

- NOTES:
1. ZONING DISTRICT: R-R, RURAL RESIDENTIAL. COMMON DRIVE SUBDIVISION SETBACKS ARE 15' FROM EACH PROPERTY LINE.
  2. NORTH IS NEW HAMPSHIRE STATE PLANE GRID NAD83 BASED ON OPUS DERIVED POSITION OF A SURVEY CONTROL POINT ESTABLISHED AS PART OF THIS PROJECT. VERTICAL DATUM IS NAVD88 (NGS #FF0443). CONTOUR INTERVAL IS 2'.
  3. FOR OTHER PLAN REFERENCES AND MISCELLANEOUS ITEMS, SEE PLAN REFERENCE 1.
  4. WETLANDS WERE DELINEATED IN ACCORDANCE WITH "ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1, JANUARY 1987" AND THE "INTERIM REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH CENTRAL AND NORTHEAST REGION, JANUARY 2012," BY JON Sisson OF BEAVERTRACKS, LLC, IN FEBRUARY, 2020.
  5. TOTAL FRONTAGE OF PROPOSED LOT ON COMMON DRIVE: 872.53'.
  6. A UTILITY EASEMENT WILL BE CONVEYED TO GET POWER/COMMUNICATIONS FROM CATES HILL ROAD TO THE PROPOSED PARCEL. RIGHTS WILL BE RESERVED FOR ACCESS TO THE FUTURE UTILITY POLE.

COMMON DRIVE NOTES:

EXISTING COMMON DRIVEWAY MAINTENANCE AGREEMENT DESCRIBED IN BOOK 1522, PAGE 535. A REVISED AGREEMENT WILL BE RECORDED PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT ON THIS THIRD LOT.

DESCRIPTION OF COMMON DRIVEWAY CENTERLINE:  
BEGINNING AT A POINT ON THE WESTERLY SIDELINE OF CATES HILL ROAD, 101.54' DISTANT FROM THE NORTHEAST CORNER OF LAND OF CITY OF BERLIN (CATES HILL LANDFILL), THENCE ON THE CENTERLINE THE FOLLOWING 9 COURSES:

1. S83°38'58"W, 46.02'.
2. CURVE TO THE LEFT FOR 201.07', RADIUS: 113.78', CHORD: S33°01'18"W, 175.91' TO A POINT LOCATED N72°23'37"E, 17.50' FROM NEW LOT CORNER.
3. S17°36'23"E, 69.39'.
4. CURVE TO THE RIGHT FOR 61.30', RADIUS: 265.89', CHORD: S11°00'04"E, 61.17'.
5. S04°23'46"E, 114.94'.
6. CURVE TO THE LEFT FOR 66.46', RADIUS: 150.00', CHORD: S17°05'20"E, 65.92'.
7. CURVE TO THE RIGHT FOR 270.76', RADIUS: 250.00', CHORD: S01°14'41"W, 257.72'.
8. S32°16'16"W, 22.06'.

TOTAL LENGTH: 852.00'.

THE COMMON DRIVE CAN NOT BE OFFERED TO THE CITY OF BERLIN FOR ACCEPTANCE AS A PUBLIC WAY WITHOUT FIRST BEING CONFIGURED AND CONSTRUCTED TO MEET THE PREVAILING STANDARDS AT THE TIME OF THE REQUEST.

THE COMMON DRIVE MUST BE BUILT, AND THE ACCESS AGREEMENT RECORDED PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT.

THE LANDOWNER SHALL INDEMNIFY THE CITY OF BERLIN AND ITS AGENTS AND OFFICIALS AND SAVE IT HARMLESS FROM ANY AND ALL CLAIMS, ACTIONS, DAMAGES, LIABILITY, AND EXPENSE IN CONNECTION WITH LOSS OF LIFE, PERSONAL INJURY OR DAMAGE TO PROPERTY ARISING FROM OR OUT OF ANY OCCURRENCE WHEREBY THE CITY IS UNABLE TO ACCESS THE PROPERTY(S) FOR EMERGENCY PURPOSES OR IS DELAYED DUE TO NON-MAINTENANCE OF THE DRIVEWAY BY THE LANDOWNER(S).

