

APPLICATION FOR A VARIANCE



To: Zoning Board of Adjustment, Town of New London

Name of owner/applicant: SJAP LLC c/o PAM PERKINS

Mailing Address: PO Box 194 ML State: NH Zip 03257

Home Telephone: \_\_\_\_\_ Work Telephone: \_\_\_\_\_ Cell: \_\_\_\_\_

Email address: \_\_\_\_\_

Owner of property: SAME  
(if same as applicant, write "same")

Location of property 11 DIXIE LANE

Tax Map Number: 84 Lot Number: 29 Zone: \_\_\_\_\_

A variance is requested from the provisions of Article: XIII Section: K(2) of the Zoning Ordinance to permit A 0.8± ACRE LOT IN THE R1R2 ZONE AS OPPOSED TO THE 2.0 ACRE MIN. REQ'D IN R-2

Facts supporting this request: (SEE SUMMARY ATTACHED)

1. The variance will not be contrary to the public interest:

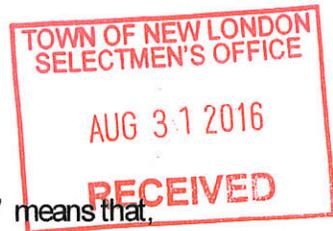
THE DENSITY REQUIREMENTS IN THE R24R1 DISTRICTS IS MAINTAINED AND THE HISTORICAL LOT LAYOUT ALONG DIXIE LANE IS ACKNOWLEDGED

2. The spirit of the ordinance is observed: THIS REQUIREMENT ENCOURAGES LOTS ON BORDERS OF DISTRICTS TO CONFORM TO LARGER LOT SIZES. THE DIXIE LANE LOTS PRE-DATE THE ZONING + ALLOWING A 0.8 AC. LOT VS. A 0.5 AC. IS REASONABLE.

3. Substantial justice is done: A LARGER LOT WILL ALLOW REASONABLE OF THE REAR YARD BEHIND THE EXISTING HOUSE AT 11 DIXIE LANE. THIS LAND IS SEPARATED FROM THE PROPOSED ±2.5 ACRE LOT IN THE R-2 ZONE AND WOULD HAVE LIMITED USE OR BENEFIT TO THAT OWNER.

4. The values of surrounding properties are not diminished; and: THE PROPOSED ±0.8 ACRE LOT WILL BE CONFORMING TO OTHER LOTS ON DIXIE LANE WITH SIMILAR LOT SIZE AND SIMILAR REAR YARDS

5. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship.



A. For purposes of this subparagraph, "unnecessary hardship" means that, owing to special conditions of the property that distinguish it from other properties in the area:

(1) No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property;

THE ZONING BOUNDARY THROUGH THIS LOT IS 500' FROM BARRETT RD. THIS HAS NO RELATIONSHIP TO THE HISTORICAL BOUNDARY ALONG THE WALL. ALLOWING A LARGER LOT (NOT A SMALLER ONE) IS IN THE PUBLIC INT. and

(2) The proposed use is a reasonable one;

A LOT LINE ±20' BEHIND THE EXISTING HOUSE WILL LIMIT THE USE + ENJOYMENT OF THAT PROPERTY AND ALLOWING ADDITIONAL YARD SPACE IS REASONABLE.

B. If the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

THE EXISTENCE OF THE ZONING BOUNDARY THROUGH THE ORIGINAL LOT AT 11 DIXIE LANE MAKES THIS A UNIQUE SITUATION.

Owner/applicant(s) Signature:  Date: 8/31/16

**NOTE:** This application is not acceptable unless all required statements have been made. Additional information may be supplied on a separate sheet if the space provided is inadequate.

For questions or assistance in completing these forms, please contact:  
Lucy St. John, Zoning Administrator  
603-526-4821, ext. 16  
Email: [zoning@nl-nh.com](mailto:zoning@nl-nh.com)

Or

Amy Rankins, Assessing Coordinator  
603-526-4821, ext. 20  
Email: [landuse@nl-nh.com](mailto:landuse@nl-nh.com)

# PENNYROYAL HILL, LAND SURVEYING & FORESTRY LLC

CLAYTON E. PLATT, LICENSED SURVEYOR AND LICENSED FORESTER

414 PINE HILL ROAD, CROYDON NH 03773 Tel.and Fax (603) 863-0981 claytonplatt@pennyroyalhill.com

TOWN OF NEW LONDON  
SELECTMEN'S OFFICE

AUG 31 2016

RECEIVED

## VARIANCE REQUEST SJAP LLC Tax Map 84 Lot 29 – 11 Dixie Lane New London, NH August 29, 2016

### GENERAL OVERVIEW:

SJAP LLC is requesting a variance from Article XIII K(2) of the zoning ordinance that requires a lot in two zones to comply with the requirements in the zone that is more restrictive. We are proposing to create a lot with sewer and water in the R1 and R2 district with a total of  $\pm 34,950$  sq. ft. (0.80 acres) where the R1 District requires 20,000 sq. ft. and the R2 District requires 2 acres (87,120 sf.) The proposed lot at 11 Dixie Lane (formerly Rowe) has an existing house that was built on a 0.82 acre lot around 1990. This lot is similar in size to other lots on Dixie Lane that were created by a 1960's subdivision. In 1990, the Rowes annexed a 2.58 acre field and garden area to their house lot on Dixie Lane. The current plan is to undo this annexation via a subdivision that would create a new 2.56 acre lot in the R2 zone and a 0.80 acre lot in the R1 zone.

Two sketches are attached that show two scenarios for the subdivision of the property. One shows a proposed new lot with  $\pm 23,600$  sq. ft. using the zoning boundary as the new line. This line is offset 500' from the centerline of Barrett Road and has no practical location as to the neighborhood conditions on Dixie Lane. The second sketch shows the same lot with a zoning variance allowing for an additional  $\pm 10,800$  sq. ft. of land behind the house within the R2 zone. This layout utilizes the stonewall as the part of the westerly boundary (as do the lots to the north). The proposed new lot off Pleasant Street would meet all the other requirements in the zoning with  $\pm 225'$  of frontage, an excess of 2 usable acres, and a 1.6 contiguous building area.

### NATURE OF THE VARIANCE REQUEST:

The SJAP property is unique in this neighborhood. It is a  $\pm 0.82$  acre house lot with a 2.53 acre field and garden lot attached in back. The other lots on Dixie Lane are generally  $\frac{3}{4}$  to 1 acre in size, larger than the minimum  $\frac{1}{2}$  acre required in the R1 zone, but not compliant with the 2 acre needed in the R2 zone. This can be expected near the rural edge of a high density zoning district. While it is practical and necessary to draw distinct lines between  $\frac{1}{2}$  acre zoning district and 2 acre zoning districts, the reality is that there is typically a transition area as one gets further from Main Street. This variance request asks the Board to recognize this and to allow a larger lot size for an existing house lot that sits primarily in the R1 zone. This would be similar to the other two lots on the southwest side of Dixie Lane which are located in both districts but are 0.72 acre and 0.92 acres.

