

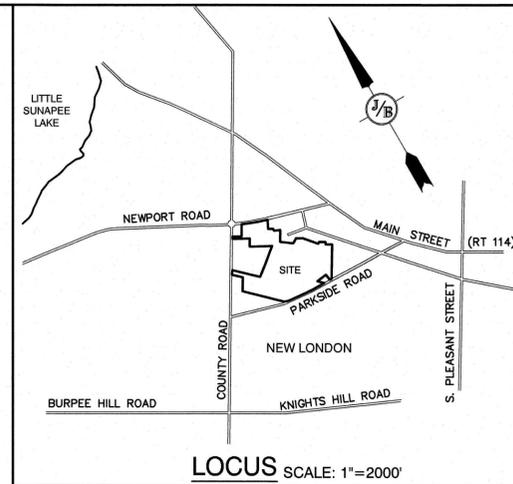
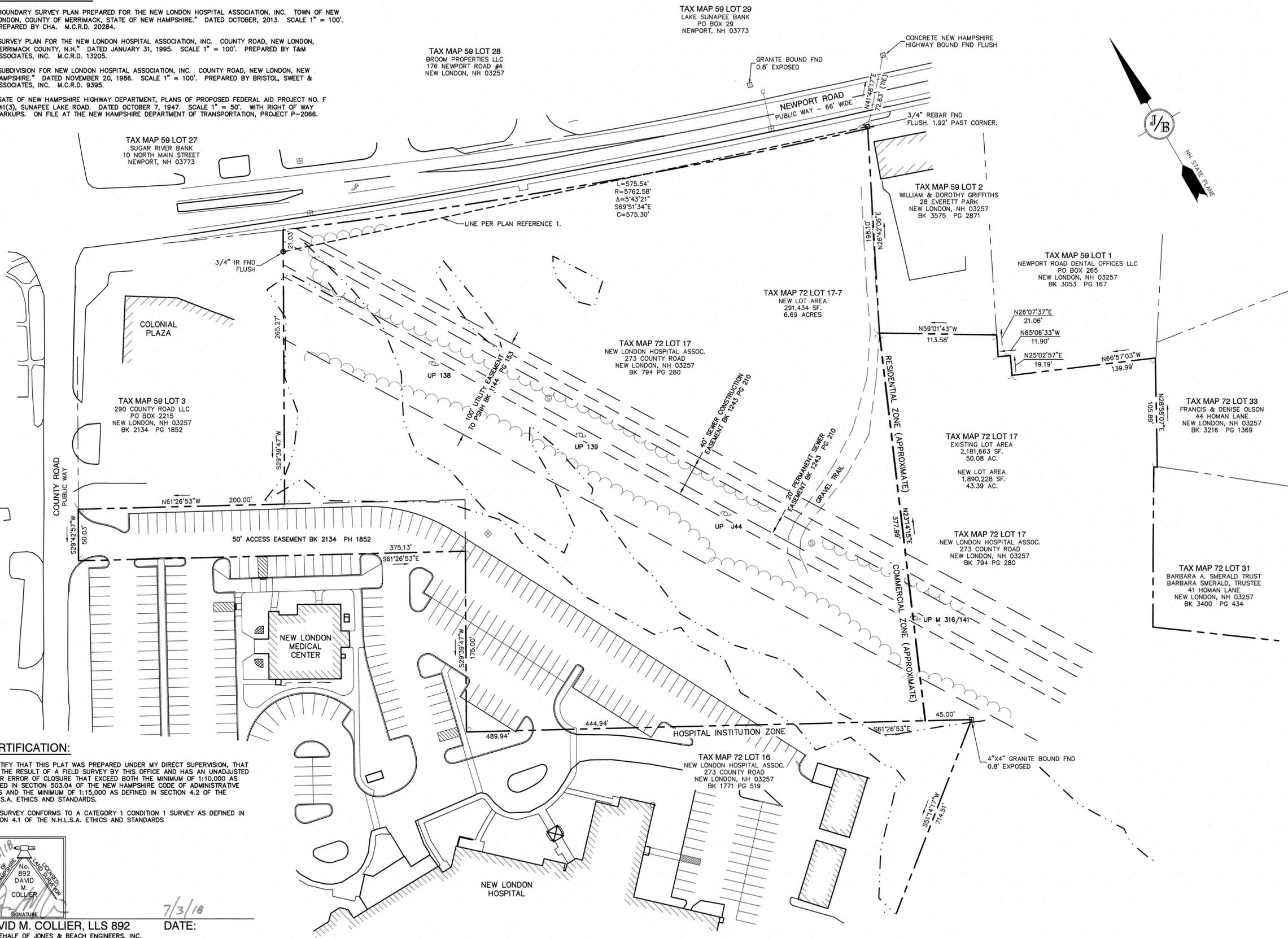
PLAN REFERENCES:

