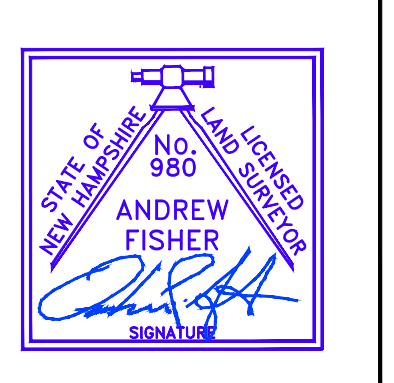
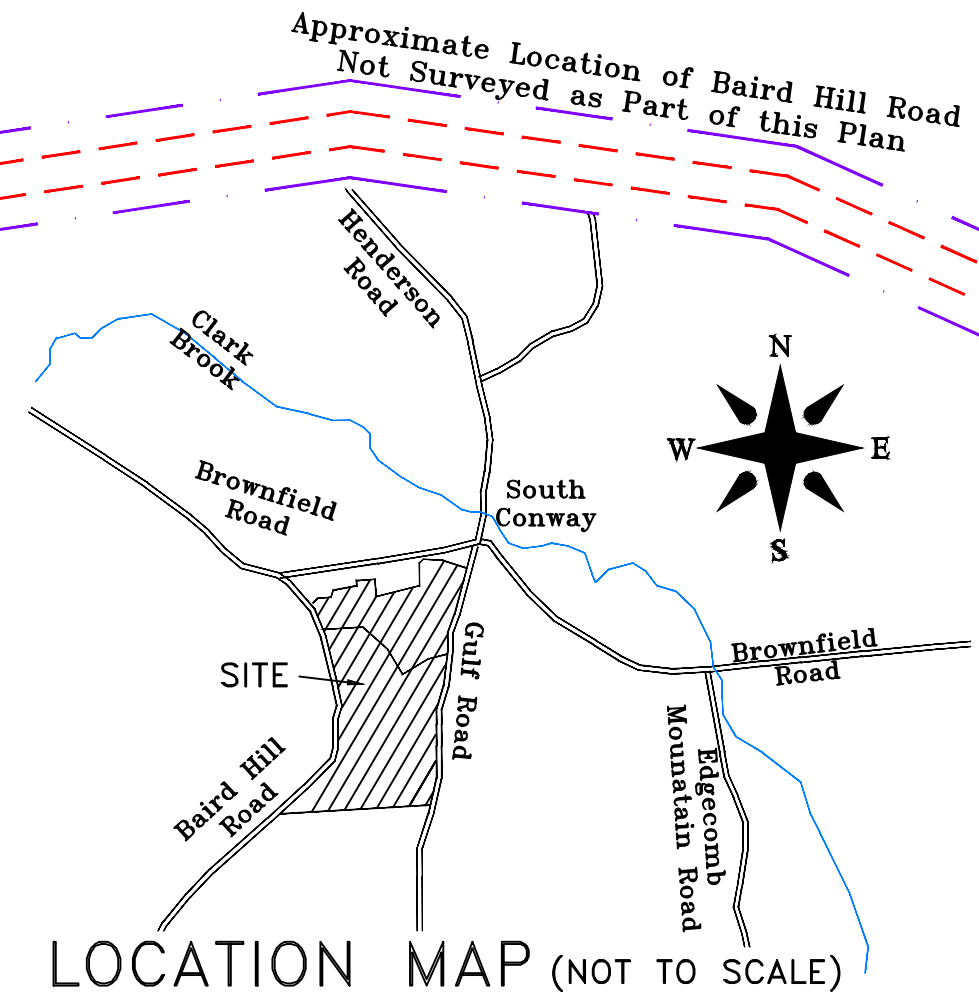


Plan Set List

Sheet #	Title	Latest Revision Date
Sheet 1	Cover Sheet	2/11/25
Sheet 2	Existing Conditions	2/11/25
Sheet 3	Two-Lot Subdivision & BLA	2/11/25

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Certification
 I, Andrew P. Fisher, LLS #980, hereby certify that this plan was prepared by me or those under my direct and immediate supervision & conforms to the technical standards for urban property surveys per NH LAN 503.04."

