

- LEGEND:**
- APPROXIMATE PROPERTY LINE
 - - - SETBACK LINE
 - - - EXISTING CONTOURS
 - EDGE OF GRAVEL/EDGE OF PAVEMENT
 - - - REFERENCE LINE
 - EDGE OF WATER
 - EXISTING BUILDING
 - ROOF OVERHANG
 - TREELINE
 - OHW --- OVERHEAD WIRE(S)
 - WOODEN FENCE
 - RETAINING WALL
 - EDGE OF BOULDER/EDGE OF BOULDERS AREA
 - ○ ○ ○ ○ UTILITY POLE/GUY WIRE
 - ● ● ● BOUNDARY MONUMENTATION:
 - Ⓜ MONITORING WELL
 - ⊠ WOOD BOLLARD
 - VGC --- VERTICAL GRANITE CURB
 - VWC --- VERTICAL WOOD CURB
 - ZONE DISTRICT DEMARCATION
 - ⦿ BUILDING MOUNTED EXTERIOR LIGHT

- TREE LEGEND:**
- CONIFEROUS TREE
DIA INDICATED
 - DECIDUOUS TREE
DIA INDICATED

NOTES:
THIS PARCEL IS SUBJECT TO THE FOLLOWING EXCEPTIONS AND RESERVATIONS:

1. POLE-LINE EASEMENT CONVEYED BY HENRY J. HOMAN TO PUBLIC SERVICE COMPANY, INC. BY DEED RECORDED MAY 10, 1947 AT BOOK 640, PAGE 117 (PARCELS 1 AND 2).
2. SEWER EASEMENT CONVEYED BY HENRY J. AND LAURA E. HOMAN TO THE TOWN OF NEW LONDON BY DEED DATED NOVEMBER 10, 1947 AND RECORDED AT BOOK 640, PAGE 435 (PARCELS 1 AND 2).
3. FLOWAGE RELEASE CONVEYED BY HENRY J. AND LAURA E. HOMAN TO THE STATE OF NEW HAMPSHIRE BY DEED RECORDED MARCH 7, 1949 AND RECORDED AT BOOK 658, PAGE 383 (PARCEL 2).
4. FLOWAGE RELEASE CONVEYED BY RENE H. TRUDEAU, D/B/A NEW LONDON FUEL COMPANY, INC. TO THE STATE OF NEW HAMPSHIRE BY DEED DATED JUNE 29, 1949 AND RECORDED AT BOOK 655[665], PAGE 260 (PARCEL 1).
5. SEWER EASEMENT CONVEYED BY HENRY J. AND LAURA E. HOMAN TO THE TOWN OF NEW LONDON BY DEED DATED JUNE 25, 1958 AND RECORDED AT BOOK 828, PAGE 151 (PARCEL 2).

PER DEED IN M.C.R.D. BOOK 2661 PAGE 1285.

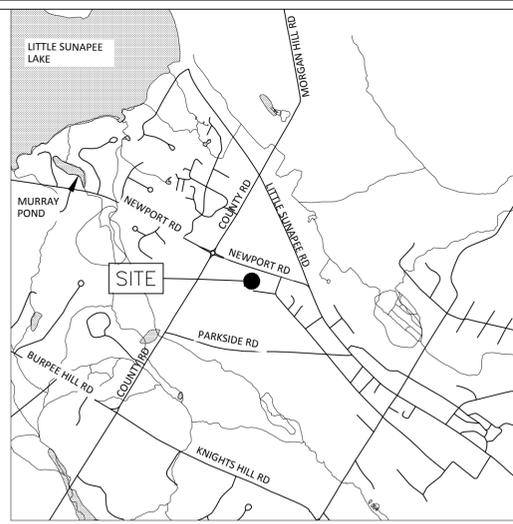
THIS PARCEL BENEFITS FROM A LICENSE RECORDED AS 3054 PAGE 91.

MAP 59 BLOCK 01
Newport Road Dental Offices LLC
PO Box 265
New London, NH 03257

MAP 59 BLOCK 29
Lake Sunapee Bank
9 Main Street
Newport, NH 03773

MAP 59 BLOCK 30
Harold Oberkötter Revocable Trust
Harold Oberkötter Trustee
115 Island Creek Drive
Vero Beach, FL 32963

MAP 59 BLOCK 31
Harold Oberkötter Revocable Trust
Harold Oberkötter Trustee
115 Island Creek Drive
Vero Beach, FL 32963



