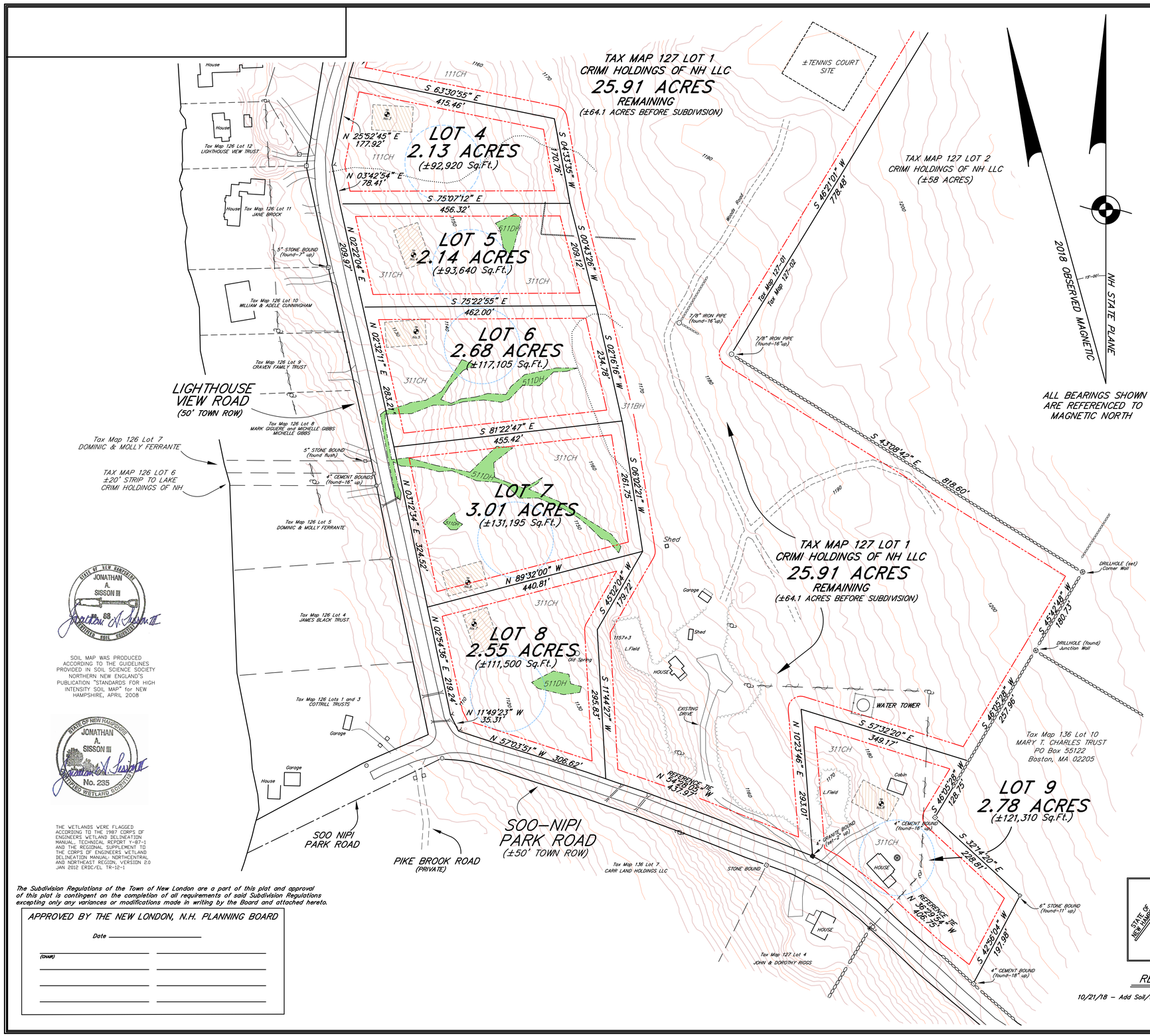
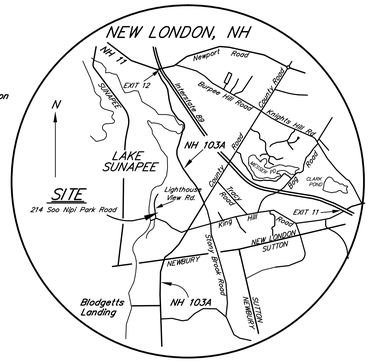


KEY

- Stone Wall
- Easement Boundary
- Building Setback Per Zoning
- Lake Setback Per Shoreland Protection
- .1" Iron Pipe (found) –or as noted
- .3/4" Iron Rod (set– 2018)
- .Stone Bound (found)
- .4" Stone Bound (set)
- Utility Pole/ Overhead Lines
- Edge Road/ Drive
- Culvert
- Treeline
- Edge Wetlands
- HISS Soil Boundary
- 75' Well Radius
- 4,000 Sq. Ft. Septic Area



