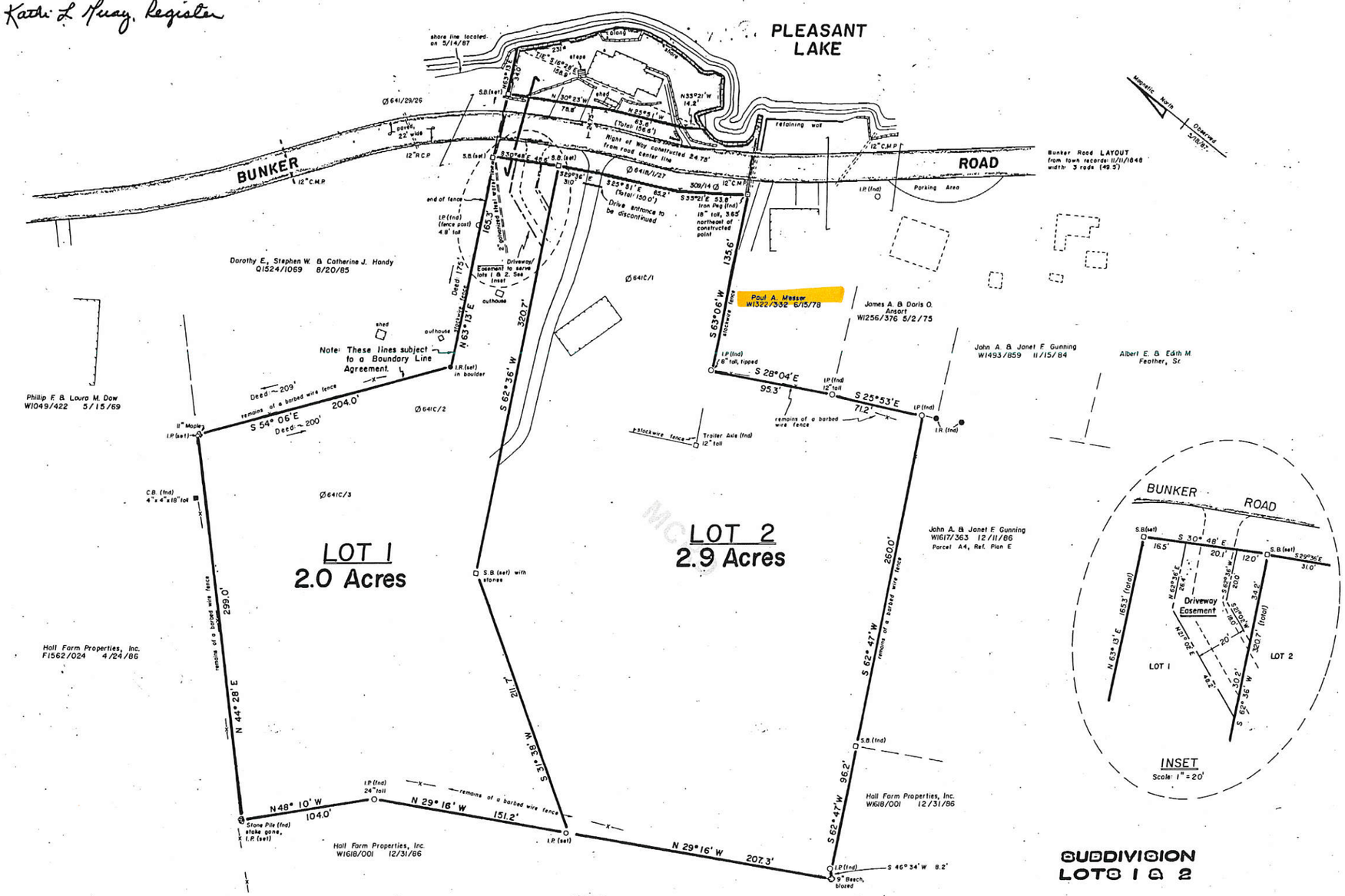
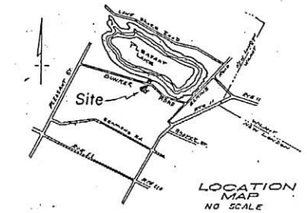
#10054 Recorded Dec. 9, 12:45 PM 1987
Attest: Kathi L. Guay, Register