NO.	DATE	REVISION	BY

Legend: IP Found Stone Bound Utility Pole Well
 Travelled Ways
 Soils
 Overhead Utilities
 ROW
 Exclusion Area (CE)
 Stone Wall

Scale: 1" = 100'

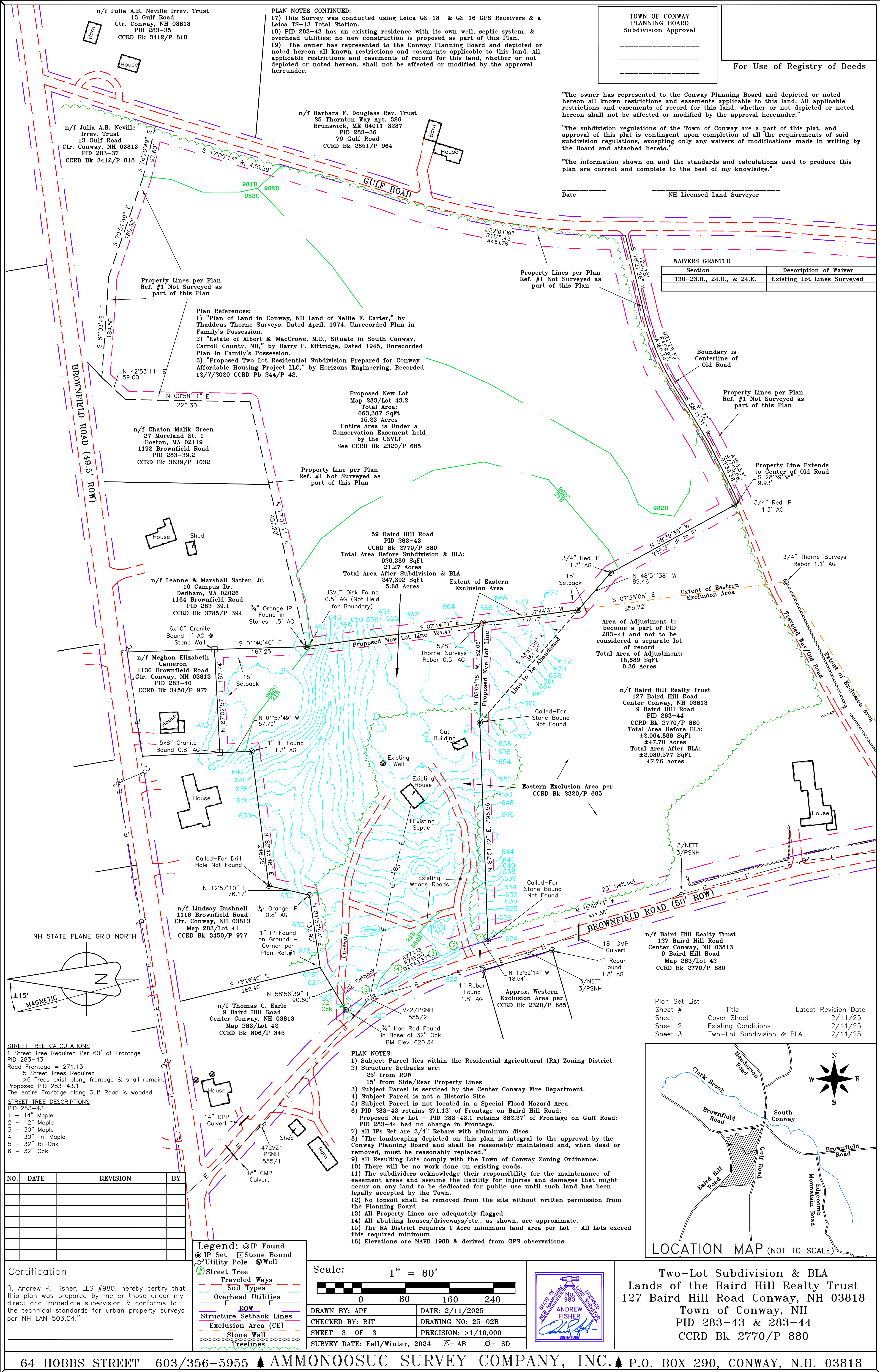
Scale: 0 100 200 300

DRAWN BY: APF **DATE:** 2/11/2025
CHECKED BY: RJT **DRAWING NO:** 25-02A
SHEET 2 OF 3 **PRECISION:** >1/10,000
SURVEY DATE: Fall/Winter, 2024 **AB** **SD**

Plan References:
 1) "Plan of Land in Conway, NH Land of Nellie F. Carter," by Thaddeus Thorne Surveys, Dated April, 1974, Unrecorded Plan in Family's Possession.
 2) "Estate of Albert E. MacCrawe, M.D., Situate in South Conway, Carroll County, NH," by Harry F. Kittridge, Dated 1945, Unrecorded Plan in Family's Possession.
 3) "Proposed Two Lot Residential Subdivision Prepared for Conway Affordable Housing Project LLC," by Horizons Engineering, Recorded 12/7/2020 CCRD Pb 244/P 42.

