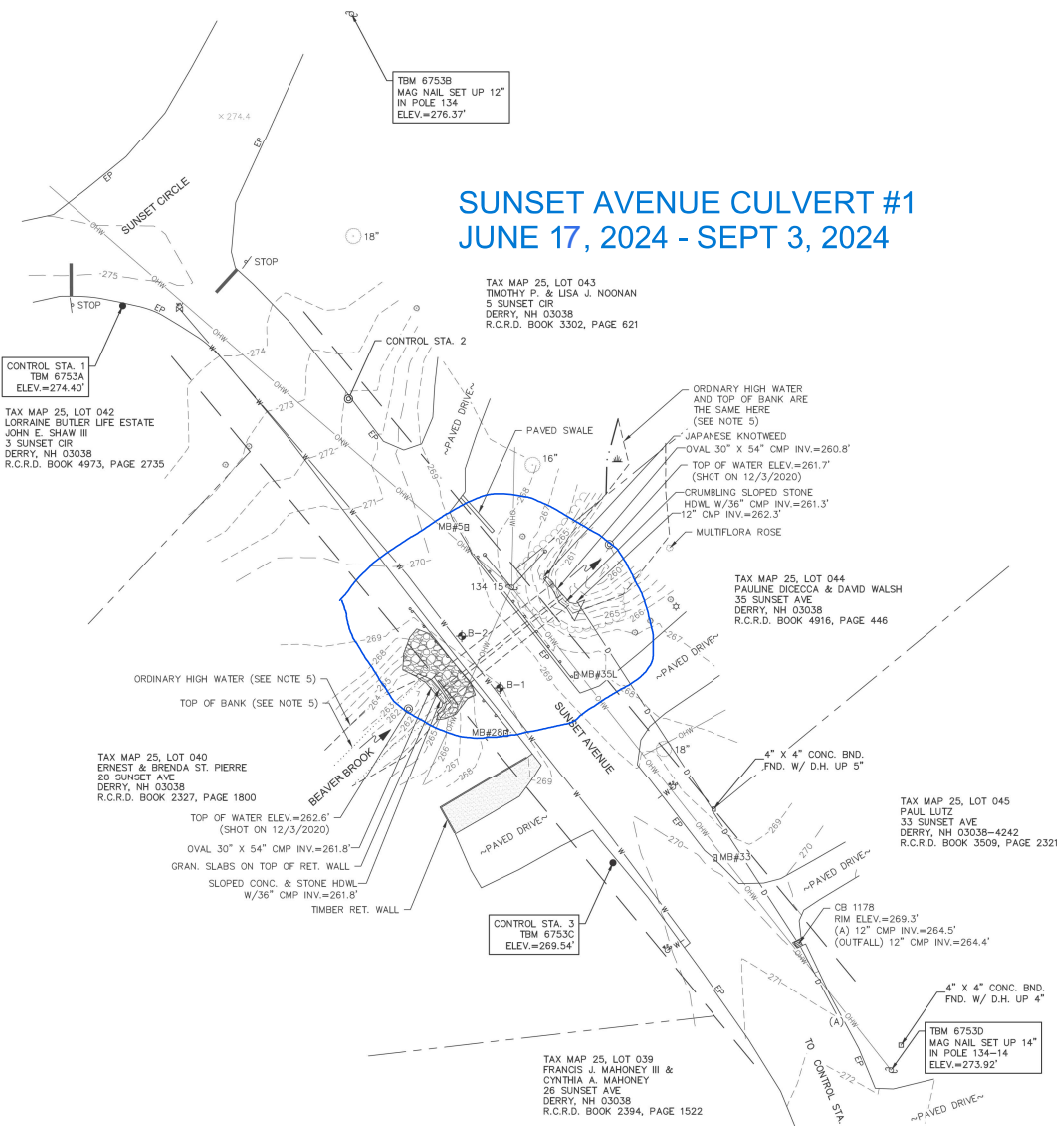


NOTES:

