Plan References:

1) "Plan of Land in Tamworth, NH, Lane to DeLara," by Stephen Boomer, CCRD PB 8/P 87/Sheet 2.
2) "Sarah B. Chamberlain Tract, Proposed Subdivision of 12.00 Acres," by Coville & Tilton, CCRD PB 146/P 65.

DENSITY CALCULATIONS

Soils Legend: 59–Waumbek fine sandy loam 559–Skerry fine sandy loam
Lot Size Using Lot Loading Formula =
2,000(GPD/Acre) x Land Area Provided / 1.6 (Sewage Loading Factor)
Wetlands, Flood Zones, Steep Slopes & Well Radii Excluded

LOT	SOIL TYPE	SLOPE	DES GROUP	SLF	TOTAL LAND AREA PROVIDED	MAX LOT LOADING (GPD)
18	79	B	3	1.6	1.30 Acres	1,625 GPD
	559	B	3	1.6	0.06 Acres	75 GPD
	TOTAL LOT LOADING =					1,700 GPD
18.1	79	B	3	1.6	0.59 Acres	735 GPD
	TOTAL LOT LOADING =					735 GPD

PLAN NOTES:

1) Washington Hill Road is a Class V Town Road with an assumed ROW width of 3 Rods (49.5'). The ROW as shown on this Plan is based upon a combination of found boundary evidence & constructed roadway. The traveled way width is approximately 22' at the subject location.
2) Soils Data is per NRCS Web Soil Survey.
3) Frontage:
   Parcel 18 retains 223.93' of frontage
   Parcel 18.1 receives 230.21' of frontage
4) Easements:
   No easements are being created, altered, or extinguished as a result of this Plan.
5) All new monuments set are 3/4" rebars with caps, unless otherwise noted.
6) This Survey was performed using Leica GS-18 & GS-16 GPS Receivers & a Leica TS-13 Total Station.
7) Elevations are NAVD88 & established via GPS observations.
8) 2' Contours are based on a combination of field surveying & LIDAR data.
9) Original NHDES Subdivision Approval #eSA2026012901.

n/f JDT Properties, LLC
32 Spruce Lane
Barrington, NH 03825
1808 Chocorua Mountain Highway
Tax Map 402/Lot 23
CCRD Bk 3662/P 194

n/f Merrybrook Perpetuation Trust
8508 Dorsey Spring Court
Ellicott City, MD 21043
Tax Map 401/Lot 8
CCRD Bk 3444/P 764

Property Continues S 08°27'27" E, 21.94', to Center of River

S 41°54'28" E 109.24'

DIRECT SURVEY TIES NOT PROPERTY LINES

Approximate Extent of Special Flood Hazard Area (Flood Zone)

S 84°36'18" E 399.07'

CHOCORUA RIVER FLOW

Blazed Trees

S 08°27'27" E 448.40'

n/f Chocorua Lake Conservancy
PO Box 105
Chocorua, NH 03817
Tax Map 401/Lot 22
CCRD Bk 3191/P 512

1422 Washington Hill Road
Tax Map 401/Lot 18
CCRD Bk 3667/P 325
Total Area Before Subdivision:
222,760 SqFt
5.11 Acres
Total Area After Amended Subdivision:
178,059 SqFt
4.09 Acres

Amended Subdivision Note:
This Plan Amends the Previously Approved Subdivision (NHDES Approval #SA#2026012901. All of the Shoreline & most of the Jurisdictional Wetland Area now remains with Lot 18.

TEST PIT #1

0–11"	V.Dark Gray/Brown Loamy Fill Friable 10YR 3/2
11–28"	Dark Brown Loamy, Gravelly Fill Friable 10YR 3/3
28–50"	Dark Brown Stony Fill Friable 10YR 3/4
50–115"	Brown Fine–Med Sandy Loam Fill Friable 10YR 5/3

DATE: 12/19/2025 WATER @: None Observed
DEPTH OF ROOTS: 12"
ESTIMATED SEASONAL HIGH WATER TABLE: >115"
SURFACE VEGETATION: Field

PERCOLATION TEST #1
DATE: 12/19/2025 RATE: 1"– 2 MINS. @ 24"

TEST PIT #2

0–2"	Dark Yellow–Brown Loamy Fill Friable 10YR 4/4
2–10"	Brown Coarse Sand & Gravel Loose (Old Road Bed) 10YR 5/3
10–18"	V.Dark Gray/Brown Organic Fine Sandy Loam, Friable (Original Grade) 10YR 3/2
18–39"	Yellow/Brown Fine/Med Sandy Loam Friable 10YR 5/5
39–56"	Yellow/Brown Loamy Med/Coarse Sand – Slightly Friable 10YR 5/4
56–98"	Brown Coarse Sand & Gravel with Cobbles, Slight Compaction, Very Permeable 10YR 5/3