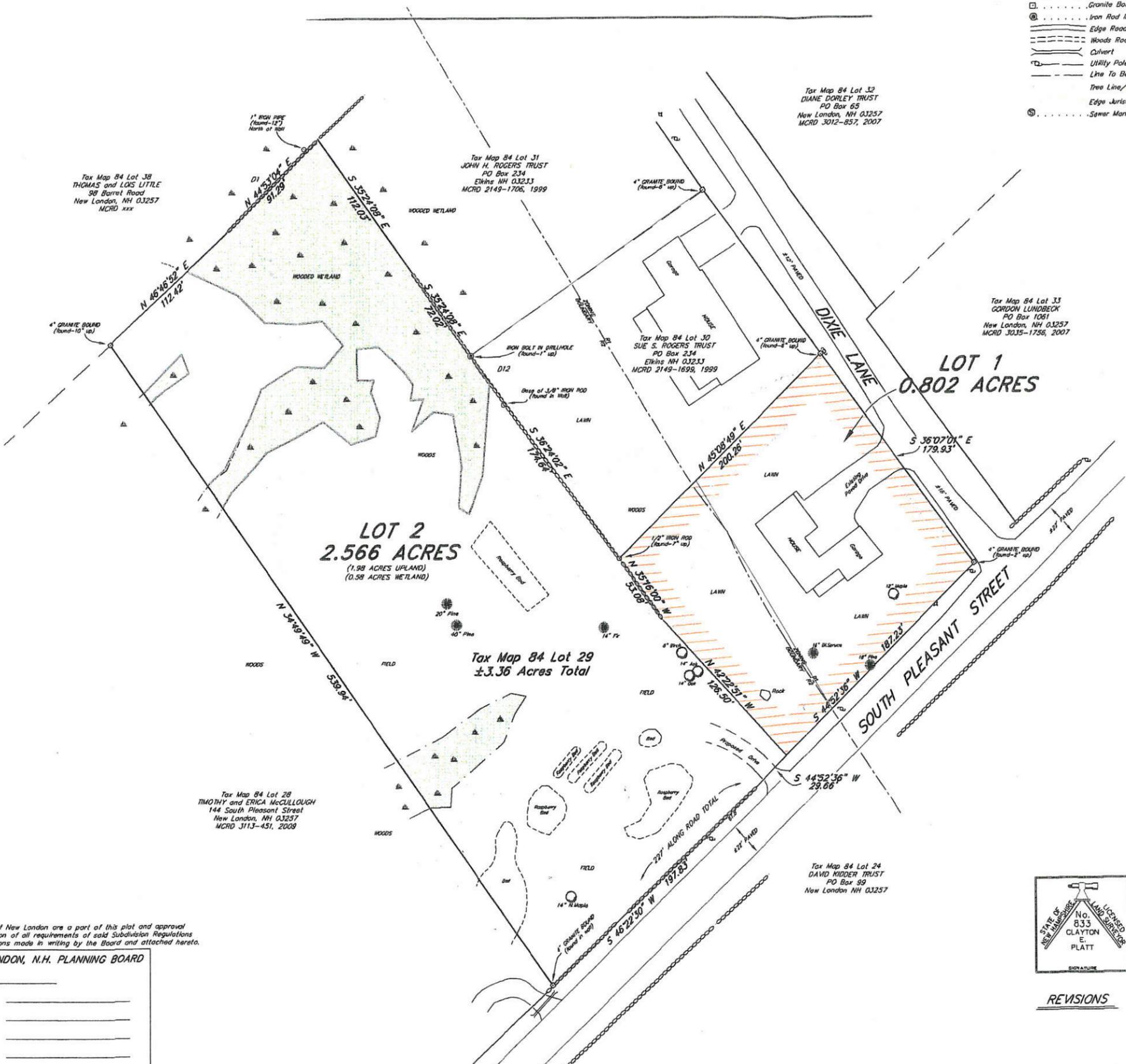
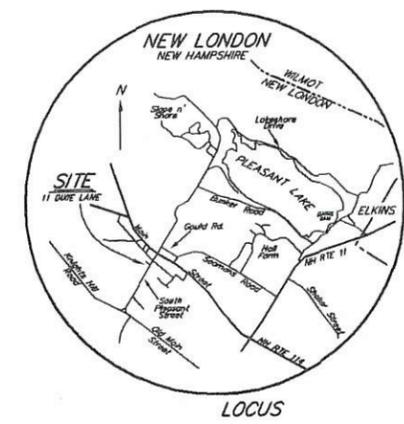
The owners want to subdivide one lot from their property while keeping the existing yard and landscaping with the house on Dixie Lane. Granting the zoning variance will allow them to achieve this goal while having no negative impact on the goals and purposes of the zoning ordinance. With or without the variance, there will only be one additional lot, and this lot will comply fully with the requirements in the R2 district. The question is whether to allow the lot on Dixie Lane to be slightly larger by adding land in the R2 District. The house is already sited on the property and was built on a pre-existing ±0.8 acre lot. The owner would like to maintain the rear yard, ±100' from the house rather than holding to the zoning boundary lying ±20' from the northwest corner of the existing house. There is already a backyard and it serves no benefit in having this as part of the 2.53 acre lot. Allowing our request will keep this lot consistent in size and layout to other lots on Dixie Lane. This is a reasonable request and keeps with the spirit and intent of the ordinance.



FOR REGISTRY USE ONLY

2016 OBSERVED MAGNETIC

- KEY**
- ..... 1" Iron Rod (found) - or as noted
  - ..... 3/4" Iron Rod (set - 2015) or as noted
  - ..... Granite Bound (set - 2015)
  - ⊙ ..... Iron Rod In Drillhole (set - 2015)
  - Edge Road/ Drive
  - Woods Road/Trail
  - Culvert
  - Utility Pole w/ Overhead Lines
  - - - - - Line To Be Vacated
  - Tree Line/ Edge Field
  - Edge Jurisdictional Wetlands
  - ⊙ ..... Sawer Manhole



TOWN OF NEW LONDON  
SELECTMEN'S OFFICE

AUG 31 2016

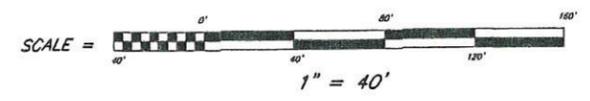
RECEIVED

OPTION 1 - WITH VARIANCE FOR 0.80 ACRE LOT IN R1/R2  
DRAFT - FOR REVIEW ONLY

TAX MAP 84 LOT 29 - 11 DIXIE LANE  
PLAN OF MINOR SUBDIVISION

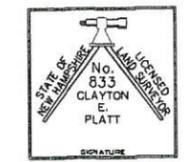
PROPERTY OF  
**SJAP LLC**  
PO BOX 194 NEW LONDON NH 03257

LOCATED IN  
NEW LONDON, N.H.



AUGUST 22, 2016

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



REVISIONS

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 \_\_\_\_\_

Town \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



MICHAEL J. WORK  
ATTORNEY AT LAW  
P.O. BOX 627

MERRIMACK COUNTY RECORDS *Kath L. Gray* CPC, Register

NEWPORT, NEW HAMPSHIRE 03773-0627

RETURN TO:

W. Michael Todd  
Attorney & Counsellor At Law  
P.O. Box 908  
New London, NH 03257-0908

\$ 4500-

Town of New London, NH

Deed Information

Map & Lot # 084-029

Sale Price \$ 300,000

Month & Year 6/16

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT **Cheryl Niles and W. Michael Todd, Trustees of the Karen Rowe Trust a/k/a The Karen A. Rowe Living Trust** dated November 16, 2010, with a mailing address of 200 Sixth Street, Dover, NH 03820, for consideration paid, **grants to SJAP, LLC**, a New Hampshire limited liability company, having a present mailing address of **PO Box 194, New London, NH 03257**, with WARRANTY COVENANTS, the following:

A certain tract or parcel of land with any improvements thereon situated in the Town of New London, County of Merrimack and State of New Hampshire and shown as Lot 84-80 on a plan entitled "Annexation Plan surveyed for Lewis E. Rowe located in New London, NH", dated October 1990 and recorded in the Merrimack County Registry of Deeds as **Plan 11882**, bounded and described as follows:

Beginning at a stone bound found at the corner of Pleasant Street and Dorley Road (now known as Dixie Lane) thence running S 46° 10' 31" W along said Pleasant Street, a distance of 200.66 feet to a calculated point; thence continuing along said street S 47° 20' 31" W a distance of 216.07 feet to a stone bound set at the corner of lot 84-35; thence turning and running N 33° 21' 52" W along said Lot 84-35, a distance of 541.03 feet to a stone bound set at Lot 84-40 on said plan; thence turning and running N 47° 01' 22" E, along said Lot 84-40 a distance of 201.59 feet to a drill hole found in a stone wall at Lot 84-82 on said plan; thence turning and running S 34° 27' 01" E, along said Lot 84-82, a distance of 225.84 feet to an iron rod found at Lot 84-81; thence running S 35° 51' 13" E along said Lot 84-81, a distance of 133.13 feet to an iron rod set at the southeast corner of said Lot 84-81; thence turning and running N 46° 27' 39" E along said Lot 84-81 a distance of 200.29 feet to an iron rod set at Dorley Road, now Dixie Lane; thence turning and running S 34° 49' 33" E along said Dorley Road, now Dixie Lane, a distance of 180.00 feet to a stone bound being the point of beginning.

