

SHORELAND AREAS

TOTAL AREA WITHIN 250' BUFFER = 11,205 Sq.Ft.
 TOTAL IMPERVIOUS = 3,135 Sq.Ft. (27.9%)
 HOUSE/PORCH/DECKS = 1700 Sq.Ft.
 DRIVE = 1115 Sq.Ft.
 SHED = 215 Sq.Ft.
 WALK/STEPS = 100 Sq.Ft.

TOTAL AREA WITHIN 50-150' BUFFER = 5485 Sq.Ft.
 TOTAL UNALTERED AREA (50-150') = 1,085 Sq.Ft. (19.8%)

NET AREA WITHIN 50-150' BUFFER (LESS IMPERVIOUS) = 3805 Sq.Ft.
 TOTAL UNALTERED AREA (50-150') = 1,085 Sq.Ft. (28.5%)

- KEY**
- Stone Retaining Wall
 - Building Setback Per Zoning
 - Lake Setback Per Shoreland Protection
 - 1" Iron Pipe (found) - or as noted
 - 3/4" Iron Rod (set - 2007)
 - ⊞ Drain Inlet
 - Utility Pole / Overhead Lines
 - Edge Road / Drive
 - Culvert
 - Edge of Lawn of Plant Bed
 - Treeline
 - Hardwood / Softwood Tree
 - 100 Year Flood Hazard Line (See Notes)

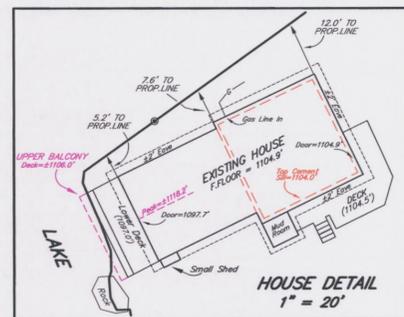


NOTES

1. Deed References:
 A. MCRD Book 2723 Page 51, Anne Dewey Trust to John and Linda Dowd, November 18, 2004.
 B. MCRD 981 Page 145, Bradley Dewey to Davis Rich Dewey, February 28, 1966.
2. The purpose of this plan is to show the boundaries, improvements, topography and all site features relating to the NH Shoreland Protection Act. See a boundary plan by this office for additional detail.
3. This plan is the result of a Nikon total station survey, March 22, 2017 having a closed traverse relative error of closure greater than 1:15,000.
4. All elevations are referenced to USGS datum based on the existing waterline located on March 22, 2017 shown as 1091.89' on the DES Dam Bureau website. The reference line along the Lake is shown at a surveyed elevation of 1093.15' (the 10.50' mark on the dam gauge).
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 of the Lake, 25' from road right of ways and a minimum of 20' from the sidelines with an aggregate of 50' on both sides.
6. No underground utilities were located as a part of this survey.
7. The 100 year flood boundary for Lake Sunapee is shown as scaled from FIRM 33013C0095E, dated April 19, 2010. This is the flood boundary as currently mapped; FEMA has recognized a base flood elevation of 1095.0' along Lake Sunapee and this elevation line runs much closer to the Lake.

REFERENCE PLANS

1. MCR Plan No.586 - "Plan of Land of Bradley Dewey conveyed to L.D.Tampkins..." by Ira Littlefield, January, 1930.
2. MCR Plan No.587 - "Plan of Land of Bradley Dewey conveyed to Dorothy D. Anthony..." by Ira Littlefield, December 1929.



