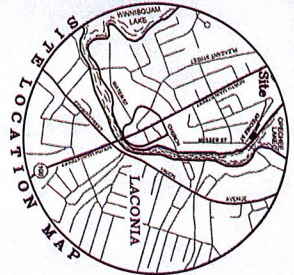
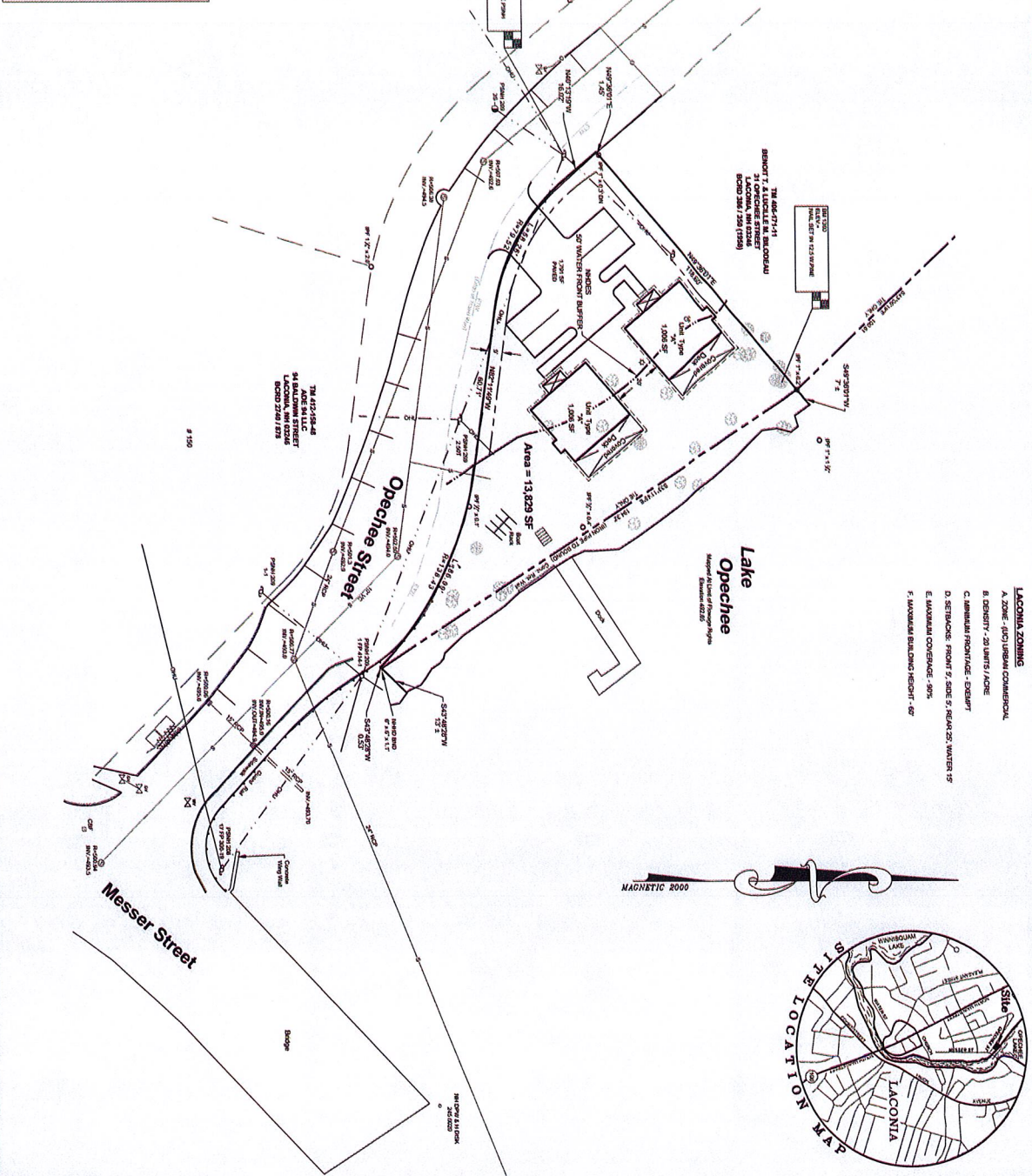


LEGEND	
○	IRON PIPE/SEWER
○	BOUND
○	SEWER MANHOLE
○	EXISTING SEWER
○	CATCH BASIN
○	UTILITY POLE
○	LIGHT POLE
○	OVERHEAD UTILITIES
○	WATER VALVE
○	OD VALVE
○	OD VALVE
○	THESE