Said parcel containing 3.37 acres according to said plan.

MEANING AND INTENDING to describe and convey all and the same premises as conveyed to Karen A. Rowe, Trustee of the Karen Rowe Trust by deed of Karen A. Rowe a/k/a Karen Rowe, dated November 16, 2010 and recorded at the Merrimack County Registry of Deeds at Book 3226, Page 1273.

Karen A. Rowe died March 23, 2016 leaving Cheryl Niles and W. Michael Todd as successor trustees in accordance with the Trust. (See death certificate recorded on near or even date herewith).

The undersigned trustees, as trustees under The Karen A Rowe Living Trust, hereby state that said trust has not been amended or terminated and that said trustees have full and absolute power in accordance with said trust agreement to convey any interest in real estate and improvements thereon held in said trust and, pursuant to NH RSA 564-A:7, no purchaser or third party shall be bound to inquire whether the trustees have said power or are properly exercising said power or to see to the application of any trust asset paid to the trustee for a conveyance thereof.

*NOTICE: This deed was prepared for W. Michael Todd at the request of the grantors and for their benefit. It was based solely on information provided by them. In the course of preparing the deed, no examination of title was requested and none was performed. Consequently, the said W. Michael Todd makes no representations as to any matters concerning the title that might be revealed by a title examination.*

DATED AND WITNESSED this 23<sup>rd</sup> day of JUNE, 2016.

THE KAREN A. ROWE LIVING TRUST

Michael J. Work  
Witness:

Cheryl Niles, Trustee  
Cheryl Niles, Trustee

W. Michael Todd, Trustee  
W. Michael Todd, Trustee

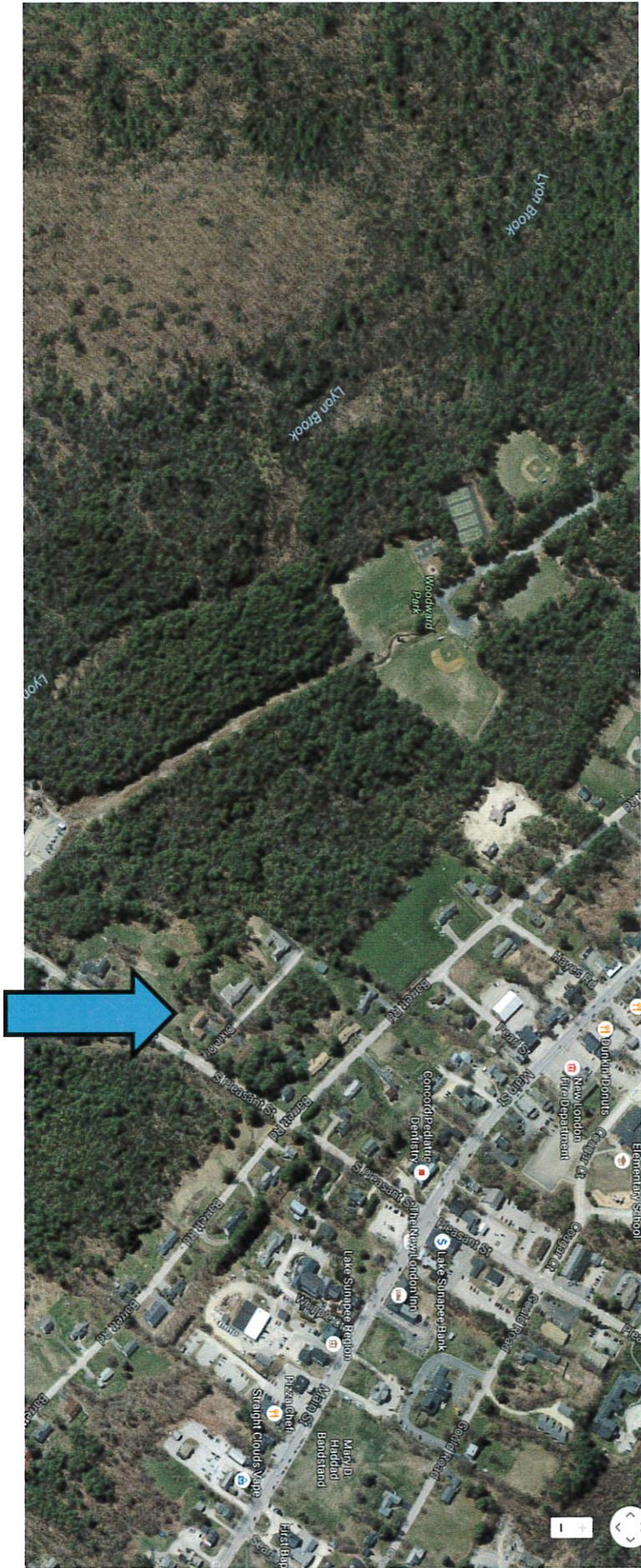
STATE OF NEW HAMPSHIRE  
COUNTY OF MERRIMACK

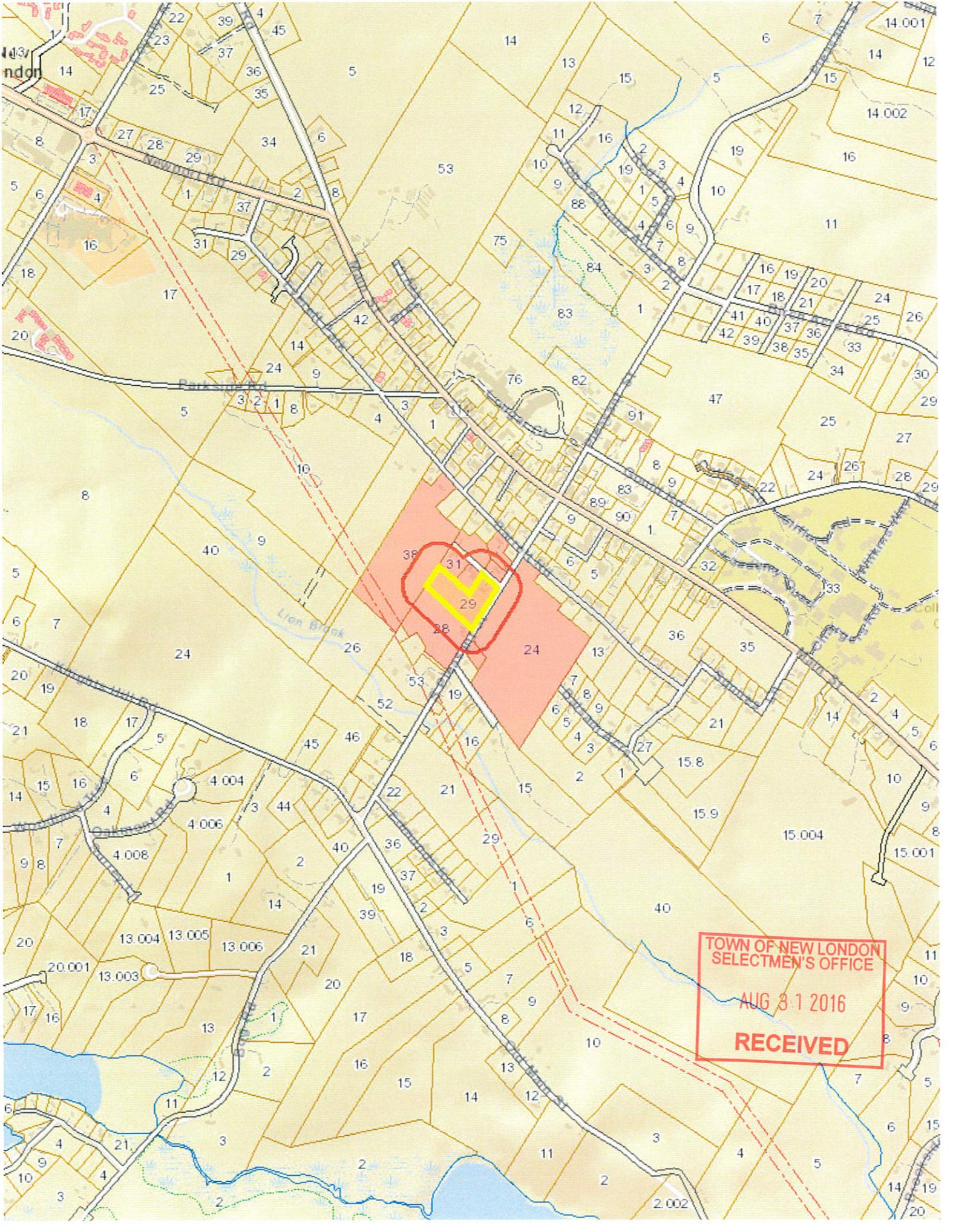
This instrument was acknowledged before me on June 23, 2016, 2016 by Cheryl Niles and W. Michael Todd in their capacity as Trustees of the Karen A. Rowe Living Trust.

