

FOR REGISTRY USE ONLY

Tax Map 54 Parcel 2
CHETWOOD TRUST
454 Messer Hill Road
New London, NH 03257
MCR 2363-1863, 2006

±1020' ALONG CENTERLINE
OF SMALL BROOK
(PRELIMINARY - SEE NOTE 6)

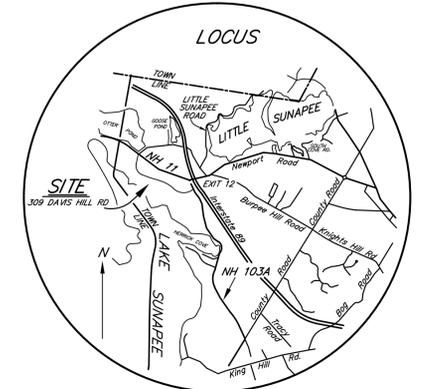
DAVIS HILL ROAD
(±49.5' TOWN R.O.W.)

NRCS SOILS KEY

- 379B - Peru fine sandy loam, 3-8% slopes, mod. well drained, group 3
- 380C - Tunbridge-Lyman-Beckett Complex, 8-15% slopes, mod. well drained, group 4
- 380D - Tunbridge-Lyman-Beckett Complex, 15-25% slopes, mod. well drained, group 4
- 380E - Tunbridge-Lyman-Beckett Complex, 25-60% slopes, mod. well drained, group 4

KEY

- Stone Wall
- Approximate Edge of March/Wetland
- Brook/Drainage
- NRCS Soil Line
- 1" Iron Pipe (found) - or as noted
- 3/4" Iron Rod (set - 2008)
- Iron Rod in Drillhole (set) - or as noted
- 4" Cement Bound (found)
- Utility Pole/Overhead Lines
- Edge Road/Drive
- Edge Woods Road/Trail
- Culvert



NEW LONDON, NH

NOTES

- Deed References:
 - A. TM 68-19; MCR Book 3215 Page 1205, Lake Sunapee Properties LLC to the Nicholas Gilman Trust, September 9, 2010.
 - B. TM 68-19; MCR Book 1369 Page 783, Charmian Byers-Jones to the Nicholas Gilman Trust, April 1, 1980.
 - C. TM 68-19; MCR Book 305 Page 460, Emmeline Davis to Edward Woodruff and Mary P. Campbell, September 7, 1893.
 - D. TM 68-19; MCR Book 473 Page 4, Howell P. Campbell to Benjamin H. Campbell, August 4, 1924.
 - E. TM 54-02; MCR Book 473 Page 181, Benjamin Campbell to Bernard Gordon, November 10, 1924.
- This plan is the result of a Nikon total station survey, September, 2008, having a control traverse relative error of closure greater than 1: 15,000. Additional surveying was done in Nov.-Dec. 2017.
- The purpose of this plan is to show the boundaries of TM 68-19 and to show the minor subdivision of Lot 1 (12.13 Acres), from Tax Map 68 Lot 19.
- This property is located in the ARR zoning district, subject to the provisions of the Shoreland overlay district and all state regulations associated with NH Water Quality Protection Act.
- All elevations are referenced approximately to USGS datum based on the existing waterline located on Sept. 19, 2008, referenced to the 9.85' mark on the Sunapee Harbor dam gauge (elevation 1092.55'). The mean high waterline is shown at a surveyed elevation of 1094.15' (the 11.50' mark on the dam gauge).
- The boundary to the northwest (with Chetwood Trust) is preliminary and is shown along the thread of the main brook channel in 2008. Previous surveys show this boundary along the more easterly channel (ref. Plan 4) or as an undetermined line (ref. Plan 2).

REFERENCE PLANS

- MCR Plan No.7 - Property of Emeline Davis (surveyor unknown) recorded September 13, 1893.
- MCR Plan No.4400 - "Gordon Property, New London and Sunapee, NH...", by Sherman Morey, dated August 5, 1963.
- MCR Plan No.17580 - "...Property of Davis Hill Crook Trust...", by Pierre Bedard, dated September, 2005.
- MCR Plan No.201600017444 - "Plan of Annexation Property of Big Hilltop LLC...", by Pierre Bedard, dated Sept.15, 2016.
- Unrecorded Plan - "G. Bartram Woodruff Estate...", by Robert Bristol, dated c.1964.

**TOPOGRAPHY AND SOILS
TAX MAP 68 PARCEL 19 - 309 DAVIS HILL ROAD
PLAN OF STANDARD PROPERTY SURVEY AND MINOR SUBDIVISION**

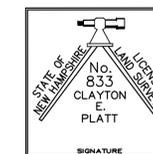
PROPERTY OF THE
NICHOLAS GILMAN TRUST
620 SOUTH CAROLINA AVENUE, WASHINGTON DC 20003

LOCATED IN
NEW LONDON, N.H.

SCALE =
1" = 150'

FEBRUARY 12, 2018

PENNYROYAL HILL LAND SURVEYING & FORESTRY LLC
CLAYTON E. PLATT LIC. SURVEYOR NO. 833
418 Pine Hill Road Croydon, NH 03773 (603) 863-0981



REVISIONS

LAKE
SUNAPEE

LAKE
SUNAPEE

±2675' TOTAL ALONG THE MEAN
HIGH WATERLINE LAKE SUNAPEE
Closure, Tie
N 34°20'58" W
2057.78'

TAX MAP 68 LOT 19
±58.95 ACRES REMAINING
±71.08 ACRES TOTAL

LOT 19-1
12.13 ACRES
(±528,600 Sq.Ft.)

The Subdivision Regulations of the Town of New London are a part of this plot and approval of this plot is contingent on the completion of all requirements of said Subdivision Regulations excepting only any variances or modifications made in writing by the Board and attached hereto.

APPROVED BY THE NEW LONDON, N.H. PLANNING BOARD

Date _____

(OWNER) _____

(SECRETARY) _____

2008 Observed Magnetic