LOCUS

NOTES

1. Deed Reference for property is MCRD Book 3426 Page 959, Health Builders to Crimi Holdings of NH LLC, December 27, 2013.
2. The purpose of this plan is to show the subdivision of TM 127 Lot 1 into nine lots and a remainder of ±25.9 acres. See additional by this office for all soils and topographic information. See plans by Blakeman Engineering for details of the proposed road extension and fire cistern installation near the end of Light house View Road.
3. This plan is the result of a Nikon total station survey, April–Sept, 2018 having a closed traverse relative error of closure closure greater than 1:8,000. All bearings shown are referenced to NH State Plane datum, rotated 15 degrees to magnetic north.
4. All elevations are referenced to USGS datum (NAVD 1988) tied by GPS survey to NH DOT benchmarks in New London and Sunapee.
5. This property is located in the R–2 Zoning District; subject to the provisions of the Shoreline Overlay District; the required building setbacks are 50' from the reference line, 15' from rear lines, and 20' minimum from the sidelines with an aggregate of 50' for both sides, and 25' from the edge of right of ways (see Note 10).
6. Wetlands and HISS soils shown were delineated by Jon Sisson, Beaver Tracks LLC, April 20, 2018.
7. Easements and restrictions of record:
   A. 50' Right of Way along Lighthouse View Road laid out by petition to the Town of New London in 1940.
   B. Powerline Easement granted in MCR 440–349, Soo–Nipi Park Inc to N.T.& T, May 13, 1919 (10" wide for lines and 30' for clearing)
   C. Powerline Easement granted in MCR 907–43, Soo–Nipi Lodge Inc to PSNH/N.T.T (No Width given)
   D. Powerline Easement granted in MCR 1364–989, Health Builders Inc to PSNH/N.T.T (No Width given)
8. Proposed Easements:
   A. Easement for Right of Way extension and cul de sac for Lighthouse View Road as shown.
   B. Easement for access and maintenance of fire cisterns on remaining land of Crimi Holdings.
   C. Right of way for a shared driveway on Lot 2, for the benefit of Lot 1. Driveway and easement to be located 15' on both sides of the driveway as constructed. Easement will and where drive enters Lot 1, no closer than 250' from Lake Sunapee.
   D. 25' Slope and Dranage easement around area of road extension and cul de sac (see Sheet D.1).
   E. Drainage easement for treatment swale running ±200' north of cul de sac on Lot 3 (See Sheet D.1)..

REFERENCE PLANS

1. Unrecorded Plan – "Boundary Plat of Land of Soo–Nipi Lodge Inc...," by Richard Bartlett and Assocs., June 9, 2009.
2. MCR Plan No.2111 – "Property Survey and Schematic, Soo–Nipi Lodge Inc....," by R.Bristol and W.Breckenridge., dated June, 1966.
3. MCR Plan No.3833 – "Property of David S. Bernis and Bruce Bernis.," by Robert Bristol, dated October 2, 1974.
4. MCR Plan No.9478 – "Proposed Subdivision, Estate of Mary F. Charles...," by Allen Wilson, January, 1987.
5. MCR Plan No.4862– "Property of Mary J. Metcalf...," by Robert Bristol, September 24, 1976.

STATE OF NEW HAMPSHIRE
JONATHAN A. SISSON III
68
CERTIFIED SOIL SCIENTIST

SOIL MAP WAS PRODUCED ACCORDING TO THE GUIDELINES PROVIDED IN SOIL SCIENCE SOCIETY NORTHERN NEW ENGLAND'S PUBLICATION "STANDARDS FOR HIGH INTENSITY SOIL MAP" for NEW HAMPSHIRE, APRIL 2008

STATE OF NEW HAMPSHIRE
JONATHAN A. SISSON III
No. 235
CERTIFIED WETLAND SCIENTIST

THE WETLANDS WERE FLAGGED ACCORDING TO THE 1987 CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y–87–1 AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0 JAN 2012 ERDC/EL TR–12–1

The Subdivision Regulations of the Town of New London are a part of this plat and approval of this plat 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) _____ _____

_____ _____

_____ _____

_____ _____

STATE OF NEW HAMPSHIRE
No. 833
CLAYTON E. PLATT
LICENSED LAND SURVEYOR
SIGNATURE

REVISIONS

10/21/18 – Add Soil/Wetland Certification, Area Lot 6

TOPOGRPAHY AND SOILS
SOO NIPI PARK – PLAN OF SUBDIVISION

TAX MAP 127 LOT 1 – 214 SOO NIPI PARK ROAD

PROPERTY OF

CRIMI HOLDINGS OF NH LLC

c/o PAMELA FANTINI, 7 MILL POND ROAD, MARBLEHEAD MA 01945

LOCATED IN

NEW LONDON, N.H.

SCALE = 0' 100' 200' 300' 400'

1" = 100'

SEPTEMBER 30, 2018

REVISED OCTOBER 21, 2018

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