Michael J. Work  
Notary Public  
My Commission Expires: 8-22-2017



TOWN OF NEW LONDON  
SELECTMEN'S OFFICE  
AUG 31 2016  
RECEIVED





TOWN OF NEW LONDON  
SELECTMEN'S OFFICE  
AUG 31 2016  
RECEIVED



September 15, 2016

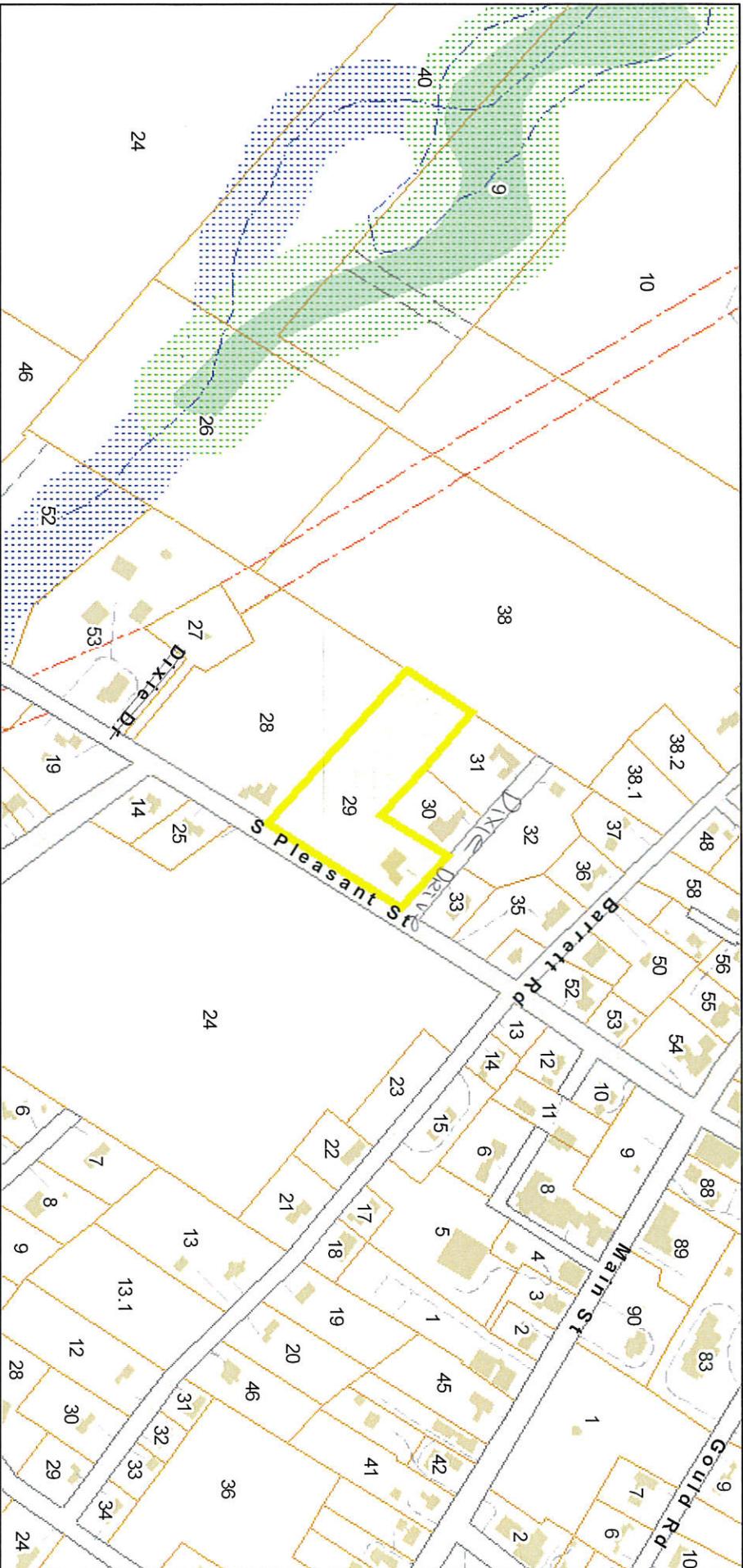
# 11 Dixie Lane

Tax Map 084-029-000

1 inch = 400 Feet



www.cai-tech.com



	PROPERTYLINE		UTILITY		USGS Hydrography
	ROAD		New London Buildings		Wetland 100 Foot Buffer
	DW		Right of Ways		Stream Overlay 100 Foot Buffer
	RW		Street Names		PALUSTRINE