SURVEY NOTES

- THE INTENT OF THIS PLAN IS TO SHOW EXISTING SITE CONDITIONS AT 107 NEWPORT ROAD IN NEW LONDON, NEW HAMPSHIRE.
1. TOPOGRAPHIC AND PLANEMETRIC INFORMATION IS BASED ON TOPOGRAPHIC MAPPINGS CONDUCTED BY CLD CONSULTING ENGINEERS, INC AT 28 GATES STREET - SUITE 100, WHITE RIVER JUNCTION, VT.
 2. PROPERTY LINES SHOWN HERE ARE BASED ON A BOUNDARY SURVEY CLD CONSULTING ENGINEERS, INC. THE PROPERTY LINES, EASEMENTS AND OTHER REAL PROPERTY DESCRIPTIONS PROVIDED ON THIS PLAN DO NOT DEFINE LEGAL RIGHTS OR MEET LEGAL REQUIREMENTS FOR A LAND SURVEY AS DESCRIBED IN NH STATUTES, AND SHALL NOT BE USED AS THE BASIS OF ANY LAND TRANSFER OR ESTABLISHMENT OF ANY PROPERTY RIGHT.
 3. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES. EXISTING UTILITY LOCATIONS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL UTILITY CONFLICTS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT, OWNER, AND ENGINEER.
 4. THE CONTRACTOR SHALL CONTACT DIG SAFE (888-344-7233) A MINIMUM OF AT LEAST 3 BUSINESS DAYS (72 WORKING HOURS) PRIOR TO ANY CONSTRUCTION.

NOTES:
1) OWNER OF RECORD/APPLICANT:
LAKE SUNAPEE REGION VISITING NURSE ASSOC
107 NEWPORT ROAD
NEW LONDON, NH 03257

TAX MAP 72 BLOCK 39
LOT AREA: ±0.914 AC

- PARCEL IS IN THE COMMERCIAL ZONING DISTRICT COMMERCIAL STRUCTURES
- FRONT SETBACK: 30'
 - SIDE SETBACK: 10'
 - REAR SETBACK: 10'
 - CORNER SETBACK: 30'
- COMMERCIAL PARKING
- FRONT SETBACK: 10'
 - SIDE SETBACK: 10'
 - REAR SETBACK: 10'
 - CORNER SETBACK: 10'

OFF-STREET PARKING REGULATIONS

- General Office - 3.3 Spaces/1,000 sq.ft. g.f.a.**
- Retail - 4.0 Spaces/1,000 sq.ft. g.f.a.**

** g.f.a. = Gross Floor Area which is measured around the exterior of the Building.

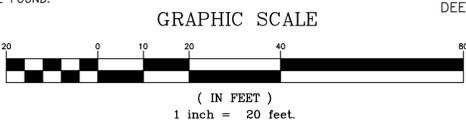
2) DEED REF. BK. 2661 PG. 1285

PLAN REFERENCES:

1. PLAN TITLED "SUB-DIVISION, HENRY HOMAN" PREPARED BY KENNETH A. LECLAIR ASSOC, INC." DATED 7/6/68. RECORDED IN MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN #2267.
2. PLAN TITLED "SURVEY PLAN FOR THE NEW LONDON HOSPITAL ASSOCIATION, INC." PREPARED BY T&M ASSOCIATES, INC. OF LEBANON, NH. DATED JANUARY 31, 1995. RECORDED IN MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN #13205.
3. PLAN TITLED "PLAN OF SUBDIVISION, PROPERTY OF THE SUNAPEE GROUP INC." PREPARED BY BEDARD, PLATT, AND ASSOCIATES OF WILMOT, NH. DATED FEBRUARY, 1996. RECORDED IN MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN #13614.
4. PLAN TITLED "BOUNDARY SURVEY PLAN PREPARED FOR THE NEW LONDON HOSPITAL ASSOCIATION, INC." PREPARED BY C.H.A. OF 11 KING COURT, KEENE, NH. DATED OCTOBER, 2013. RECORDED IN MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN #20284.

"I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000)."

RAYMOND T. CRITCH, L.L.S. # 858 DATE



PROGRESS PRINT
NOT FOR CONSTRUCTION



THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. CLD ENG. INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. 72 HOURS PRIOR TO ANY EXCAVATION ON SITE, THE CONTRACTOR SHALL CONTACT DIG-SAFE AT 1-888-DIG-SAFE.

MAP 72 BLOCK 33
Francis and Denise Olson
44 Homan Lane
New London, NH 03257

MAP 72 BLOCK 35
Virginia Anthony Soule Trust
Cooper Alan Trustee
PO Box 342
Sunapee, NH

MAP 72 BLOCK 38
OWEN JEFFREY W & MELISSA O
112 Ridge Road

NO.	DATE	REVISION	DESIGNED:	CHECKED:	APPROVED:
			RC	BAV	BAV
			DRAWN:		
			CTN		

CLD CONSULTING ENGINEERS
28 Gates Street - Suite 100
White River Jct. VT 05001
(802) 698-0370 • Fax: (877) 895-4949
cld@cldeing.com • www.cldeing.com
Maine • New Hampshire • Vermont

CLIENT:
LAKE SUNAPEE REGION VISITING NURSE ASSOC.
P.O. BOX 2209
NEW LONDON, NH

TAX MAP 72 - BLOCK 39
107 NEWPORT RD
NEW LONDON, N.H.
EXISTING CONDITIONS PLAN

SCALE:	PROJECT NO.
AS SHOWN	16-0257
DATE:	DWG. NO.
JULY, 2016	EX S

TALBOT VNA.DWG