSSIPEE LAKE SHORES." SEE CCRD 245/222, DATED 11/16/1946 FOR CLARIFICATION.

PARCEL THREE IS SUBJECT TO THE RIGHT OF "UTILITY WIRES, POLES AND GUYS ACROSS THE PREMISES, ANY RIGHTS ACQUIRED BY OTHERS BY ADVERSE USER AND TO THE SAME CONDITIONS AND RESTRICTIONS AS CONTAINED IN THE AFOREMENTIONED DEEDS (CCRD 3450/700, DATED 7/2/2019) OF ABUTTER DAY AND PARKER." PARCEL THREE IS ALSO "SUBJECT TO THE VARIOUS RIGHTS OF OTHERS, IF ANY, TO PASS AND REPASS OVER THAT PORTION OF THE OLD ROADWAY AS SHOWN ON THE ORIGINAL PLAN RECORDED AT PLAN BOOK 4, PAGE 346." SEE CCRD 3450/700, DATED 7/2/2019 FOR REFERENCE.

- REFERENCES
- Carroll County Registry of Deeds (CCRD book/page). Dates given are dates of execution.
 - "91116002 (Broad Bay Road), Richard White," 1996 worksheet by HEB Engineers, Inc.
 - "Plan of Subdivision for WAC Nominee Realty Trust, Weldon D. Colpitts and William C. Greene, Trustees," dated 11/13/1990, revised 12/17/1990, by White Mountain Survey Co., Inc. CCRD 133/46
 - "Plan of Lands of Alan E. Rowe and The Estate of Yvette Rowe," dated 9/26/2013 by White Mountain Survey and Engineering, Inc. CCRD 232/40
 - "Land of White and Sawyer, Ossipee Lake Shores, Ossipee, New Hampshire," undated, author unknown. CCRD 4/346
 - "Plan of Land prepared for 83 Broad Bay Road LLC," revised 12/14/2022 by White Mountain Survey & Engineering, Inc. Not recorded
 - "Plan of Land(s), prepared for, Walter & Cynthia Day, 79 Broad Bay Road, Ossipee Lake, Ossipee, New Hampshire," dated 8/2012, by Land Technical Service Corp. Not recorded.

VARIANCE APPLICATION PLAN
PREPARED FOR
TODD CLIFTON ELLIS and
COLLEEN MARY ELLIS
79 & 81 BROAD BAY ROAD, OSSIPEE, NH

CERTIFICATION
THIS PLAN IS A REPRESENTATION OF FIELD AND RECORD INFORMATION AS FOUND AND MONUMENTED WHEN SURVEYED DURING APRIL 2022 THROUGH AUGUST 2023, USING THEODOLITE AND E.D.M. METHODS WITH A RESULTING TRAVERSE ACCURACY OF CLOSURE EXCEEDING 1:10,000.
THIS PLAN HAS BEEN PREPARED BY ME AND 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 GUARANTEE, TITLE OR OTHERWISE. DEED REFERENCES SHOWN ARE SOLELY FOR GENERAL INFORMATION. IN ACCORDANCE WITH NH RSA 576:18, I CERTIFY THAT THIS SURVEY PLAN IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

11/21/2023
DATE

JAMES F. RINES, L.L.S.
JAMES F. RINES, L.L.S.

| SUBJECT PARCEL INFORMATION | |
|----------------------------|---|
| Tax Map Number: | 31-21 & 31-22 |
| Owner of Record: | Todd Clifton Ellis and Colleen Mary Ellis 298 High Range Road, Londonderry, N.H. 03053 |
| Source Deed: | 07/02/2019 3450/700 |
| Zoning: | Rural (R) Setbacks: 50' Side: 25' Front: 40' |

LOCATION PLAN

FILE #

O11-2-083,293

RESEARCH: DSW
FIELD: ALN/KKA
COMPS: DSW
CADD: DSW
MATH CHK: KMA
PLAN CHK: KMA



| LEGEND | |
|--------|-------------------------|
| N/F | Now or Formerly |
| IP | Iron Pipe |
| fd | Found |
| 31-22 | Tax Map-Lot no. |
| Dia | Diameter |
| TBM | Temporary Bench Mark |
| EDA | Effluent Disposal Area |
| — | Paved Road or Driveway |
| - - - | Gravel Road or Driveway |
| - - - | Overhead Electric |
| ⊙ | Monument |
| ⊙ | Utility Pole |
| ⊙ | Well |