- REFERENCE: BEAVER BROOK CULVERT SUNSET AVENUE DERRY, NH D.S. PROJECT NO. 6753
- FIELD SURVEY PERFORMED BY DOUCET SURVEY DURING DECEMBER 2020 USING A TRIMBLE S7 TOTAL STATION AND A SURVEY GRADE GPS WITH A TRIMBLE TSC3 DATA COLLECTOR AND A TRIMBLE DMI 0674A AUTO LEVEL. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARES ANALYSIS.
- HORIZONTAL DATUM BASED ON NAD83(2011) NEW HAMPSHIRE STATE PLANE COORDINATE ZONE (2800) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KETNET GPS VRS NETWORK.
- VERTICAL DATUM IS BASED ON APPROXIMATE NAVD83(2008) (±.2') DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KETNET GPS VRS NETWORK.
- JOANNE THERIAULT, CERTIFIED WETLAND SCIENTIST NO. 305 FROM HOYLE, TANNER & ASSOCIATES, INC. OF MANCHESTER, NH, PERFORMED THE WETLAND MAPPING ON DECEMBER 4, 2020 ACCORDING TO THE "THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (1987) - REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION (VERSION 2.0, 2012), US ARMY CORPS OF ENGINEERS."
- THIS MAP WAS PREPARED FROM RECORD RESEARCH, OTHER MAPS, LIMITED FIELD MEASUREMENTS AND OTHER SOURCES. IT IS NOT TO BE CONSTRUED AS A PROPERTY / BOUNDARY SURVEY AND IS SUBJECT TO SUCH FACTS AS SAID SURVEYS MAY DISCLOSE.
- PROPER FIELD PROCEDURES WERE FOLLOWED IN ORDER TO GENERATE CONTOURS AT 1' INTERVALS. ANY MODIFICATION OF THIS INTERVAL WILL DIMINISH THE INTEGRITY OF THE DATA, AND DOUCET SURVEY WILL NOT BE RESPONSIBLE FOR ANY SUCH ALTERATION PERFORMED BY THE USER.
- UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON OBSERVED PHYSICAL EVIDENCE AND PAINT MARKS FOUND ON-SITE.
- ALL UNDERGROUND UTILITIES (ELECTRIC, GAS, TEL. WATER, SEWER, DRAIN SERVICES) ARE SHOWN IN SCHEMATIC FASHION, THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN USING THIS PLAN TO LOCATE THE ABOVE SERVICES. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE LOCATIONS FOR INFORMATION REGARDING SUCH. CALL 800-445-AT 1-888-300-5476.
- THE ACCURACY OF MEASURED UTILITY INVERTS AND PIPE SIZES/TYPES IS SUBJECT TO NUMEROUS FIELD CONDITIONS, INCLUDING: THE ABILITY TO MAKE VISUAL OBSERVATIONS, DIRECT ACCESS TO THE VARIOUS ELEMENTS, MANHOLE CONFIGURATION, ETC.

REFERENCE PLANS:

- "TRANSFER OF LAND BETWEEN ABUTERS TAX LOTS 25-45 & 25-46 SUNSET AVENUE, DERRY, N.H." DATED JULY 7, 1988 BY BRYAN L. BAILEY ASSOC. INC. R.C.R.D. PLAN 15481.
- "PLAN OF LAND IN DERRY, N.H. REVISION OF 'SUNSET ACRES' AS DRAWN FOR FRED L. PIPER & SON" DATED FEB. 1972 BY EDWARD N. HERBERT, SURVEYOR R.C.R.D. PLAN 04176.