- LACONIA ZONING**
- A. ZONE - INDUSTRIAL COMMERCIAL
  - B. DISTRICT - 20 UNITS / ACRE
  - C. MINIMUM FRONTAGE - 100 FEET
  - D. SETBACKS - FRONT 5', SIDE 5', REAR 20', WATER 10'
  - E. MAXIMUM COVERAGE - 70%
  - F. MAXIMUM BUILDING HEIGHT - 60'

MAGNETIC NORTH

**NOTES:**

- OWNER OF RECORD: JONISH REALTY TRUST, JOSEPH STEINBERG, TRUSTEE, 20 CONANT ROAD, LACONIA, NH 03240, TEL: 603-751-1112, RECORD 2005 / 49
- BASED ON BEARING, MAGNETIC NORTH 2000, FROM THE TO REFERENCE PLANS A
- THE FIELD SURVEY WAS DONE WITH A FIVE SECOND THEODOLITE. ELECTRONIC DISTANCE MEASUREMENT AND CONVENTIONAL CLOSED TRAVERSE AND METS THE REQUIREMENTS FOR THE URBAN CLASSIFICATION OF A STANDARD PROPERTY SURVEY. THE SURVEY WAS CONDUCTED BY JONISH REALTY TRUST, LACONIA, NH 03240, EFFECTIVE 11-1-2018.
- BASED ON ELEVATION FROM HAMPSHIRE DEPARTMENT OF TRANSPORTATION DMS-246-0009 SET IN THE NORTHWEST CORNER OF THE MESSER STREET BRIDGE. ELEVATION IS 502.71. DATUM IS NATIONAL GEODESIC. VERTICAL DATUM 1928.
- SEWER MANHOLE AND CATCH BASIN INVERT ELEVATIONS PROVIDED BY CITY OF LACONIA. (SEE RECORDS FOR LOCATION AND CONVENTION). FROM 1928 TO 1929 BY ADJUST 0.4'.
- THE SPOUNING OF LAKE OPACHEE WAS MADE AT THE EAST OF BOUNDARY REPORT FILED BY THE STATE OF NEW HAMPSHIRE, ELEVATION 462.6. THE NATURAL BEAN HIGH WATER MARK IS THE LIMIT OF STATE OWNERSHIP, ELEVATION 460.0.
- THE OPACHEE STREET RIGHT OF WAY IS BASED ON SURVEY THIS FROM BUILDING 159 AS CITED IN THE 1914 LAYOUT OF OPACHEE STREET. (SEE LACONIA STREET RECORDS, VOLUME 58, PAGE 204 & 205. THE RIGHT OF WAY WIDTH IS 64.5 (3' BORDERS).

**REFERENCE PLANS:**

- A. SURVEY OF LAND FOR LAKES REGION URBAN, INC. 41 OPACHEE STREET, LACONIA, NH 03240, RECORDED IN RECORDS 21, 2000 BY STEVEN J. SMITH & ASSOCIATES, INC. NOT RECORDED.
- B. PLAN OF HOUSE LOTS, LACONIA, N. H. Laid out by MESSER STREET AND OPACHEE LAND CO. DATED MARCH, 1913 BY CHAS. A. HENCK, ON FILE AT THE CITY OF LACONIA DEPARTMENT OF PUBLIC WORKS OFFICE.
- C. STATE OF NEW HAMPSHIRE PLAN OF PROPOSED FEDERAL AND URBAN SYSTEM PROJECT, 14246 (095), 1/41 PROJECT NO. COZAK & MESSER STREET OWNERS APPROVED 12/21/99, ON FILE AT NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION DEPARTMENT, CONCORD, NEW HAMPSHIRE.



**Proposed Improvements Plan**

For  
**Jonish Realty Trust**

Opachee Street  
Laconia, Belknap County, New Hampshire

**STEVEN J. SMITH & ASSOCIATES, INC.**  
9 Lily Pond Road, Gilford, N.H. 03249  
Tel: 603-351-1111 Fax: 603-351-1112  
www.jonishrealty.com

DATE: 2018.06.20  
SCALE: 1"=20'  
PROJECT NO.: 18-001  
JOB NO.: 18018

POINT OF RECORD: JONISH REALTY TRUST  
DATE: 06/20/18  
PROJECT NO.: 18-001  
JOB NO.: 18018  
DRAWN BY: J. SMITH  
CHECKED BY: J. SMITH  
DATE: 06/20/18

DATE: 2018.06.20  
SCALE: 1"=20'  
PROJECT NO.: 18-001  
JOB NO.: 18018