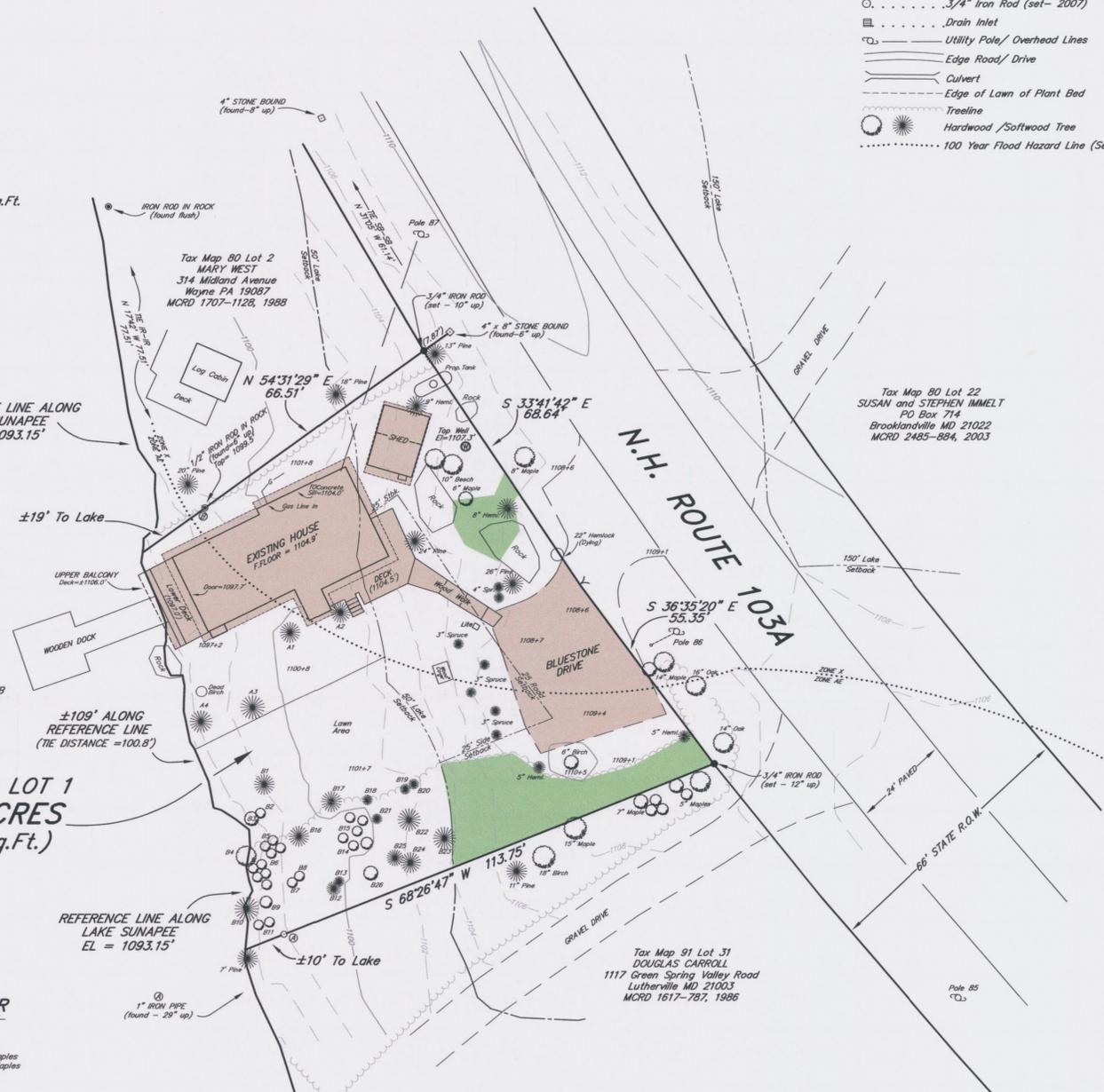
HERRICK COVE LAKE SUNAPEE

TAX MAP 80 LOT 1
 0.257 ACRES
 (±11,205 Sq.Ft.)

TREES WITHIN 50' BUFFER

- A1 - 24" White Pine
- A2 - 21" White Pine
- A3 - 24" Hemlock
- A4 - 18" White Pine
- B1 - 18" White Pine
- B2 - 6" Hardwood
- B3 - 3" Hardwood
- B4 - 4" White Birch
- B5 - Six 1" Maples
- B6 - 3" Maple
- B7 - 4" Red Maple
- B8 - 5" Maple
- B9 - 3" Red Maple
- B10 - 20" White Pine
- B11 - Two 1" Hardwoods
- B12 - 6" Spruce
- B13 - 3" Hemlock
- B14 - Two 3" Red Maples
- B15 - Four 2" Red Maples
- B16 - 25" White Pine
- B17 - 15" Spruce
- B18 - 2" Hemlock
- B19 - 2" Hemlock
- B20 - 3" Hemlock
- B21 - 4" Hemlock
- B22 - 19" White Pine
- B23 - 21" White Pine
- B24 - 6" Hemlock
- B25 - 7" Hemlock
- B26 - 6" White Birch

State Points	Town Points
CELL A: 60	40
CELL B: 158	98



HERRICK COVE LAKE SUNAPEE

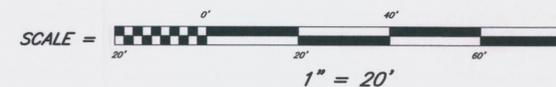


REVISIONS

**PLAN OF STANDARD PROPERTY SURVEY AND TOPOGRAPHIC SITE PLAN
 TAX MAP 80 LOT 1 - 476 NH ROUTE 103A**

PROPERTY OF THE
JOHN E. DOWD JR. and LINDA M. DOWD

LOCATED IN
 NEW LONDON, N.H.



APRIL 17, 2017

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

Certification for Recording

I certify that this survey plat is not a subdivision pursuant to this title and that the lines of streets and ways shown are those of public or private streets or ways already established and that no new ways are shown. (RSA 676:19)

Clayton E. Platt, LLS No. 833 Date 5/22/17