Existing Conditions Plan
Lands of the Baird Hill Realty Trust
 127 Baird Hill Road Conway, NH 03818
 Town of Conway, NH
 PID 283-43 & 283-44
 CCRD Bk 2770/P 880

n/f Alexander S. Dickinson
 Revocable Trust
 PO Box 663
 Center Conway, NH
 03813-0663
 9 Baird Hill Road
 PID 286-7
 CCRD Bk 3385/P 520



PLAN NOTES CONTINUED:
 17) This Survey was conducted using Leica GS-18 & GS-16 GPS Receivers & a Leica TS-13 Total Station.
 18) PID 283-43 has an existing residence with its own well, septic system, & overhead utilities; no new construction is proposed as part of this Plan.
 19) The owner has represented to the Conway Planning Board and depicted or noted hereon all known restrictions and easements applicable to this land. All applicable restrictions and easements of record for this land, whether or not depicted or noted hereon, shall not be affected or modified by the approval hereunder.

**TOWN OF CONWAY
 PLANNING BOARD
 Subdivision Approval**

For Use of Registry of Deeds

"The owner has represented to the Conway Planning Board and depicted or noted hereon all known restrictions and easements applicable to this land. All applicable restrictions and easements of record for this land, whether or not depicted or noted hereon shall not be affected or modified by the approval hereunder."
 "The subdivision regulations of the Town of Conway are a part of this plat, and approval of this plat is contingent upon completion of all the requirements of said subdivision regulations, excepting only any waivers of modifications made in writing by the Board and attached hereto."
 "The information shown on and the standards and calculations used to produce this plan are correct and complete to the best of my knowledge."

WAIVERS GRANTED

Section	Description of Waiver
130-23.B., 24.D., & 24.E.	Existing Lot Lines Surveyed

Plan References:
 1) "Plan of Land in Conway, NH Land of Nellie F. Carter," by Thaddeus Thorne Surveys, Dated April, 1974, Unrecorded Plan in Family's Possession.
 2) "Estate of Albert E. MacCrawe, M.D., Situate in South Conway, Carroll County, NH," by Harry F. Kittridge, Dated 1945, Unrecorded Plan in Family's Possession.
 3) "Proposed Two Lot Residential Subdivision Prepared for Conway Affordable Housing Project LLC," by Horizons Engineering, Recorded 12/7/2020 CCRD Pb 244/P 42.

**Proposed New Lot
 Map 283/Lot 43.2
 Total Area:
 663,307 SqFt
 15.23 Acres
 Entire Area is Under a
 Conservation Easement held
 by the USVLT
 See CCRD Bk 2320/P 685**

**Area of Adjustment
 to become a part of PID
 283-44 and not to be
 considered a separate lot
 of record
 Total Area of Adjustment:
 15,689 SqFt
 0.36 Acres**

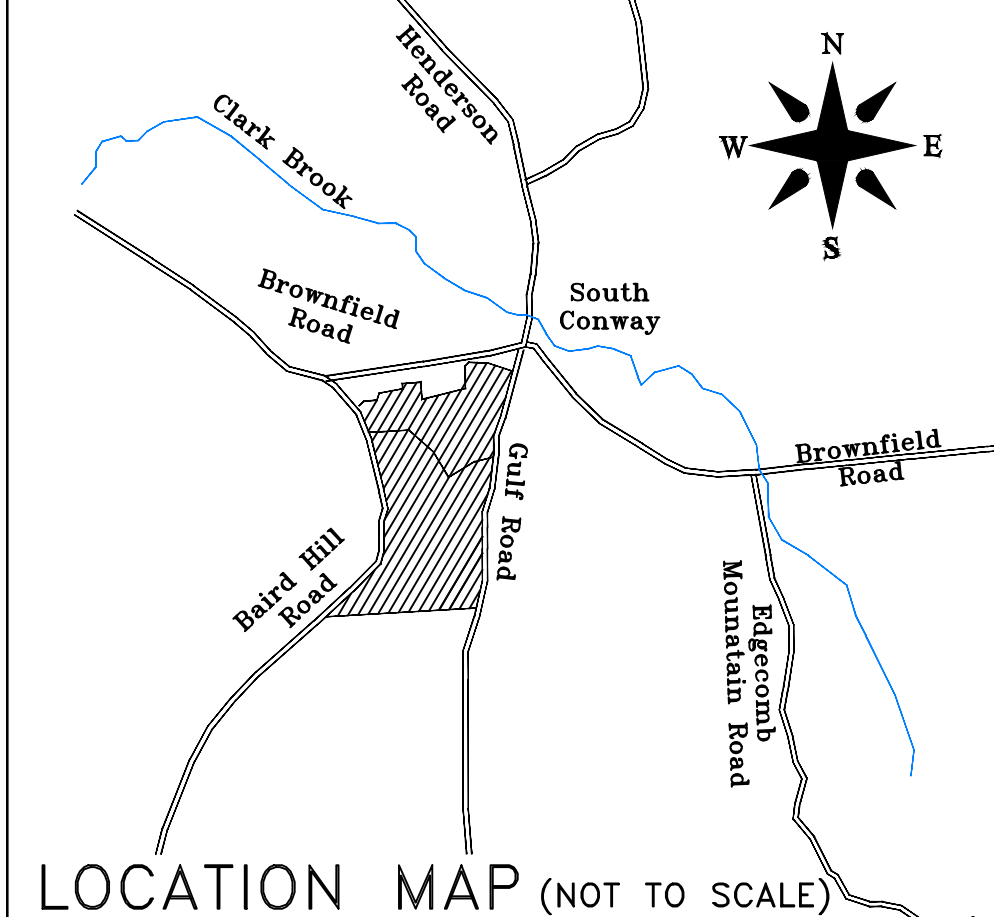
**n/f Baird Hill Realty Trust
 127 Baird Hill Road
 Center Conway, NH 03813
 9 Baird Hill Road
 PID 283-44
 CCRD Bk 2770/P 880
 Total Area Before BLA:
 ±2,064,888 SqFt
 ±47.70 Acres
 Total Area After BLA:
 ±2,080,577 SqFt
 47.76 Acres**