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

*Note: Streams & wetlands Protection map (2001), don't show wetlands.*



September 15, 2016

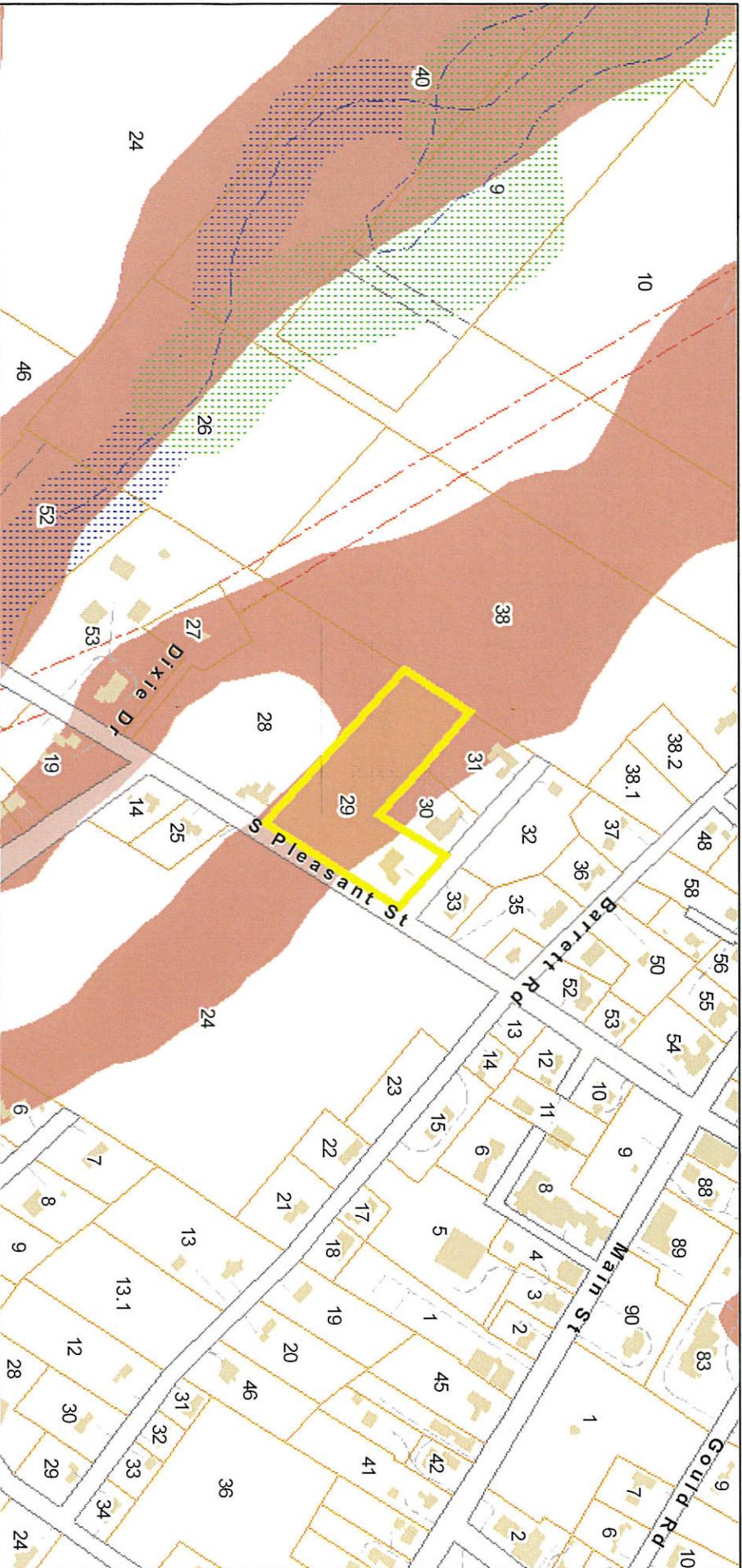
# 11 Dixie Lane

Tax Map 084-029-000

1 inch = 400 Feet



www.cai-tech.com



	PROPERTYLINE		UTILITY		USGS Hydrography		Poorly Drained Soils
	ROAD		New London Buildings		X		
	DW		Right of Ways		Wetland 100 Foot Buffer		
	RW		Stream Names		Stream Overlay 100 Foot Buffer		

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

*Note on  
steep slopes + hydric  
soils map shown  
as very poorly drained  
soils.*

CURRENT OWNER		TOPO	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT		
SNAP LLC	4 Rolling	2 Public Water	1 Paved	3 Rural	Description	Code	Appraised Value	Assessed Value
PO BOX 194		3 Public Sewer			RESIDENTL	1010	246,100	246,100
NEW LONDON, NH 03257					RES LAND	1010	98,600	98,600
Additional Owners:					RESIDENTL	1010	2,000	2,000
SUPPLEMENTAL DATA					2119 NEW LONDON, NH			
Other ID: 00084 00080 00000								
ZONE								
UTILITY								
Ward Prec. ROADFF								
ASSOC PID#					Total: 346,700			

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	W/U	W/I	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)	
SNAP LLC	3519/1942	06/23/2016	Q	1	300,000	00	Yr.	Code	Assessed Value
ROWE KAREN TRUST	3226/1273	11/19/2010	U	1	28,800	00	2016	1010	246,100
ROWE LEWIS E & KAREN	1711/1050	03/01/1988	Q	1	0	00	2016	1010	98,600
ROWE LEWIS E & KAREN							2016	1010	2,000
Total:							346,700		346,700

EXEMPTIONS		Amount	Code	Description	Number	Amount	Comm. Int.	APPRAISED VALUE SUMMARY	
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.	Appraised Bldg. Value (Card)
							0	0	244,200
							0	0	1,900
							0	0	2,000
							0	0	98,600
Total:							346,700		346,700

OTHER ASSESSMENTS		Amount	Code	Description	Number	Amount	Comm. Int.	VISIT/ CHANGE HISTORY	
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.	Date
									07/06/2016
									08/29/2013
									04/29/2013
									12/01/2010
									11/11/2002
Total:							346,700		

BUILDING PERMIT RECORD		Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	ID	Cd.	Purpose/Result
Permit ID	Issue Date	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	ID	Cd.	Purpose/Result
16-079	07/18/2016	20,000		0		Demo deck & replacing w	07/06/2016		AR	AC	ADMIN DATA ENTRY
							08/29/2013		KM	AC	ADMIN DATA ENTRY
							04/29/2013		RE	M	MEASURE
							12/01/2010		AR	AC	ADMIN DATA ENTRY
							11/11/2002		DG	ML	MEASURE & LIST
Total:							346,700				

LAND LINE VALUATION SECTION		Unit Price	Factor S.A.	Disc	Factor C.	ST. Idx	Adj.	Notes-Adj	Special Pricing	S-Adj	Adj. Unit Price	Land Value
B Use	Use	Unit Price	Factor S.A.	Disc	Factor C.	ST. Idx	Adj.	Notes-Adj	Special Pricing	S-Adj	Adj. Unit Price	Land Value
1 1010	Single Fam MDL-01	1,99	1,0000	4	1,0000	1,00	0,00			1,00	1,99	86,700
1 1010	Single Fam MDL-01	5,000,00	1,0000	0	1,0000	1,00	0,00			1,00	5,000,00	11,900
Total Card Land Units: 3.37 AC Parcel Total Land Area: 3.37 AC Total Land Value: 98,600												

ASSESSING NEIGHBORHOOD		Street Index Name	Tracing	Batch
NBHD/SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

NOTES		Notes-Adj
YELLOW IA	4/13 APPEARS NO CHANGES, ADDED UHS	

APPRAISED VALUE SUMMARY		Appraised Value	Assessed Value
Appraised Bldg. Value (Card)		244,200	
Appraised XF (B) Value (Bldg)		1,900	
Appraised OB (L) Value (Bldg)		2,000	
Appraised Land Value (Bldg)		98,600	
Special Land Value		0	
Total Appraised Parcel Value		346,700	
Valuation Method:			
Adjustment:			
Net Total Appraised Parcel Value		346,700	

**CONSTRUCTION DETAIL**

**CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	04		Cape Cod				
Model	01		Residential				
Design/Appeal	05		Average +25				
Stories	1		1 Story				
Occupancy	1						
Exterior Wall 1	11		Clapboard				
Exterior Wall 2							
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asph/F Gls/Cmp				
Interior Wall 1	05		Drywall/Sheet				
Interior Wall 2							
Interior Flr 1	12		Hardwood				
Interior Flr 2							
Heat Fuel	02		Oil				
Heat Type	05		Hot Water				
AC Type	01		None				
Total Bedrooms	02		2 Bedrooms				
Total Bathrooms	2						
Total Half Baths	1						
Total Xtra Fixrs	1						
Total Rooms	6		6 Rooms				
Bath Style	02		Average				
Kitchen Style	03		Modern				

**OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)**

Code	Description	Comment	L/B	Units	Unit Price	Yr.	Gde	Dp	Rt	Chd	%Chd	Apr Value
RVP2	RES PAV MED		L	1	2,000.00	2003					100	2,000
FPL1	FIREPLACE 1		B	1	2,400.00	1995					100	1,900