- "BOUNDARY SURVEY PLAN PREPARED FOR THE NEW LONDON HOSPITAL ASSOCIATION, INC. TOWN OF NEW LONDON, COUNTY OF MERRIMACK, STATE OF NEW HAMPSHIRE." DATED OCTOBER, 2013. SCALE 1" = 100'. PREPARED BY CHA. M.C.R.D. 20284.
- "SURVEY PLAN FOR THE NEW LONDON HOSPITAL ASSOCIATION, INC. COUNTY ROAD, NEW LONDON, MERRIMACK COUNTY, N.H." DATED JANUARY 31, 1995. SCALE 1" = 100'. PREPARED BY T&M ASSOCIATES, INC. M.C.R.D. 13205.
- "SUBDIVISION FOR NEW LONDON HOSPITAL ASSOCIATION, INC. COUNTY ROAD, NEW LONDON, NEW HAMPSHIRE." DATED NOVEMBER 20, 1986. SCALE 1" = 100'. PREPARED BY BRISTOL, SWEET & ASSOCIATES, INC. M.C.R.D. 9395.
- "STATE OF NEW HAMPSHIRE HIGHWAY DEPARTMENT, PLANS OF PROPOSED FEDERAL AID PROJECT NO. F 241(3), SUNAPEE LAKE ROAD. DATED OCTOBER 7, 1947. SCALE 1" = 50'. WITH RIGHT OF WAY MARKUPS. ON FILE AT THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, PROJECT P-2086.

TAX MAP 59 LOT 29
LAKE SUNAPEE BANK
PO BOX 29
NEWPORT, NH 03773

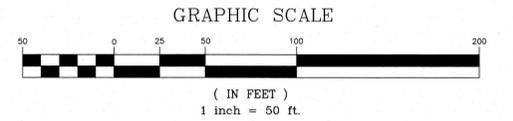
TAX MAP 59 LOT 28
BROOM PROPERTIES LLC
176 NEWPORT ROAD #4
NEW LONDON, NH 03257

TAX MAP 59 LOT 27
SUGAR RIVER BANK
10 NORTH MAIN STREET
NEWPORT, NH 03773



NOTES:

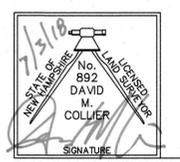
- THE INTENT OF THIS PLAN IS TO SUBDIVIDE NEW LONDON TAX MAP 72 LOT 17 INTO TWO PARCELS. A PERIMETER BOUNDARY SURVEY HAS NOT BEEN PERFORMED ON THE ENTIRE SUBJECT PARCEL. BOUNDARY LINES NOT ANNOTATED WITH BEARING AND DISTANCE ARE FROM RECORD PLAN #1.
- ZONING DISTRICT: URBAN RESIDENTIAL R1 AND COMMERCIAL. LOT AREA MINIMUM = 2 ACRES. LOT FRONTAGE MINIMUM = 150'. BUILDING SETBACKS (MINIMUM): FRONT SETBACK = 25'. SIDE SETBACK = 20' SINGLE SIDE, WITH AGGREGATE MINIMUM 50'. REAR SETBACK = 15'. MAX. BUILDING HEIGHT = 35'. MAX. LOT COVERAGE = 35%. SUBJECT LOT ALSO COVERED BY PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT, AND BY WORKFORCE HOUSING OVERLAY DISTRICT.
- THE UTILITY LOCATIONS SHOWN HEREON WERE DETERMINED BY OBSERVED ABOVE GROUND EVIDENCE AND SHOULD BE CONSIDERED APPROXIMATE IN LOCATION ONLY. LOCATION, DEPTH, SIZE, TYPE, EXISTENCE OR NONEXISTENCE OF UNDERGROUND UTILITIES AND/OR UNDERGROUND STORAGE TANKS WAS NOT VERIFIED BY THIS SURVEY. ALL CONTRACTORS SHOULD NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION WORK OR CALL DIG-SAFE AT 1-888-DIG-SAFE.
- THE SUBJECT PARCEL IS NOT LOCATED WITHIN AN AREA HAVING A SPECIAL FLOOD HAZARD AREA DESIGNATION (ZONE X) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), AS SHOWN ON FLOOD INSURANCE RATE MAP NOS. 33013C0095E AND 33013C0115E, BOTH WITH EFFECTIVE DATE OF APRIL 19, 2010.
- BASIS OF BEARING: HORIZONTAL - NH STATE PLAN. VERTICAL - ASSUMED.
- CERTAIN DATA HEREON MAY VARY FROM RECORDED DATA DUE TO DIFFERENCES IN DECLINATION, ORIENTATION, AND METHODS OF MEASUREMENT.
- ALL BOOK AND PAGE NUMBERS REFER TO THE MERRIMACK COUNTY REGISTRY OF DEEDS.
- THE TAX MAP AND LOT NUMBERS ARE BASED ON THE TOWN OF NEW LONDON TAX RECORDS AND ARE SUBJECT TO CHANGE.
- RESEARCH WAS PERFORMED AT THE TOWN OF NEW LONDON ASSESSORS' OFFICE AND THE MERRIMACK COUNTY REGISTRY OF DEEDS.
- THIS SURVEY IS NOT A CERTIFICATION TO OWNERSHIP OR TITLE OF LANDS SHOWN. OWNERSHIP AND ENCUMBRANCES ARE MATTERS OF TITLE EXAMINATION NOT OF A BOUNDARY SURVEY. THE INTENT OF THIS PLAN IS TO RETRACE THE BOUNDARY LINES OF DEEDS REFERENCED HEREON. OWNERSHIP OF ADJOINING PROPERTIES IS ACCORDING TO ASSESSOR'S RECORDS. THIS PLAN MAY OR MAY NOT INDICATE ALL ENCUMBRANCES EXPRESSED, IMPLIED OR PRESCRIPTIVE.
- ANY USE OF THIS PLAN AND OR ACCOMPANYING DESCRIPTIONS SHOULD BE DONE WITH LEGAL COUNSEL, TO BE CERTAIN THAT TITLES ARE CLEAR, THAT INFORMATION IS CURRENT, AND THAT ANY NECESSARY CERTIFICATES ARE IN PLACE FOR A PARTICULAR CONVEYANCE, OR OTHER USES.
- THE LIMITS OF JURISDICTIONAL WETLANDS WERE DELINEATED BY BRENDEN WALDEN OF GOVE ENVIRONMENTAL SERVICES IN AUGUST 2017 IN ACCORDANCE WITH THE FOLLOWING GUIDANCE DOCUMENTS:
 - THE CORPS OF ENGINEERS FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS.
 - THE NORTH CENTRAL & NORTHEAST REGIONAL SUPPLEMENT TO THE FEDERAL MANUAL.
 - THE CURRENT VERSION OF THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, AS PUBLISHED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION AND/OR THE CURRENT VERSION OF THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, AS PUBLISHED BY THE USDA, NRCS, AS APPROPRIATE.
 - THE CURRENT NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS, AS PUBLISHED BY THE US FISH AND WILDLIFE SERVICE.
- THIS PLAN IS THE RESULT OF A CLOSED TRAVERSE WITH A RAW, UNADJUSTED LINEAR ERROR OF CLOSURE GREATER THAN 1 IN 15,000.
- SURVEY THE LINES SHOWN HEREON ARE NOT BOUNDARY LINES. THEY SHOULD ONLY BE USED TO LOCATE THE PARCEL SURVEYED FROM THE FOUND MONUMENTS SHOWN AND LOCATED BY THIS SURVEY.



CERTIFICATION:

I CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEED BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 503.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

THIS SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.L.S.A. ETHICS AND STANDARDS



DAVID M. COLLIER, LLS 892 DATE: 7/3/18
ON BEHALF OF JONES & BEACH ENGINEERS, INC.

Design: WGM	Draft: MJS	Date: 7/3/18
Checked: DMC	Scale: 1" = 50'	Project No.: 17190
Drawing Name: 17190-SUBDIVISION.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

REV.	DATE	REVISION	BY
0	7/3/18	ISSUED FOR REVIEW	MJS

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave. Civil Engineering Services 603-772-4746
PO Box 219 FAX: 603-772-0227
Stratham, NH 03885 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **SUBDIVISION PLAN**

TAX MAP 72 LOT 17

Project: **NEWPORT ROAD & COUNTY ROAD, NEW LONDON, NH**

Owner of Record: **NEW LONDON HOSPITAL ASSOCIATION**
273 COUNTY ROAD, NEW LONDON, NH 03257

DRAWING No. **SU2**

SHEET 1 OF 1
JBE PROJECT NO. 17190