Tax Map 76-18+20
SUBDIVISION

FOR:
C.O.G. PARTNERS

Record Title: Daniel L. Grace, Lenard Cohen, and Harold Ottobrini

LOCATION: Bunker Road

TOWN: New London COUNTY: Merrimack
NEW HAMPSHIRE

DEED(S): W1644/105 5/2/87

EDM & THEODOLITE SURVEY

ACCURACY of CLOSURE:
Control Traverse = 1/6,200
Final Description = 1/24,700

		Date
Surveyed by	JCS	5/8 - 9/3/87
Drafted by	B.M.J.	6/24/87
Prelim Check by		9/3/87
Final Check by		9/4/87

SCALE: 1" = 40'

40 20 0 40 80

PROJECT NUMBER: 08-9-229,018 | MAP FILE: LL-13

NOTEBOOK(S): 187 pp. 1-20, 97-104

COMPUTATION by: IBM-AT & Leading Edge-D

DRAFTING METHODS: GRID COORDINATE SYSTEM

REVISIONS	DESCRIPTION	DATE
Lot 2 driveway entrance relocated to lot 1		
and driveway easement created		12/2/87

BRISTOL, SWEET & ASSOCIATES, INC.
LAND SURVEYORS — CIVIL ENGINEERS
(603)-927-4756
P.O. Box 114, Keyser Street
NORTH SUTTON, NEW HAMPSHIRE 03260

No. 3317 DOUGLAS H. SWEET

This work is certified only when stamped with an official seal and signed in accordance with section 67, II, N.H.R.S.A. Chapter 310-A.

ORIGINAL MAY NOT SUITABLE FOR PRINTER REPRODUCTION

SUBDIVISION LOTS 1 & 2

This is a subdivision of a 4.9 acre parcel into 2 lots.

TOWN OF NEW LONDON, N.H. PLANNING BOARD
Water Pollution Control Board Certification Number 25,201
State Dredge and Fill Permit Number
State Highway Dept. Permit
Application Filed 11/11/87
Hearing Date 10/27/87
Approval Date 12/8/87
Signature of Board (at least a majority of the Board)
Ruth L. Clough
Janet R. Sidlo
Lyd Crosby
Harold Baker

REFERENCE PLANS

A) Plan entitled "James Ansart" by Robert S. Bristol & Associates, dated 7/23/75; and recorded at M.C.R.D. as plan #4129.

B) Plan entitled "James Ansart" by Robert S. Bristol & Associates, dated 7/30/82; and recorded at M.C.R.D. as plan #7196.

C) Plan entitled "Richard E. Munn, Jr.", by Robert S. Bristol, dated December 1969, and recorded at M.C.R.D. as plan #2520.

D) Plan #178; M.C.R.D..

E) Plan entitled "Subdivisions for the Purpose of Annexations; Survey for: Peter E. Bloch et als," dated 11/26/86 by Bristol, Sweet & Associates, Inc., and recorded at M.C.R.D. as plan #9375.

ZONE & SETBACKS

R-2: Residential District
Front: 25'
Rear: 15'
Side: Agg. 50' min. 20'

NOTE

Lot 1 is comprised of parcels on both sides of Bunker Road. These parcels are to be combined to form one lot, and neither parcel is to be considered a separate lot of record.

