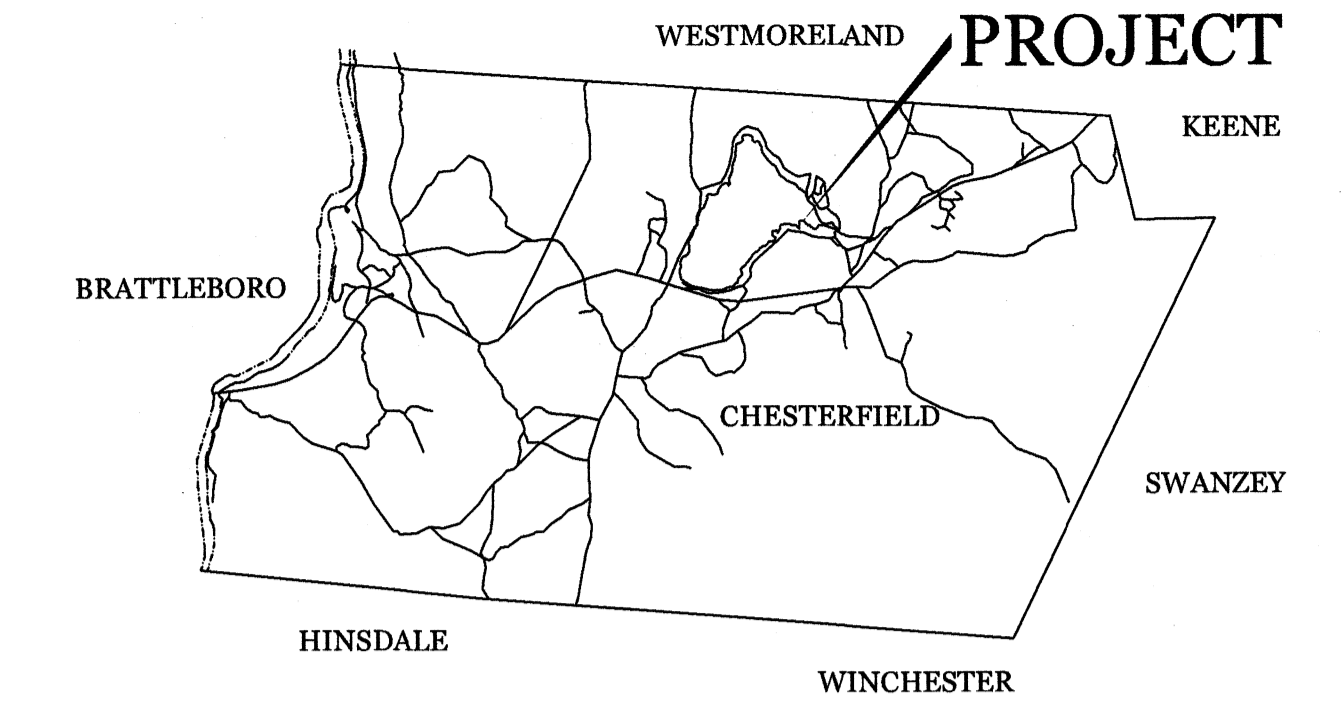
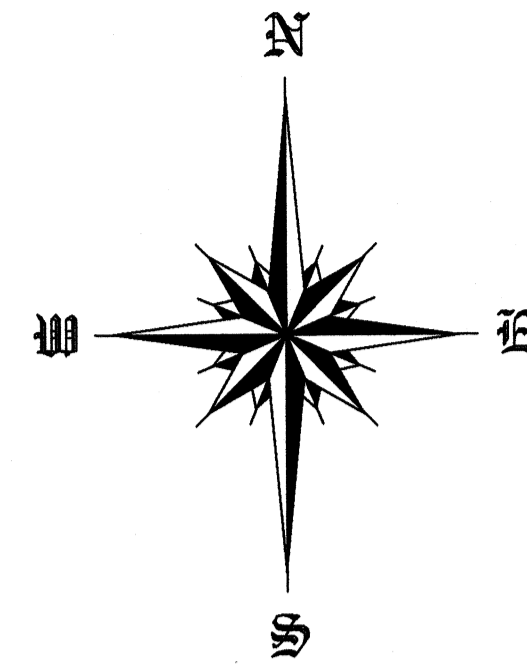


