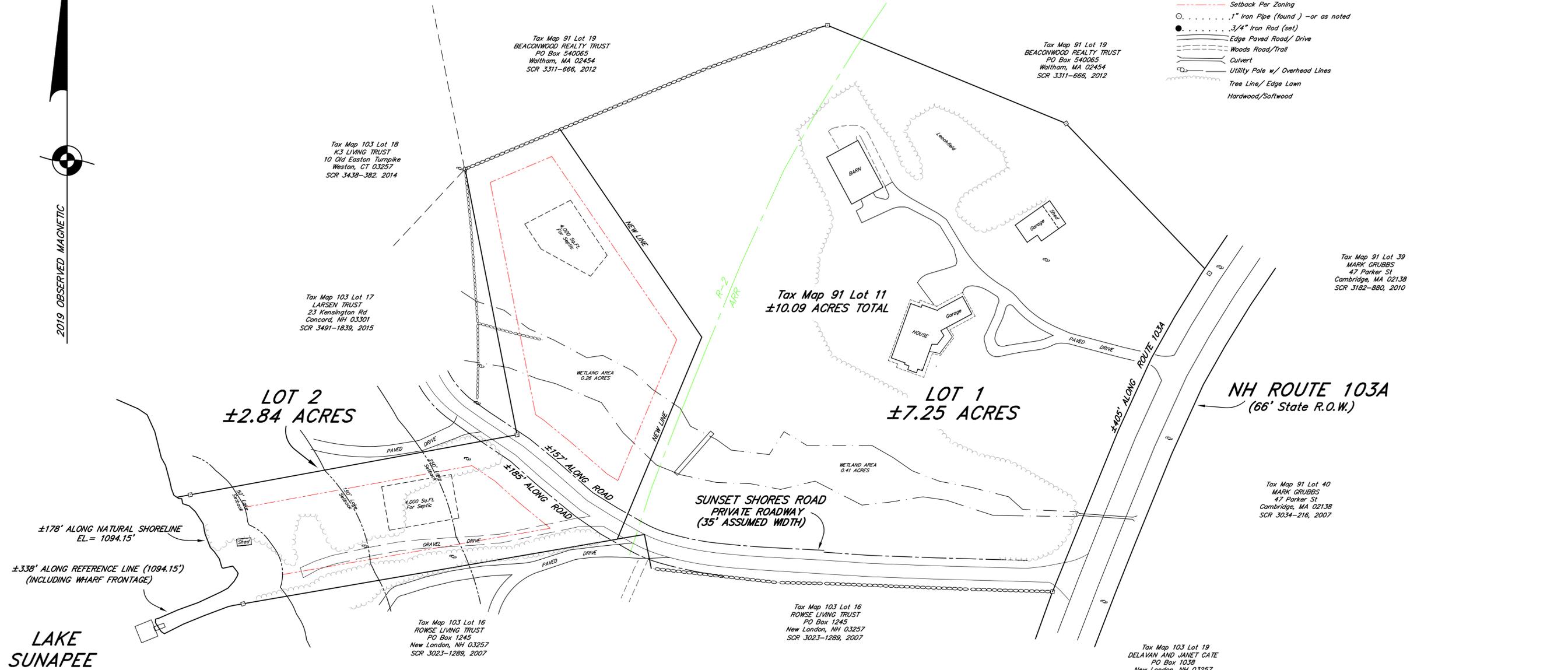




KEY

- Retaining Wall
- Shoreland Setback
- Setback Per Zoning
- 1" Iron Pipe (found) -or as noted
- 3/4" Iron Rod (set)
- Edge Paved Road/ Drive
- Woods Road/Trail
- Culvert
- Utility Pole w/ Overhead Lines
- Tree Line/ Edge Lawn
- Hardwood/Softwood



LAKE SUNAPEE

NOTES

1. Deed Reference is SCR Book 3358 Page 1937, Shelby Blunt To the Shelby Blunt Residence Trust, December 13, 2012.
2. This plan is the result of a Nikon DTM 522 total station survey, October 18, 2019, having a closed traverse relative error of closure greater than 1:15,000.
3. The purpose of this plan is to show the subdivision of TM 91 Lot 11 into Lot 1 (7.25 Acres with house) and Lot 2 (2.24 Acres)
4. This property is located in the ARR and R-21 Zonings District subject to the provisions of the shoreland overlay district:
 - A. The required setbacks in the ARR district are 50' from Route 103A and 25' from side and rear lines.
 - B. The required setbacks in the R-2 district are 29' from Sunset Shores Road, 50' From Lake Sunapee, and a minimum of 20' from side lines with an aggregate of 50' on both sides.
5. All elevations are referenced approximately to USGS datum based on the existing waterline located on October 18, 2019 at an elevation of 1092.05' as listed on the NHDES website. The edge of Lake Sunapee and all Lake setbacks are based on a reference line of 1094.15' along the shore of Lake Sunapee.
6. No layout or specific width for Sunset Avenue was found by this office; An early deed for most of the land along the road indicates the road was platted as Robertson Avenue and was 4 rods or 66' wide (see MCR 364-397, 1903). Later plans show a 35' width which corresponds to the monuments along the road and the deeds for the adjoining lots.

The Subdivision Regulations of the Town of New London are a part of this plan and approval of this plan 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.

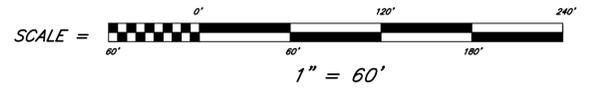
APPROVED BY THE NEW LONDON, N.H. PLANNING BOARD

Date _____

(Chair) _____

CONCEPTUAL PLAN - DRAFT
PLAN OF MINOR SUBDIVISION
 TAX MAP 91 LOT 11- 700 ROUTE 103A
 PROPERTY OF THE
SHELBY W. BLUNT QUALIFIED PERSONAL RESIDENCE TRUST
 SHELBY BLUNT, TRUSTEE PO BOX 112, NEW LONDON NH 03257

LOCATED IN
NEW LONDON, N.H.



NOVEMBER 17, 2019

REVISIONS

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