**BUILDING SUB-AREA SUMMARY SECTION**

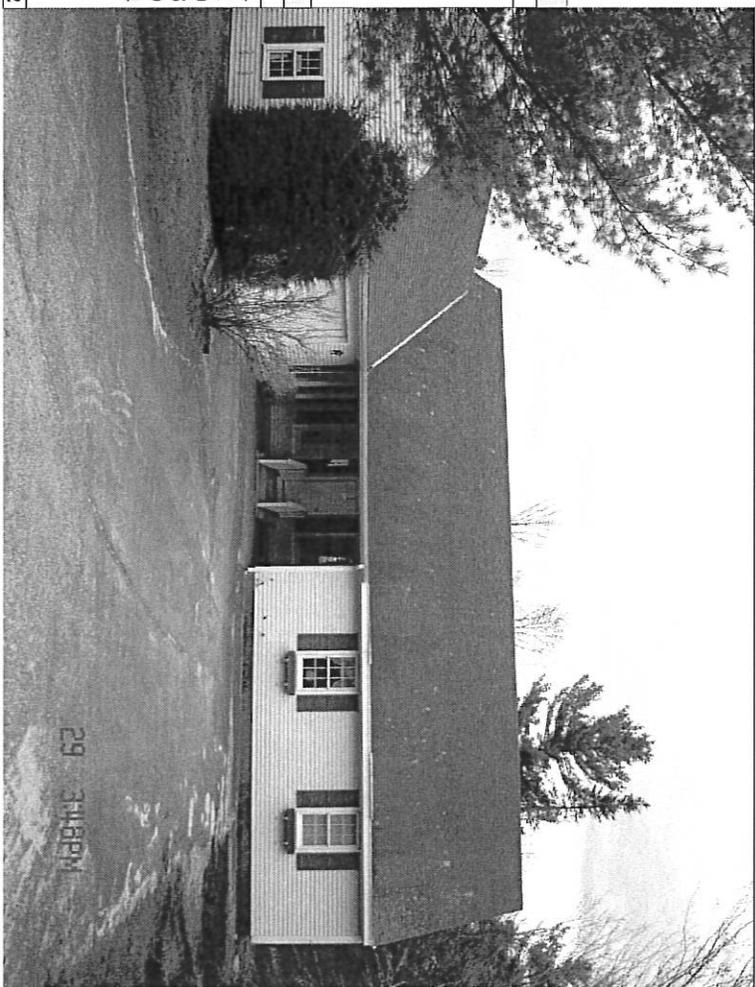
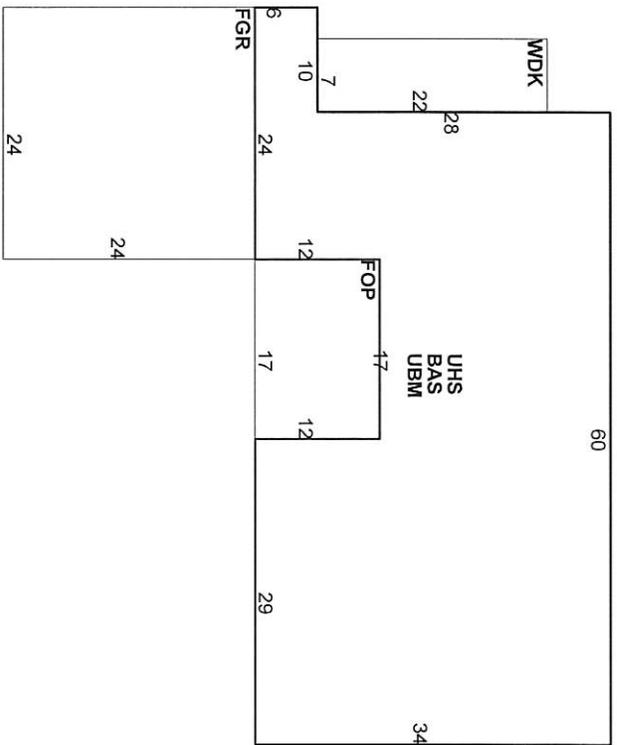
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,896	1,896	1,896		190,074
FGR	Attached Garage	0	576	202		20,251
FOP	Open Porch	0	204	41		4,110
UBM	Unfinished Basement	0	1,896	379		37,995
UHS	Half Story, Unfinished	0	1,896	474		47,519
WDK	Deck	0	154	15		1,504
<b>Ttl. Gross Liv/Lease Area:</b>		<b>1,896</b>	<b>6,622</b>	<b>3,007</b>		<b>301,452</b>

**COST/MARKET VALUATION**

Adj. Base Rate:	100.25
Net Other Adj:	301,452
Replace Cost	0.00
AYB	301,452
EYB	1990
Dep Code	1995
Remodel Rating	A
Year Remodeled	
Dep %	19
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	81
Apprais Val	244,200
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	

**MIXED USE**

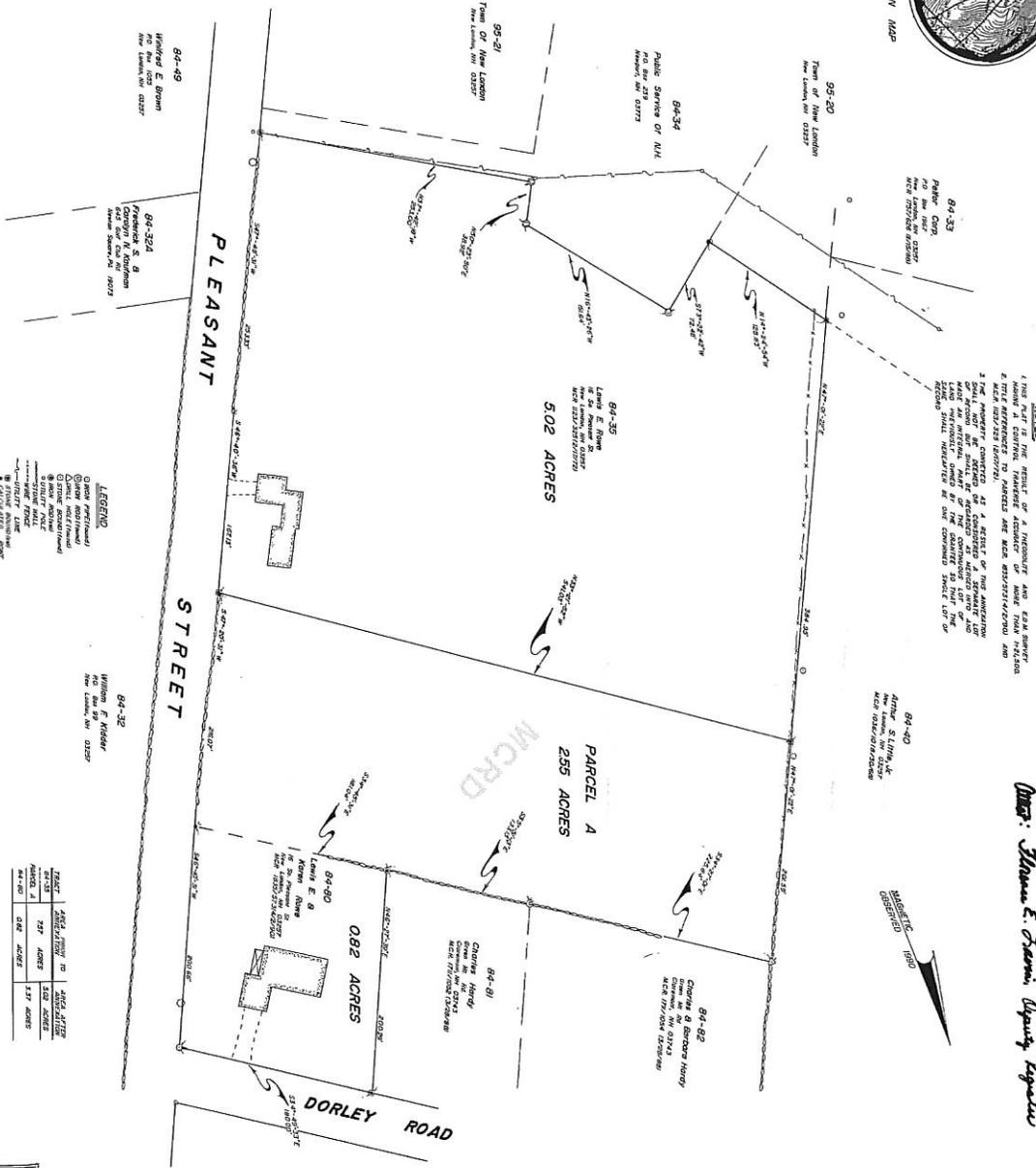
Code	Description	Percentage
1010	Single Fam MDL-01	100