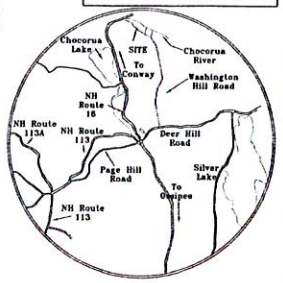
DATE: 12/19/2025 WATER @: None Observed
DEPTH OF ROOTS: 50"
ESTIMATED SEASONAL HIGH WATER TABLE@ >98"
SURFACE VEGETATION: Field

PERCOLATION TEST #2
DATE: 12/19/2025 RATE: 1"– 2 MINS. @ 28"

Doc # 20260004775
Recorded On: 05/27/2026 02:05 PM
Book 3882 Page 537 Page 1 of 1
Karen I. Rines, Register of Deeds
Carroll County New Hampshire
LCHIP CAA179806 25.00

For use of Register of Deeds

APPROVED TAMWORTH PLANNING BOARD,
Chair
Vice Chair
Secretary
5-7-2026 DATE



Location Map (Not to Scale)

** WETLAND NOTE : Per ENV. 1003.07 (i) ** Wetlands were delineated on the subject parcel by Robert J. Tafuto during November 30, 2025, in accordance with Env-Wq 1014.08.

75' Protective Well Radius

Area of Protective Radius Extending Off-Lot onto Land Precluded from Development -- Jurisdictional Wetlands

Proposed New Line

Proposed Well

N 64°54'29" W, 300.23'

Proposed New Lot
Tax Map 401/Lot 18.1
Total Area After Amended Subdivision:
44,701 SqFt
1.03 Acres

N 20°41'01" E, 215.98'

Proposed New Line

n/f Ryan, Sean
1 Pheasant Lane
Atkinson, NH 03811
1484 Washington Hill Road
Tax Map 401/Lot 17
CCRD Bk 3721/P 673

Property Continues to Center of River

S 08°27'27" E 175.78'

S 08°27'27" E 175.78'

+/-Septic

House

Well

Driveway

4K Area

TP #1 P1

NETT/29/75
85/105
PSNH

1" Red IP 0.2' BG

Proposed New Driveway

A80.96
R1201.27
D3°51'42"

NETT/71/85
104/PSNH

N 46°38'11" W, 149.25'

N 46°38'11" W, 128.18'

WASHINGTON HILL ROAD
(3-Rod/49.5' ROW)

NETT/29/70
85/103

A95.75
R530.00
D10°21'04"

To Deer Hill Road

To Route 16

Chicken Coop

75' Protective Well Radius

+/-Septic

House

Well

Driveway

Garage

Garage

TP #2 P1

4K Area

79B
559B

Blazed Trees

S 08°27'27" E 448.40'

To Stone Bound at Road

S 64°03'21" W 173.42'

1" Red IP 0.2' AG

1" Orange IP 1.6' AG

n/f MacKenzie-Ogden, Melissa
1402 Washington Hill Road
Chocorua, NH 03817
Tax Map 401/Lot 19
CCRD Bk 3845/P 224

+/-Septic

Garage

Driveway

House

+/-Well

NETT/69/101
85/102
PSNH

To Deer Hill Road

n/f Allain, Gerald & Potter, Steven
1437 Washington Hill Road
Tax Map 401/Lot 54
CCRD Bk 3754/P 773

n/f Rose, Jonathan & Brianna
86 Smith Road
Parsonsfield, ME 04047
16 Creps Way
Tax Map 401/Lot 53
CCRD Bk 3545/P 559

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 ⊕IP Set ⊡Stone Bound ⊘Utility Pole ●Well
Traveled Ways
Soils
Overhead Utilities
ROW
Water
Jurisdictional Wetlands
Fence Lines

Scale: 1" = 30'
0 30 60 90

DRAWN BY: APF | DATE: March 23, 2026
CHECKED BY: RJT | DRAWING NO: 26-11
SHEET 1 OF 1 | PRECISION: >1/10,000
SURVEY DATE: Nov/Dec, 2025 | F- SD | G- HF

Amended Two-Lot Subdivision
Land of Denise & David Plowman
1422 Washington Hill Road
Town of Tamworth, NH
Tax Map 401/Lot 18
CCRD Bk 3667/P 325

64 HOBBS STREET 603/356-5955 ▲ AMMONOOSUC SURVEY COMPANY, INC. ▲ P.O. BOX 290, CONWAY, N.H. 03818