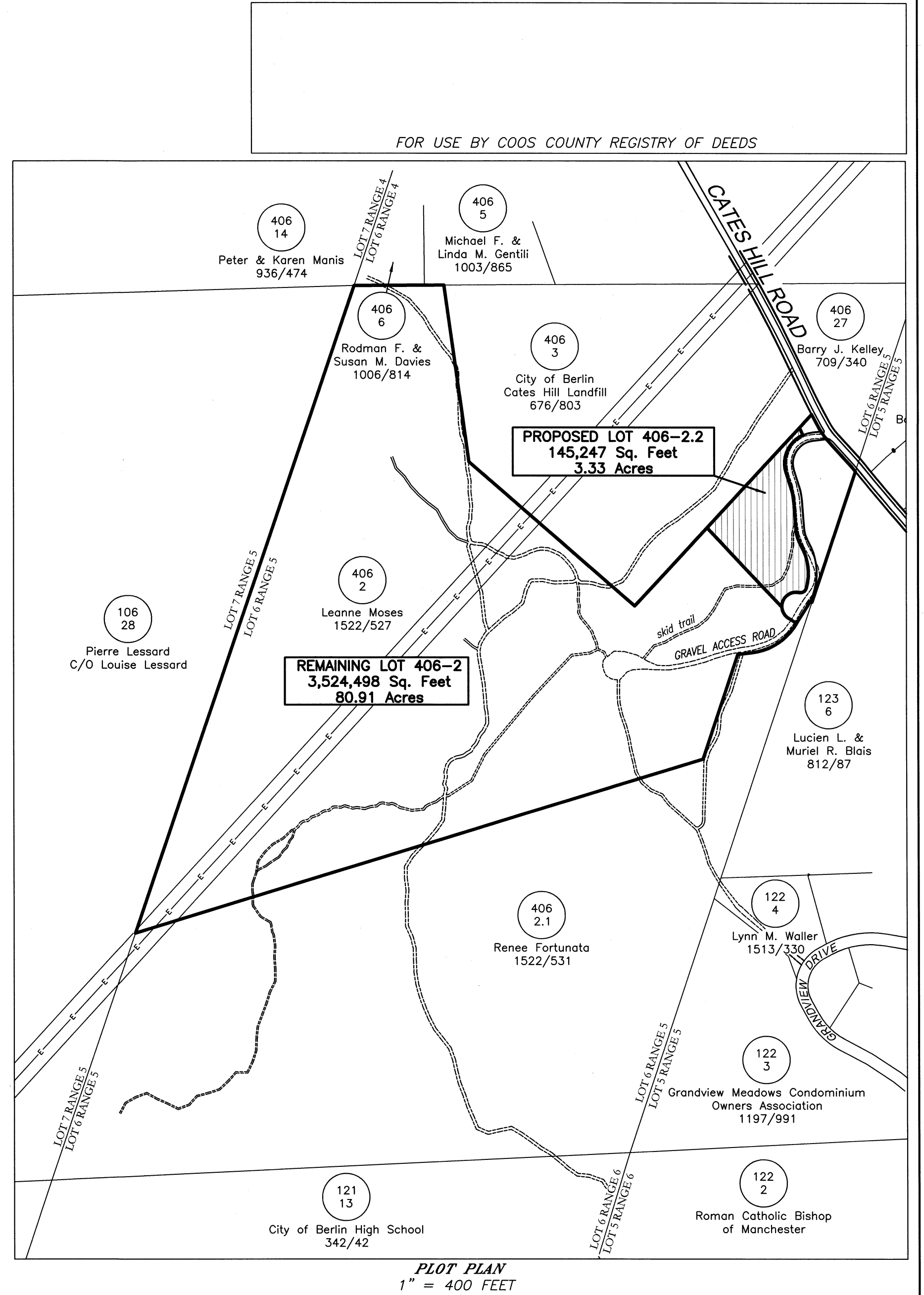
- PLAN REFERENCES:
1. "COMMON DRIVEWAY SUBDIVISION FOR RENEE FORTUNATA AND LEANNE MOSES, TAX MAP 406 LOT 2, PART OF LOT 5, RANGE 6, CATES HILL ROAD, BERLIN, NEW HAMPSHIRE" DATED SEPTEMBER 07, 2016, REVISED OCTOBER 04, 2016 BY YORK LAND SERVICES LLC., RECORDED AT COOS COUNTY REGISTRY OF DEEDS AS PLAN #4144 (YLS DWG #16-098A).