**n/f Baird Hill Realty Trust
 127 Baird Hill Road
 Center Conway, NH 03813
 9 Baird Hill Road
 Map 283/Lot 42
 CCRD Bk 2770/P 880**

Plan Set List

Sheet #	Title	Latest Revision Date
Sheet 1	Cover Sheet	2/11/25
Sheet 2	Existing Conditions	2/11/25
Sheet 3	Two-Lot Subdivision & BLA	2/11/25

PLAN NOTES:
 1) Subject Parcel lies within the Residential Agricultural (RA) Zoning District.
 2) Structure Setbacks are:
 25' from ROW
 15' from Side/Rear Property Lines
 3) Subject Parcel is serviced by the Center Conway Fire Department.
 4) Subject Parcel is not a Historic Site.
 5) Subject Parcel is not located in a Special Flood Hazard Area.
 6) PID 283-43 retains 271.13' of Frontage on Baird Hill Road;
 Proposed New Lot - PID 283-43.1 retains 882.37' of Frontage on Gulf Road;
 PID 283-44 had no change in Frontage.
 7) All IPs Set are 3/4" Rebars with aluminum discs.
 8) "The landscaping depicted on this plan is integral to the approval by the Conway Planning Board and shall be reasonably maintained and, when dead or removed, must be reasonably replaced."
 9) All Resulting Lots comply with the Town of Conway Zoning Ordinance.
 10) There will be no work done on existing roads.
 11) The subdividers acknowledge their responsibility for the maintenance of easement areas and assume the liability for injuries and damages that might occur on any land to be dedicated for public use until such land has been legally accepted by the Town.
 12) No topsoil shall be removed from the site without written permission from the Planning Board.
 13) All Property Lines are adequately flagged.
 14) All abutting houses/driveways/etc., as shown, are approximate.
 15) The RA District requires 1 Acre minimum land area per Lot - All Lots exceed this required minimum.
 16) Elevations are NAVD 1988 & derived from GPS observations.



STREET TREE CALCULATIONS
 1 Street Tree Required Per 60' of Frontage
 PID 283-43
 Road Frontage = 271.13'
 5 Street Trees Required
 >6 Trees exist along frontage & shall remain.
 Proposed PID 283-43.1
 The entire Frontage along Gulf Road is wooded.

STREET TREE DESCRIPTIONS
 PID 283-43
 1 - 14" Maple
 2 - 12" Maple
 3 - 30" Maple
 4 - 30" Tri-Maple
 5 - 32" Bi-Oak
 6 - 32" Oak

NO.	DATE	REVISION	BY

Legend:
 IP Found
 IP Set
 Stone Bound
 Utility Pole
 Well
 Street Tree
 Traveled Ways
 Soil Types
 Overhead Utilities
 ROW
 Structure Setback Lines
 Exclusion Area (CE)
 Stone Wall
 Treelines

Scale: 1" = 80'

0 80 160 240

DRAWN BY: APF **DATE:** 2/11/2025
CHECKED BY: RJT **DRAWING NO:** 25-02B
SHEET 3 OF 3 **PRECISION:** >1/10,000
SURVEY DATE: Fall/Winter, 2024 **AB** **SD**



**Two-Lot Subdivision & BLA
 Lands of the Baird Hill Realty Trust
 127 Baird Hill Road Conway, NH 03818
 Town of Conway, NH
 PID 283-43 & 283-44
 CCRD Bk 2770/P 880**