APPROVED BY THE
CHESTERFIELD PLANNING BOARD

DATE: -----

CHAIRMAN: -----



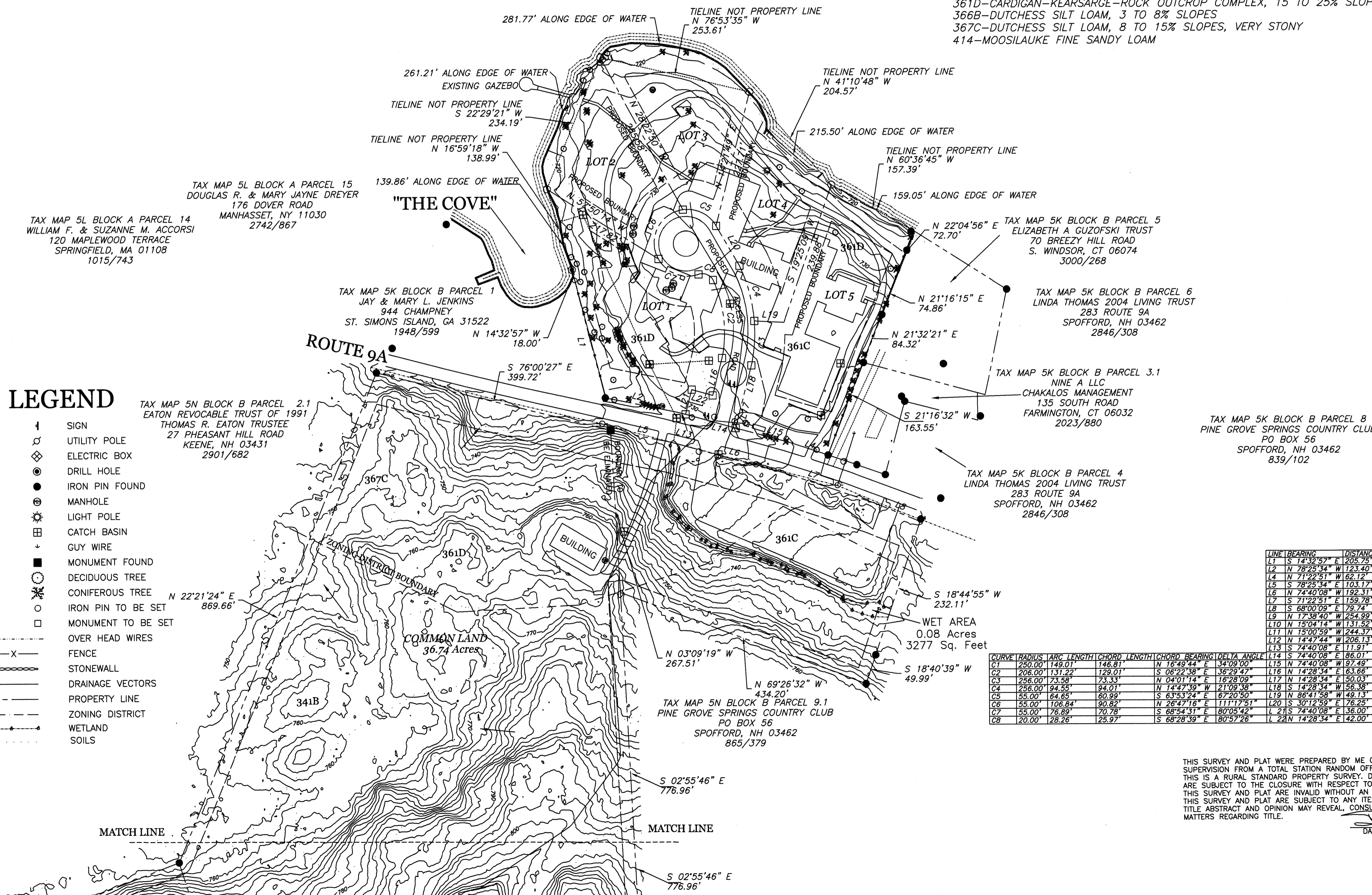
LOT ACREAGES
LOT 1: 1.33 ACRES 57822 SQ. FEET
LOT 2: 0.89 ACRES 38718 SQ. FEET
LOT 3: 0.97 ACRES 42124 SQ. FEET
LOT 4: 0.89 ACRES 38893 SQ. FEET
LOT 5: 1.52 ACRES 66098 SQ. FEET
AREA OF ROAD 0.59 ACRES 25491 SQ. FEET
COMMON AREA SOUTH 36.74 ACRES
REMAINING LAND 52.36 ACRES