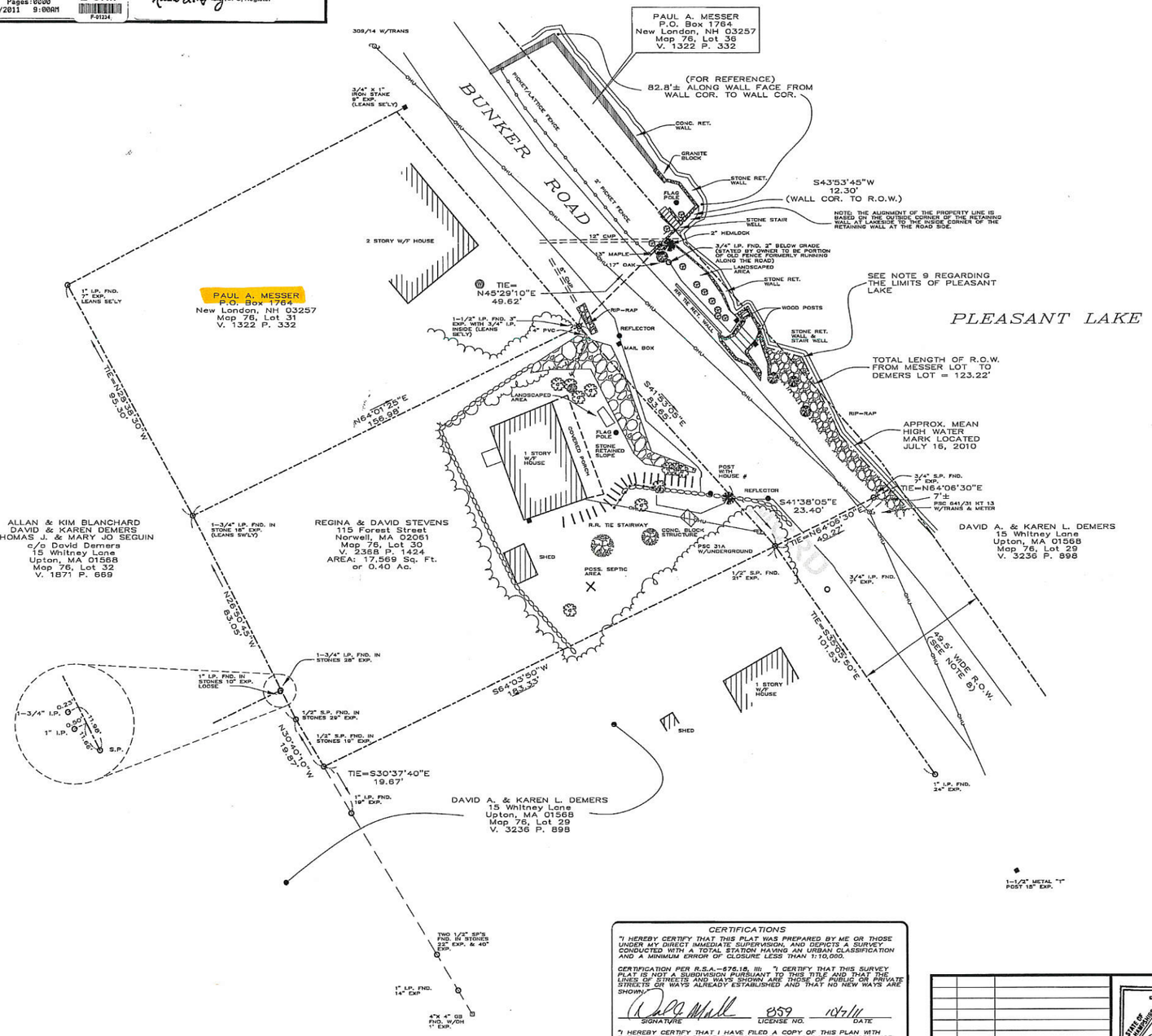
SYMBOLS

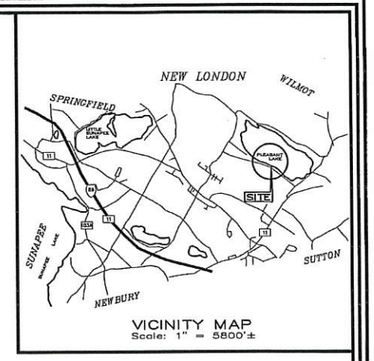
- Stone Wall
- Barbed Wire
- Water Course
- Stone Bound
- Concrete Bound
- Iron Pipe
- Iron Rod
- Drill Hole
- Utility Pole
- Retaining Wall

MERRIMACK COUNTY RECORDS
Kathi L. Guay, CPO, Register

Doc#: 19833
Book: Pages: 0200
10/11/2011 9:00AM

C/H
L-CHIP
F-01224





VICINITY MAP
Scale: 1" = 5800'±

LEGEND

- PROPERTY LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- OVERHEAD UTILITY LINES
- SHORE LINE
- WELL
- IRON PIPE (I.P.) OR STEEL PIN (S.P.)
- GRANITE OR CONCRETE BOUND
- UTILITY POLE
- STONEWALL
- EDGE OF WOODS
- CONCRETE

NOTES

1. Survey by total station between the dates of July 15 & 16 2010. Control Traverse error of closure is 1' in 72,820'.

2. Horizontal datum is based on Magnetic North observed July 2010.

3. Owner of record: Regina and David Stevens – 115 Forest Street Norwell, Ma. 02061, Map 76, Lots 30 & 37 – V. 2368 P. 1424

4. Parcel is zoned R2–Residential; Building setbacks: front 25', rear 15' and side shall be an aggregate of 50' with a minimum of 20' on any given side. The premises is also subject to the Shore Land Overlay District.