\*\*\* LEGEND \*\*\*

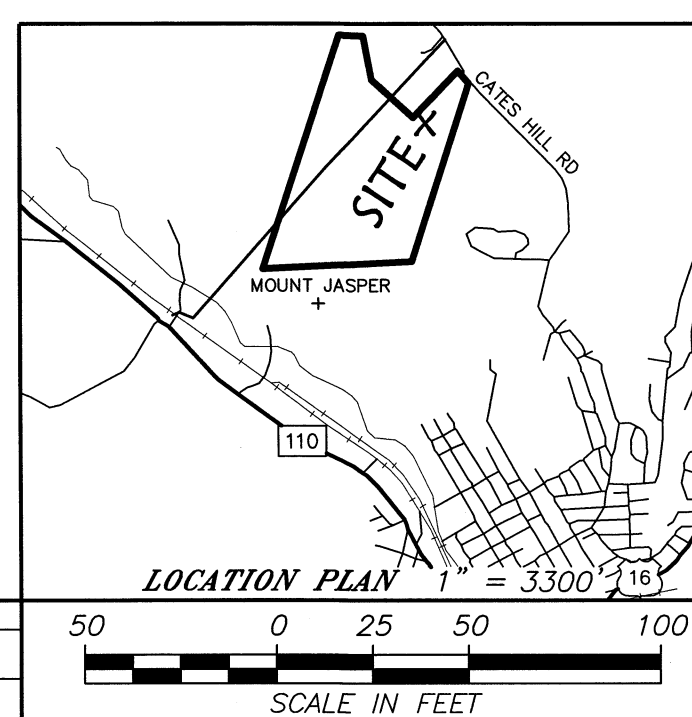
	N90°00'00"E 146.59'	primary boundary lines
		primary boundary dimensions
		roadway boundary lines
		Wetland hatch, Boundary
	221A	Soil Type Line
		Centerline Drive
	494	Index Contour
		Contour
		Unmonumented Point
		Rebar/Cap Set
		Iron Pipe/Pin Found
	123 2	Tax Map & Lot Number
	John Doe	Test Pit/Per: Test
		4,000 s.f. Area Suitable For Disposal System

BREAK DOWN OF USEABLE SOILS							
LOT #	SOIL TYPE	SLOPE	GROUP	S.F. AVAILABLE	S.F. REQUIRED		% LOT ATTAINED
				TOWN	STATE	TOWN	STATE
406-2.2	79	C	3	40,480	53,000	53,000	76 76
	670	D	4	103,629	52,000	52,000	199 199
TOTAL NUMBER OF LOTS PERMITTED							275 275

Revisions				Revisions			



APPROVED FOR RECORDING  
BERLIN CITY PLANNING BOARD  
DATE: \_\_\_\_\_



**YORK LAND SERVICES, LLC**  
Riverside Courtyards, 3 Twelfth Street  
Berlin, New Hampshire 03570 - (603)752-7282

Third Lot of a Common Driveway Subdivision  
prepared for  
**LEANNE MOSES**  
Tax Map 406 Lot 2  
Part of Lot 5, Range 6  
Cates Hill Road  
Berlin, New Hampshire

Scale: 1 inch = 50 feet  
Method: GPS (PP & RTK) / TOTAL STATION

Made by: AMY, B/J  
Drawn by: B/J  
Checked by: B/J  
Date: MARCH 3, 2020

Signature:

THIS SURVEY AND PLAT PREPARED UNDER MY DIRECT SUPERVISION, AND CONFORMS TO NH BOARD OF LICENSED LAND SURVEYORS CODE OF ADMINISTRATIVE RULES.

Drawing No. 19-125