#11882 1:40pm  
24th B. Town of New London



LOCATION MAP



**NOTES**  
1. THIS PLAN IS THE RESULT OF A RECONSTRUCTION AND IS NOT A SURVEY.  
2. THIS PLAN IS THE RESULT OF A RECONSTRUCTION AND IS NOT A SURVEY.  
3. THIS PLAN IS THE RESULT OF A RECONSTRUCTION AND IS NOT A SURVEY.

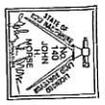
84-40  
Arthur S. Smith, Jr.  
New London, NH 03257



**LEGEND**  
 (Symbol) BOUNDARY  
 (Symbol) CONVEYANCE  
 (Symbol) EASEMENT  
 (Symbol) ENCUMBRANCE  
 (Symbol) FENCE  
 (Symbol) FUTURE PLANNED  
 (Symbol) LOTS  
 (Symbol) METERS  
 (Symbol) OTHER

TRACT	AREA (ACRES)	NO. ACRES
84-40	2.17	2.17
84-41	0.82	0.82
84-42	0.82	0.82
84-43	0.82	0.82
84-44	0.82	0.82
84-45	0.82	0.82
84-46	0.82	0.82
84-47	0.82	0.82
84-48	0.82	0.82
84-49	0.82	0.82
84-50	0.82	0.82
84-51	0.82	0.82
84-52	0.82	0.82
84-53	0.82	0.82
84-54	0.82	0.82
84-55	0.82	0.82
84-56	0.82	0.82
84-57	0.82	0.82
84-58	0.82	0.82
84-59	0.82	0.82
84-60	0.82	0.82
84-61	0.82	0.82
84-62	0.82	0.82
84-63	0.82	0.82
84-64	0.82	0.82
84-65	0.82	0.82
84-66	0.82	0.82
84-67	0.82	0.82
84-68	0.82	0.82
84-69	0.82	0.82
84-70	0.82	0.82
84-71	0.82	0.82
84-72	0.82	0.82
84-73	0.82	0.82
84-74	0.82	0.82
84-75	0.82	0.82
84-76	0.82	0.82
84-77	0.82	0.82
84-78	0.82	0.82
84-79	0.82	0.82
84-80	0.82	0.82
84-81	0.82	0.82
84-82	0.82	0.82
84-83	0.82	0.82
84-84	0.82	0.82
84-85	0.82	0.82
84-86	0.82	0.82
84-87	0.82	0.82
84-88	0.82	0.82
84-89	0.82	0.82
84-90	0.82	0.82
84-91	0.82	0.82
84-92	0.82	0.82
84-93	0.82	0.82
84-94	0.82	0.82
84-95	0.82	0.82
84-96	0.82	0.82
84-97	0.82	0.82
84-98	0.82	0.82
84-99	0.82	0.82
84-100	0.82	0.82

84-32  
William F. Kibbey  
New London, NH 03257



SCALE IN FEET



PREPARED BY KEVIN HODD, N.C. FORESTERS AND SURVEYORS, WILKINSON, NH 03297  
FILE NO. 11882-342-424

ANNEXATION PLAN  
SURVEYED FOR  
**LEWIS E. ROWE**  
LOCATED IN  
NEW LONDON, N.H.

OCTOBER 1990

#11882 Recorded Nov 16, 1:40pm 1990  
Owner: Thomas E. Starni, Deputy Register

TOWN OF NEW LONDON, NH PLANNING BOARD  
 METEOROLOGICAL SERVICE BOARD CERTIFICATION NO. N/A  
 STATE BOARD OF REAL ESTATE REGISTRATION NO. N/A  
 REGISTERED PROFESSIONAL SURVEYOR  
 LICENSE NO. 11882  
 EXPIRES 12/31/90  
 SURVEYED BY  
 KEVIN HODD  
 REGISTERED PROFESSIONAL SURVEYOR  
 LICENSE NO. 11882  
 EXPIRES 12/31/90



September 15, 2016

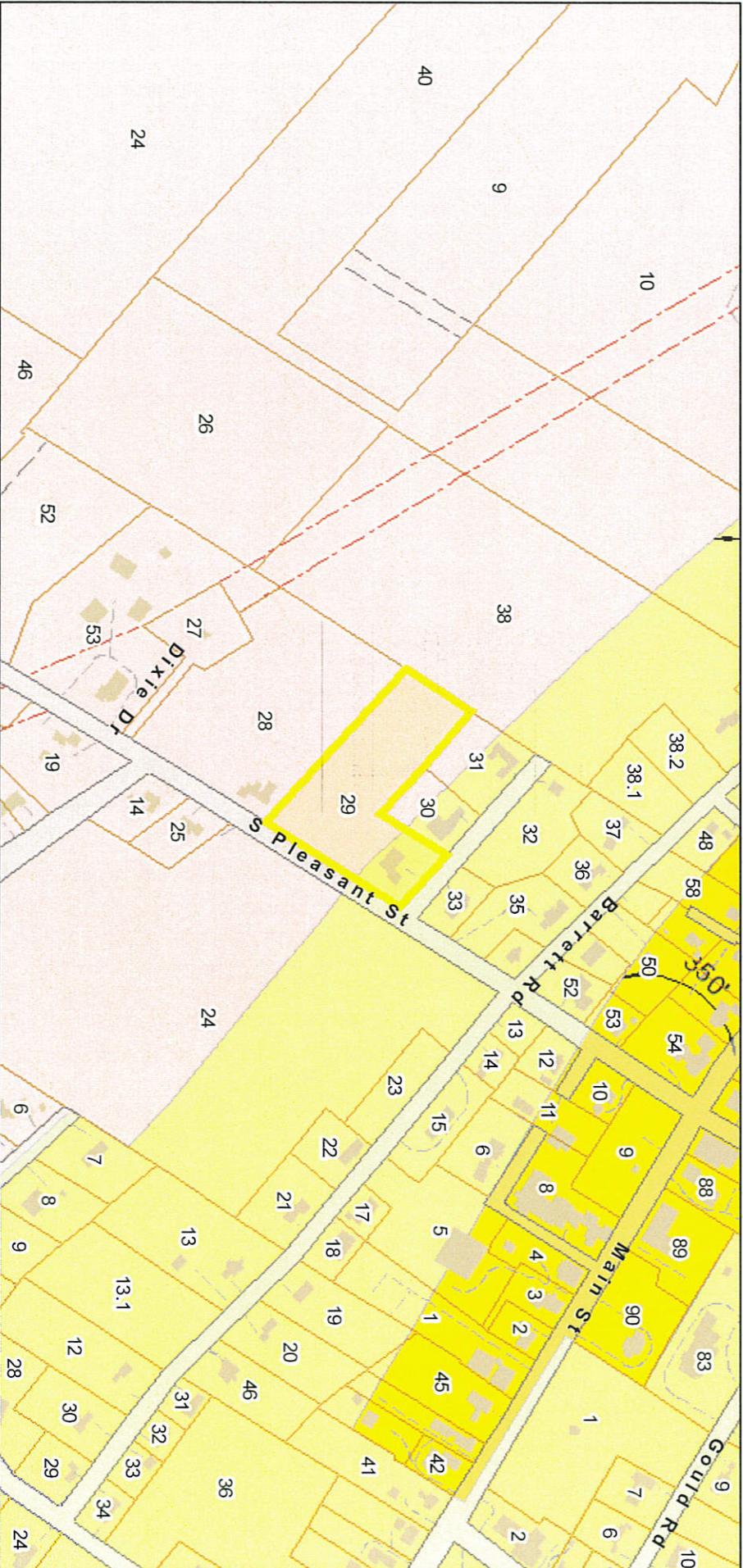
# 11 Dixie Lane

Tax Map 084-029-000

1 inch = 400 Feet



www.cai-tech.com



PROPERTYLINE	UTILITY	Zone Arcs	R-2
ROAD	New London Buildings	COMMERCIAL	
DW	Right of Ways	INSTITUTIONAL	
RW	Street Names	R-1	

