

FOR REGISTRY USE ONLY

2015 OBSERVED MAGNETIC



- KEY**
- x-x-x- Old Barbed Wire Fence
 - 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
 - Sewer Manhole
 - Water Shutoff

NOTES

1. Deed references for property are:
 - A. TM 84 Lot 79 - MCR Book 2101 Page 1273, James L. Hume to Brian and Melanie Muchow, May 30, 1998.
 - B. TM 84 Lot 81 - MCR Book 3487 Page 552, Andrew and Carrie Deedan to Donald and Elaine Greaney, July 31, 2015.
2. This plan is the result of a Nikon DTM 522 total station survey, August 10, 2015, having a closed traverse relative error of closure greater than 1:15,000.
3. The purpose of this plan is to show the following:
 - A. The annexation of Parcel A (0.235 acs) from TM 84 Lot 81 (Greaney) to TM 84-79 (Stahlman).
 - B. A standard property survey of TM 84 Lot 79 (Stahlman) and TM 84 Lot 81 (Greaney).
 - C. The existing site conditions and topography on TM 84-79 and Parcel A, as well as a proposed layout for a proposed 22 space parking lot behind the Stahlman Office building.
4. 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 grantees so that the same shall hereafter be one confirmed single lot of record.
5. This property is located in the following zoning districts:
 - A. TM 84-79 is located in the Commercial District; the required building setbacks are 10' from property lines and 30' from the edge of road right of ways.
 - B. TM 84-81 is located in the R-1 District; the required building setbacks are 15' from property lines and 25' from the edge of road right of ways. A variance request is pending for the use of Parcel A as a parking area.
6. Easements of Record:
 - A. Unrecorded, signed easement on file at the New London Town Hall; Bob Stahlman to the Town of New London for a 3' sidewalk over TM 84-79, near Pleasant Street, dated May 27, 1988.
7. Proposed Easements:
 - A. Driveway easement along the northerly portion of TM 84-80 (as shown) to allow for the construction of a driveway to the rear parking area, for the benefit of TM 84-79.

STAHLMAN OFFICE BUILDING
74 PLEASANT STREET
PLAN OF ANNEXATION AND CONCEPTUAL PARKING LAYOUT

PROPERTY TO BE CONVEYED FROM
 TAX MAP 84 LOT 81, 21 GOULD ROAD - PROPERTY OF
DONALD and ELAINE G.M. GREANEY
 2 MILL STREET EXT. GROVELAND MA 01834

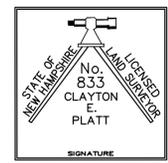
TO TAX MAP 84 LOT 79 - PROPERTY OF THE
ROBERT L. STAHLMAN REVOCABLE TRUST
 PO BOX 84 WILMOT NH 03287

LOCATED IN
NEW LONDON, N.H.

SCALE =
 1" = 30'

SEPTEMBER 1, 2015

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 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 _____