SOILS LEGEND
336B-PITTSBURY SILT LOAM, 3 TO 8% SLOPES, VERY STONY
341B-STISSING SILT LOAM, 0 TO 5% SLOPES, VERY STONY
361C-CARDIGAN-KEARSARGE-ROCK OUTCROP COMPLEX, 8 TO 15% SLOPES
361D-CARDIGAN-KEARSARGE-ROCK OUTCROP COMPLEX, 15 TO 25% SLOPES
366B-DUTCHESS SILT LOAM, 3 TO 8% SLOPES
367C-DUTCHESS SILT LOAM, 8 TO 15% SLOPES, VERY STONY
414-MOOSILAUKE FINE SANDY LOAM

NOTES

- BEARINGS ARE BASED ON X90D-OPUS OBSERVATION AND ARE NEW HAMPSHIRE STATE PLANE GRID NORTH.
- PLAN REFERENCES:
A. BUILDING AND FOUNDATION PLAN PREPARED FOR JOHN CHAKALOS BY GORDON E. AINSWORTH ASSOC., DATED MAY 21, 1979.
B. PROPOSED SUBDIVISION OF LAND OF RICHARD WALLEY BY D.H.A. DATED 6-12-78.
C. SUBDIVISION PLAN OF PINE GROVE SPRINGS COUNTRY CLUB BY DAVID A. MANN DATED APRIL 24, 1984.
- ASSESSOR INFORMATION BASED ON TOWN RECORDS:
TAX MAP 5N BLOCK B PARCEL 1 NINE A LLC CHAKALOS MANAGEMENT 135 SOUTH ROAD FARMINGTON, CT 06032 2023/880
TAX MAP 5N BLOCK B PARCEL 2 NINE A LLC CHAKALOS MANAGEMENT 135 SOUTH ROAD FARMINGTON, CT 06032 2023/880
TAX MAP 5K BLOCK B PARCEL 3 NINE A LLC CHAKALOS MANAGEMENT 135 SOUTH ROAD FARMINGTON, CT 06032 2023/880
- UNDERGROUND UTILITIES EXIST ON THESE PREMISES CALL DIGSAFE PRIOR TO ANY EXCAVATION ACTIVITIES.
- CONTOURS ARE BASED ON LIDAR DATA AND A SURVEY PREPARED IN NOVEMBER 2019.
- ZONING DISTRICT: RESIDENTIAL & SPOFFORD LAKE DISTRICT
LOT SIZE 2 ACRES (MIN.)
FRONTAGE, 200 FT. (MIN.)
SETBACKS, FRONT 50' FT. (MIN.)
SIDE AND REAR, 20' FT. (MIN.)
- THE RIGHT OF WAY OF ROUTE 9A IS BASED ON PHYSICAL EVIDENCE FOUND I.E. IRON PINS/STONEWALLS AND APPEARS TO BE A VARIABLE WIDTH ROAD AND IS SUBJECT TO AND BENEFITED BY THE LAYOUT.
- THE SUBDIVISION REGULATIONS OF THE TOWN OF CHESTERFIELD ARE A PART OF THIS PLAN, AND APPROVAL OF THIS PLAN IS CONTINGENT ON COMPLETION OF ALL THE REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY ANY VARIANCES OR MODIFICATIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERE TO.
- IT IS HEREBY CERTIFIED THAT THE PERIMETER CLOSURES AND LAYOUT OF ALL LOT BOUNDARY LINES MEET OR EXCEED THE TECHNICAL REQUIREMENTS OF THE CHESTERFIELD SUBDIVISION REGULATIONS.
- BASED ON THE FIRM 33005C0245E AND 33005C0240E THESE PREMISES DO NOT LIE WITHIN A FEMA FLOOD HAZZARD AREA (100 YEAR FLOOD ZONE).
- THE NEW PROPERTY LINES BETWEEN ALL NEW LOTS ARE NOTED, ALL OTHER PROPERTY BOUNDARY LINES ARE EXISTING.
- DRIVEWAY PERMIT FROM NHDOT IS IN PROCESS.