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



LOCATION MAP

# 11882 Recorded Nov 16, 1:40 pm 1990

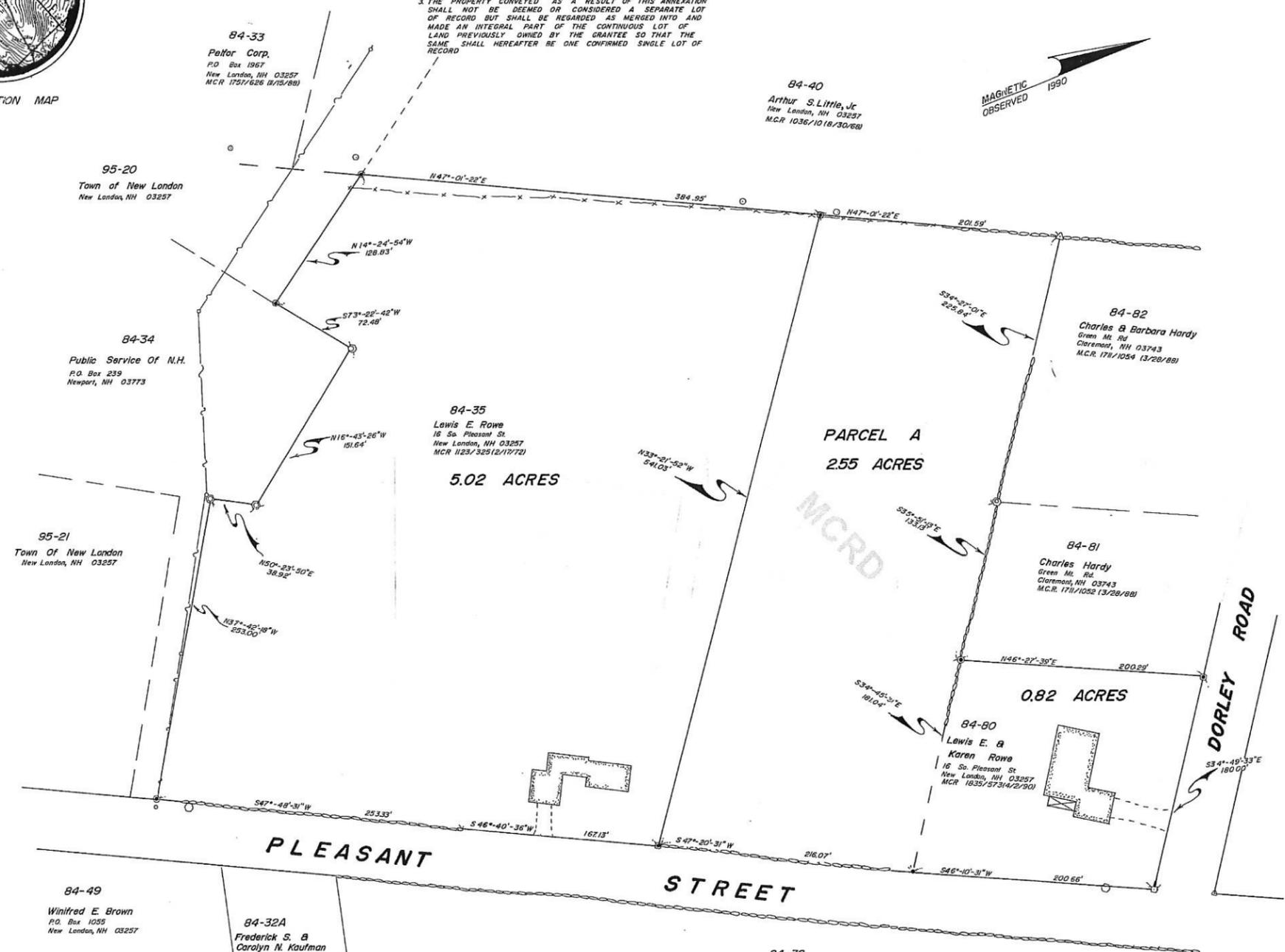
Attor: Florence E. Farni, Deputy Register

TOWN OF NEW LONDON, NH PLANNING BOARD

WATER POLLUTION CONTROL BOARD CERTIFICATION NO. NA  
 STATE DREDGE AND FILL PERMIT NUMBER NA  
 STATE HIGHWAY DEPT PERMIT NA  
 APPLICATION FILED 10/20/90  
 HEARING DATE 11/13/90  
 APPROVAL DATE 11/14/90

MEMBERS OF BOARD:  
 Chairman: L. Brook  
 Secretary: Carolyn P. Marshall  
David J. ...  
...

**NOTES**  
 1. THIS PLAT IS THE RESULT OF A THEODOLITE AND EDM SURVEY HAVING A CONTROL TRAVERSE ACCURACY OF MORE THAN 1:21,500.  
 2. TITLE REFERENCES TO PARCELS ARE M.C.R. 1835/573 (4/2/90) AND M.C.R. 1123/325 (2/17/72).  
 3. THE PROPERTY CONVEYED AS A RESULT OF THIS ANNEXATION SHALL NOT BE DEEMED OR CONSIDERED A SEPARATE LOT OF RECORD BUT SHALL BE REGARDED AS MERGED INTO AND MADE AN INTEGRAL PART OF THE CONTIGUOUS LOT OF LAND PREVIOUSLY OWNED BY THE GRANTEE SO THAT THE SAME SHALL HEREAFTER BE ONE CONFIRMED SINGLE LOT OF RECORD.

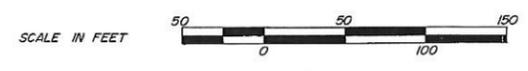
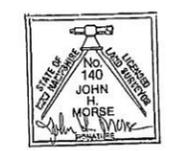


ANNEXATION PLAN  
 SURVEYED FOR  
**LEWIS E. ROWE**  
 LOCATED IN  
 NEW LONDON, N.H.

OCTOBER 1990

**LEGEND**  
 ○ IRON PIPE (found)  
 ⊙ IRON ROD (found)  
 △ DRILL HOLE (found)  
 □ STONE BOUND (found)  
 ⊗ IRON ROD (lost)  
 ○ UTILITY POLE  
 --- STONE WALL  
 --- WIRE FENCE  
 --- UTILITY LINE  
 ⊕ STONE BOUND (lost)  
 ● CALCULATED POINT  
 ○ HYDRANT

TRACT	AREA PRIOR TO ANNEXATION	AREA AFTER ANNEXATION
84-35	7.57 ACRES	5.02 ACRES
PARCEL A		3.37 ACRES
84-80	0.82 ACRES	



# 11882 1:40pm  
21<sup>st</sup> B. Town of New London