5. The underground utilities depicted hereon have been located from field survey information and plotted from existing drawings. The surveyor makes no guarantee that the underground utilities depicted comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although they are located as accurately as possible from the information available. The surveyor has not physically located the underground portion of the utilities. All contractors should notify, in writing, any utility company and appropriate governmental agencies prior to any excavation work and call DIG–SAFE at 1–888–344–7233.

6. The intent of this plat is to depict the boundary and existing conditions of the subject premises.

7. The premises is subject to the provisions of the Comprehensive Shoreland Protection Act RSA 483–B.

8. For Bunker Road layout see right–of–way source records for New London, Book 5 Page 99 dated Oct. 19, 1848 (3 Rods–49.5' wide).

9. The reference line of Pleasant Lake for the basis of the Shoreland Protection Act was determined by NHDES to follow the elevation of 803.08. The Town of New London claims flowage rights to elevation 804.0 (See Zoning Ordinance). The natural high water level was defined by the State of New Hampshire Water Resources Board to be 6.5' below the 58' spillway crest elevation (See letter to Robert Bristol 8/25/1970). Based on information supplied to this office, this elevation was determined to be 804.74' and the Limit of Public Ownership to be 798.24' by Bristol, Sweet, & Associates. Elevations were not determined by this office for the purposes of this survey.

REFERENCES

1. "Tax Map 76–18+20 Subdivision for: C.O.G. Partners", dated 5/2/87 and revised through 12/2/87, by Bristol, Sweet, & Associates, Inc., recorded at the MCRD as plan no. 10054.

2. Annexation plan for "James Ansart", dated June 1975 and revised through July 30, 1982, by Robert S. Bristol & Associates, recorded at the MCRD as plan no. 7196.

3. "Subdivisions for the purpose of Annexations Survey for: Peter K. Bloch et als.", dated 11/26/86, by Bristol, Sweet & Associates, Inc., recorded at the MCRD as plan no. 9375.

4. "Plan of House Lots on the Shore of Pleasant Lake Elkins, NH belonging to Warren S. Bickford, Dec. 1906", author unknown, recorded at the MCRD as plan no. 178.

5. "Property of Richard E. Mann Jr.", dated Sept. 1969, by Robert S. Bristol, recorded at the MCRD as plan no. 2520.

CERTIFICATIONS

"I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT IMMEDIATE SUPERVISION, AND DEPICTS A SURVEY CONDUCTED WITH A TOTAL STATION HAVING AN URBAN CLASSIFICATION AND A MINIMUM ERROR OF CLOSURE LESS THAN 1:10,000.

CERTIFICATION PER R.S.A.–676.18, III: "I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN."

SIGNATURE — LICENSE NO. 859 — DATE 10/7/11

"I HEREBY CERTIFY THAT I HAVE FILED A COPY OF THIS PLAN WITH THE PLANNING BOARD OF THE TOWN OF NEW LONDON IN ACCORDANCE W/IV R.S.A.–676.18 (iv)."

SIGNATURE — LICENSE NO. 859 — DATE 10/7/11

NO.	DATE	REVISION
1	6/7/11	ADD TIE, UPDATE ABUTTER

STATE OF NEW HAMPSHIRE — NO. 859 — DANIEL J. MULLEN — LICENSED LAND SURVEYOR — SIGNATURE

FOR: RICHARD D. BARTLETT & ASSOCIATES, LLC

RICHARD D. BARTLETT & ASSOCIATES, LLC
214 North State Street
Concord, N.H. 03301
Tel.: (603) 225–6770
Fax.: (603) 224–6261
E–mail: info@richarddbartlett.com
World Wide Web Page: www.richarddbartlett.com
LICENSED LAND SURVEYORS

BOUNDARY PLAT prepared for: REGINA & DAVID STEVENS

115 FOREST ST. NORWELL, MA. 02061

PROJECT : 614 BUNKER RD, NEW LONDON, NH
LOCATION: MAP 76, LOTS 30 & 37

GRAPHIC SCALE 0' 10' 20' 40' 1"=20'

DATE: JULY 16, 2010
JOB NO.: 610.154
SHEET 1 OF 1