(NAME) _____

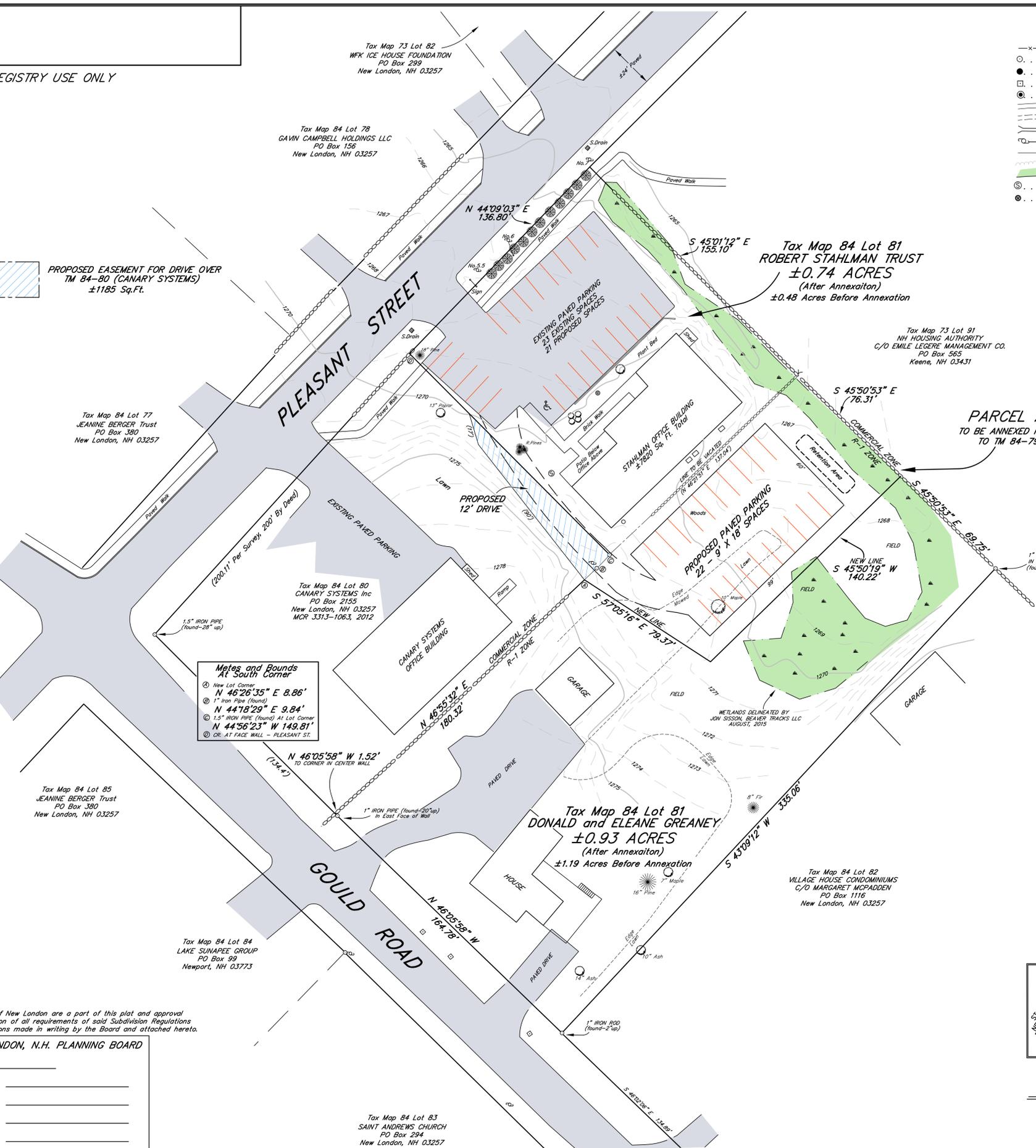
Metes and Bounds At South Corner

- ① New Lot Corner
N 46°26'35" E 8.86'
- ② 1" Iron Pipe (found)
N 44°18'29" E 9.84'
- ③ 1.5" IRON PIPE (found) AT Lot Corner
N 44°56'23" W 149.81'
- ④ CR. AT FACE WALL - PLEASANT ST.

N 46°05'58" W 1.52'
 TO CORNER IN CENTER WALL
 (134.4')

Tax Map 84 Lot 84
 LAKE SUNAPEE GROUP
 PO Box 99
 Newport, NH 03773

Tax Map 84 Lot 83
 SAINT ANDREWS CHURCH
 PO Box 294
 New London, NH 03257



PROPOSED EASEMENT FOR DRIVE OVER
 TM 84-80 (CANARY SYSTEMS)
 ±1185 Sq.Ft.

Tax Map 84 Lot 81
 ROBERT STAHLMAN TRUST
 ±0.74 ACRES
 (After Annexation)
 ±0.48 Acres Before Annexation

PARCEL A - 0.26 ACS
 TO BE ANNEXED FROM TM 84-81 (GREANEY)
 TO TM 84-79 (STAHLMAN TRUST)

Tax Map 84 Lot 81
 DONALD and ELAINE GREANEY
 ±0.93 ACRES
 (After Annexation)
 ±1.19 Acres Before Annexation

Tax Map 84 Lot 82
 VILLAGE HOUSE CONDOMINIUMS
 C/O MARGARET MCPADDEN
 PO Box 1116
 New London, NH 03257

Tax Map 84 Lot 77
 JEANINE BERGER Trust
 PO Box 380
 New London, NH 03257

Tax Map 84 Lot 80
 CANARY SYSTEMS Inc
 PO Box 2155
 New London, NH 03257
 MCR 3313-1063, 2012

Tax Map 73 Lot 82
 WFK ICE HOUSE FOUNDATION
 PO Box 299
 New London, NH 03257

Tax Map 84 Lot 78
 GAVIN CAMPBELL HOLDINGS LLC
 PO Box 156
 New London, NH 03257

Tax Map 73 Lot 91
 NH HOUSING AUTHORITY
 C/O EMILE LEGERE MANAGEMENT CO.
 PO Box 565
 Keene, NH 03431