SUNSET AVENUE CULVERT #1

JUNE 17, 2024 - SEPT 3, 2024

TAX MAP 25, LOT 043
TIMOTHY P. & LISA J. NOONAN
5 SUNSET CIR
DERRY, NH 03038
R.C.R.D. BOOK 3302, PAGE 621

CONTROL STA. 1
TBM 6753A
ELEV.=274.43'

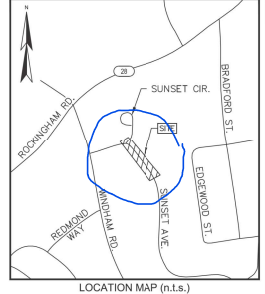
TAX MAP 25, LOT 042
LORRAINE BUTLER LIFE ESTATE
JOHN E. SHAW III
3 SUNSET CIR
DERRY, NH 03038
R.C.R.D. BOOK 4973, PAGE 2735

TAX MAP 25, LOT 044
PAULINE DICECCA & DAVID WALSH
35 SUNSET AVE
DERRY, NH 03038
R.C.R.D. BOOK 4916, PAGE 446

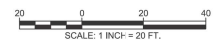
TAX MAP 25, LOT 040
ERNEST & BRENDA ST. PIERRE
80 SUNSET AVE
DERRY, NH 03038
R.C.R.D. BOOK 2327, PAGE 1800

TAX MAP 25, LOT 045
PAUL LUTZ
33 SUNSET AVE
DERRY, NH 03038-4242
R.C.R.D. BOOK 3509, PAGE 2321

TAX MAP 25, LOT 039
FRANCIS J. MAHONEY III &
CYNTHIA A. MAHONEY
26 SUNSET AVE
DERRY, NH 03038
R.C.R.D. BOOK 2394, PAGE 1522



- LEGEND:**
- APPROXIMATE RIGHT-OF-WAY LINE (PER REF. PLANS)
 - APPROXIMATE ABUTTERS LOT LINE
 - GUARDRAIL
 - OVERHEAD WIRE
 - WATER LINE
 - MINOR CONTOUR LINE
 - MAJOR CONTOUR LINE
 - TREE LINE
 - EDGE OF WETLAND (SEE NOTE 5)
 - ORDINARY HIGH WATER LINE (SEE NOTE 5)
 - TOP OF BANK LINE (SEE NOTE 5)
 - CRUSHED STONE
 - RIP RAP
 - UTILITY POLE
 - UTILITY POLE & GUY WIRE
 - LIGHT POST
 - SION
 - BOUND FOUND
 - 5/8" REBAR W/D CAP SET
 - WATER GATE VALVE
 - WATER SHUTOFF VALVE
 - CATCH BASIN
 - DEODIOUS TREE
 - CONFEROUS SHRUB
 - DEODIOUS BUSH
 - BORING LOCATION
 - BOUND FOUND
 - CONCRETE
 - GRANITE
 - HDWL
 - HEADWALL
 - RET. WALL
 - DRILL HOLE
 - EP
 - EDGE OF PAVEMENT
 - MB
 - MANHOLE
 - R.C.R.D.
 - ROCKINGHAM COUNTY REGISTRY OF DEEDS
 - SPOT GRADE



EXISTING CONDITIONS PLAN
FOR
HOYLE, TANNER & ASSOCIATES, INC
OF
NORTHERN BEAVER BROOK CULVERT
SUNSET AVENUE
DERRY, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY

DRAWN BY:	B.T.	DATE:	DECEMBER 2020
CHECKED BY:	W.J.D.	DRAWING NO.:	6753A
JOB NO.:	6753	SHEET	7 OF 31

CONTROL DATA				
CONTROL POINT	DESCRIPTION	NORTHING	EASTING	ELEVATION
1	REBAR W/CAP	136106.386	1079087.210	274.40
2	MAG NAIL	136076.395	1079159.988	271.95
3	REBAR W/CAP	136027.183	1079244.852	280.54
4	MAG NAIL	135778.070	1079330.506	275.26



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 2 Commerce Drive (Suite 202) Bedford, NH 03110 (603) 614-4060
 10 Store Street (Riverview Suite) Kennebunk, ME (207) 502-7005
<http://www.doucetsurvey.com>