SPOFFORD LAKE

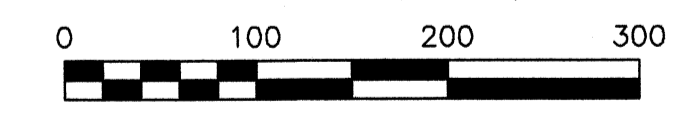


LEGEND

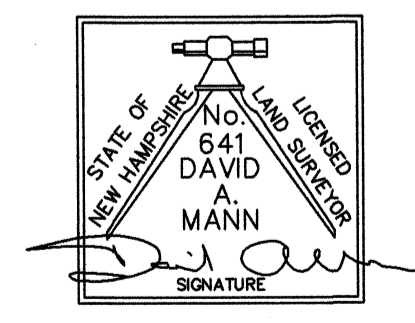
- SIGN
- UTILITY POLE
- ELECTRIC BOX
- DRILL HOLE
- IRON PIN FOUND
- MANHOLE
- LIGHT POLE
- CATCH BASIN
- GUY WIRE
- MONUMENT FOUND
- DECIDUOUS TREE
- CONIFEROUS TREE
- IRON PIN TO BE SET
- MONUMENT TO BE SET
- OVER HEAD WIRES
- FENCE
- STONEWALL
- DRAINAGE VECTORS
- PROPERTY LINE
- ZONING DISTRICT
- WETLAND
- SOILS

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
L1	1432.57'	225.73'	1432.57'	N 76°25'34" W	123.40°
L2	76°25'34" W	123.40'	123.40'	N 71°22'51" E	62.12°
L3	71°22'51" E	62.12'	62.12'	S 78°25'34" E	103.17°
L4	78°25'34" E	103.17'	103.17'	W 74°40'08" E	159.31°
L5	74°40'08" E	159.31'	159.31'	S 71°22'51" E	159.78°
L6	71°22'51" E	159.78'	159.78'	S 68°00'09" E	78.74°
L7	68°00'09" E	78.74'	78.74'	W 72°38'40" W	254.99°
L8	72°38'40" W	254.99'	254.99'	N 15°04'14" W	131.82°
L9	15°04'14" W	131.82'	131.82'	N 15°00'59" W	244.37°
L10	15°00'59" W	244.37'	244.37'	N 14°47'44" W	326.13°
L11	14°47'44" W	326.13'	326.13'	S 74°40'08" E	111.91°
L12	74°40'08" E	111.91'	111.91'	S 74°40'08" E	86.01°
L13	74°40'08" E	86.01'	86.01'	N 16°39'44" E	146.81°
L14	16°39'44" E	146.81'	146.81'	N 16°39'44" E	146.81°
L15	16°39'44" E	146.81'	146.81'	S 09°22'58" E	362.94°
L16	09°22'58" E	362.94'	362.94'	N 04°01'14" E	16°28'09"
L17	04°01'14" E	16°28'09"	16°28'09"	N 14°27'39" W	21°09'38"
L18	14°27'39" W	21°09'38"	21°09'38"	N 14°28'34" W	58.38°
L19	14°28'34" W	58.38'	58.38'	S 83°53'24" E	67°20'50"
L20	83°53'24" E	67°20'50"	67°20'50"	W 86°41'59" W	49.13°
L21	86°41'59" W	49.13'	49.13'	S 30°12'59" E	76.25°
L22	30°12'59" E	76.25'	76.25'	S 68°54'31" E	80°05'42"
L23	68°54'31" E	80°05'42"	80°05'42"	S 74°40'08" E	36.00°
L24	74°40'08" E	36.00'	36.00'	S 68°28'39" E	180°57'28"
L25	68°28'39" E	180°57'28"	180°57'28"	N 14°28'34" E	142.00°

SUBDIVISION PLAN
PREPARED FOR
NINE A, LLC
ROUTE 9A
VILLAGE OF SPOFFORD
TOWN OF CHESTERFIELD
COUNTY OF CHESHIRE
STATE OF NEW HAMPSHIRE
SCALE: 1 INCH = 100 FEET
NOVEMBER 20 2019



THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION FROM A TOTAL STATION RANDOM OFFSET CONTROL TRAVERSE. THIS IS A RURAL STANDARD PROPERTY SURVEY. DIMENSIONS SHOWN HEREON ARE SUBJECT TO THE CLOSURE WITH RESPECT TO THE SURVEY CLASSIFICATION. THIS SURVEY AND PLAT ARE INVALID WITHOUT AN ORIGINAL SIGNATURE AND SEAL. THIS SURVEY AND PLAT ARE SUBJECT TO ANY ITEMS THAT A TRUE AND ACCURATE TITLE ABSTRACT AND OPINION MAY REVEAL. CONSULT LEGAL COUNSEL FOR ALL MATTERS REGARDING TITLE.



DAVID A. MANN SURVEY
A DIVISION OF CLARK AND HAY INC.
3 GREENBRIAR ROAD
KEENE, N.H. 03431
603.357.5944