

- LEGEND**
- EXISTING MONUMENT
 - BOUND
 - UTILITY POLE
 - WETLAND
 - EP ——— EDGE OF PAVEMENT
 - — — GRAVEL
 - · — · — · — EDGE OF WETLAND
 - OHW ——— OVERHEAD WIRES
 - " — " — FENCE
 - — — SETBACK LINE
 - · — · — · — DRAIN LINE
 - ~~~~~ TREE LINE

ABBREVIATION LEGEND:
 NHBS - NH DOT BOUND FOUND
 (+2") - DENOTES HEIGHT OF THE MONUMENT
 TM - TAX MAP #, LOT NUMBER
 CCRD - CARROLL COUNTY REGISTRY OF DEEDS
 CPP - CORRUGATED PLASTIC PIPE

MONUMENT IDENTIFICATION INSCRIPTIONS:
 "NPA" - NORWAY PLAINS ASSOCIATES
 "NHHD" - NH HIGHWAY DEPT.

- NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS OF TM 133 LOT 07.
 2. TOTAL PARCEL AREA: MAP 133, LOT 07 - 1.24 ACRES
 3. PARCEL IS ZONED (CSMUB) CENTER STREET/RT. 28 MIXED - BUSINESS DISTRICT
 4. MINIMUM LOT REQUIREMENTS: LOT SIZE = 130,680 SQ. FT., FRONTAGE = 150'
 5. BUILDING SETBACKS: FY. = (MIN 20', MAX 40'), SY. = 20', RY. = 20'
 6. POSSIBLE EASEMENT THROUGH SITE, SEE REF. PLAN #1.
 7. AZIMUTH BASED ON GRID NORTH, ELEVATION ON NAVD 88.
- REFERENCE PLANS:**
1. "LOT LINE ADJUSTMENT FOR GARY MILLER AND AUTO VILLAGE OF WOLFEBORO, INC."
 DATED: 06/22/2000 BY LAND TECH SERVICE CORP.
 RECORDED: CCRD PLAN BOOK 172, PAGE 61 FEB. 13, 2001
 2. "PROPERTY OF CATHERINE FOX"
 DATED: JUNE 1976 BY STEPHEN H. BOOMER
 RECORDED: CCRD PLAN BOOK 35, PAGE 90

TAX MAP 133, LOT 06
 WENTWORTH WATERSHED ASSOC.
 PO BOX 2235
 WOLFEBORO, NH 03894-2235
 CCRD BOOK 3519, PAGE 774

TAX MAP 133, LOT 28
 WOLFEBORO CENTER, LLC
 PO BOX 672
 WOLFEBORO, NH 03894-0672
 CCRD BOOK 3483, PAGE 860

TAX MAP 133 LOT 07

TAX MAP 133, LOT 08
 DANA PIPER
 41 GOVERNOR WENTWORTH HWY.
 WOLFEBORO, NH 03894
 CCRD BOOK 1800, PAGE 203

TAX MAP 133, LOT 09
 MRNH RETREAT LLC
 1430 WYNKOOP STREET, SUITE 300
 DENVER, CO 80202-6172
 CCRD BOOK 3390, PAGE 256

TAX MAP 132, LOT 14
 WENTWORTH WATERSHED ASSOC.
 PO BOX 2235
 WOLFEBORO, NH 03894-2235
 CCRD BOOK 3519, PAGE 774

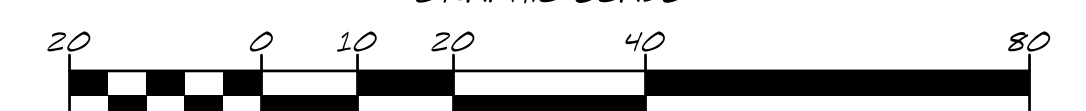
TAX MAP 133, LOT 07
 OWNER OF RECORD:
 TOWN OF WOLFEBORO
 PO BOX 629
 WOLFEBORO, NH 03894
 BOOK 1660, PG 364

EXISTING CONDITIONS PLAN
 39 GOVERNOR WENTWORTH HIGHWAY
 WOLFEBORO
 CARROLL COUNTY
 NEW HAMPSHIRE

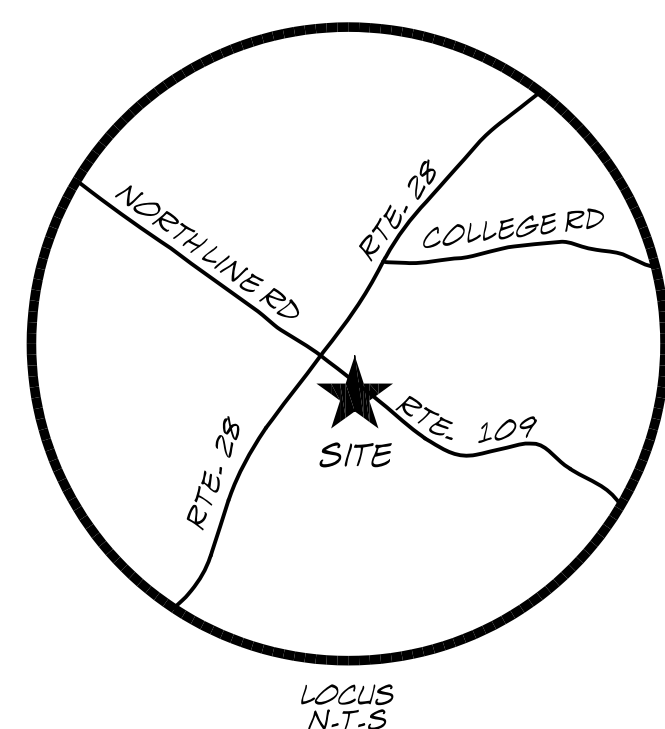
FOR:
TOWN OF WOLFEBORO

1"=20' FEBRUARY, 2020

GRAPHIC SCALE



REVISIONS:



FILE NO. 357
 PLAN NO.
 DWG. NO. 21022 EX-1