

Bristol, Sweet & Associates, Inc.

Land Surveyors — Civil Engineers
112 KEYSER STREET, P.O. BOX 114
NORTH SUTTON, NEW HAMPSHIRE 03260

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27 October 2016

Planning Board
Town of New London
375 Main Street
New London, NH 03257

**Re: Trayner Survey, 431 Shaker Street & Mountain Road, New London
Tax Lot #111-20, 111-19 & 111-18**

Dear Board,

Enclosed is a print of the Trayner survey plan for property located at 431 Shaker Street & Mountain Road, which is to be filed with you per RSA 676:18. This plan has been recorded at the Registry of Deeds as Plan #18,944, on 13 October 2016.

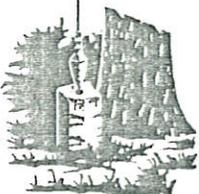
Please call or write if you have any questions.

Very truly yours,



Douglas H. Sweet

Enclosure



| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | | | |
|---------------------|-----|-----|---------------------------------|---------|-----|-----|-------------|
| Element | Cd. | Ch. | Description | Element | Cd. | Ch. | Description |
| Style | 04 | | Cape Cod | | | | |
| Model | 01 | | Residential | | | | |
| Design/Appeal | 03 | | Average | | | | |
| Stories | 1.5 | | 1 1/2 Stories | | | | |
| Occupancy | 1 | | | | | | |
| Exterior Wall 1 | 11 | | Clapboard | | | | |
| Exterior Wall 2 | 03 | | Gable/Hip | | | | |
| Roof Structure | 03 | | Asph/F Gls/Cmp | | | | |
| Roof Cover | 03 | | Plastered | | | | |
| Interior Wall 1 | 03 | | | | | | |
| Interior Wall 2 | 02 | | Minimum/Plywd | | | | |
| Interior Flr 1 | 02 | | | | | | |
| Interior Flr 2 | 02 | | Oil | | | | |
| Heat Fuel | 02 | | Hot Water | | | | |
| Heat Type | 05 | | None | | | | |
| AC Type | 01 | | 2 Bedrooms | | | | |
| Total Bedrooms | 02 | | | | | | |
| Total Baths | 1 | | | | | | |
| Total Half Baths | 0 | | | | | | |
| Total Xtra Fixtr | 0 | | | | | | |
| Total Rooms | 5 | | 5 Rooms | | | | |
| Bath Style | 01 | | Old Style | | | | |
| Kitchen Style | 01 | | Below Avg | | | | |

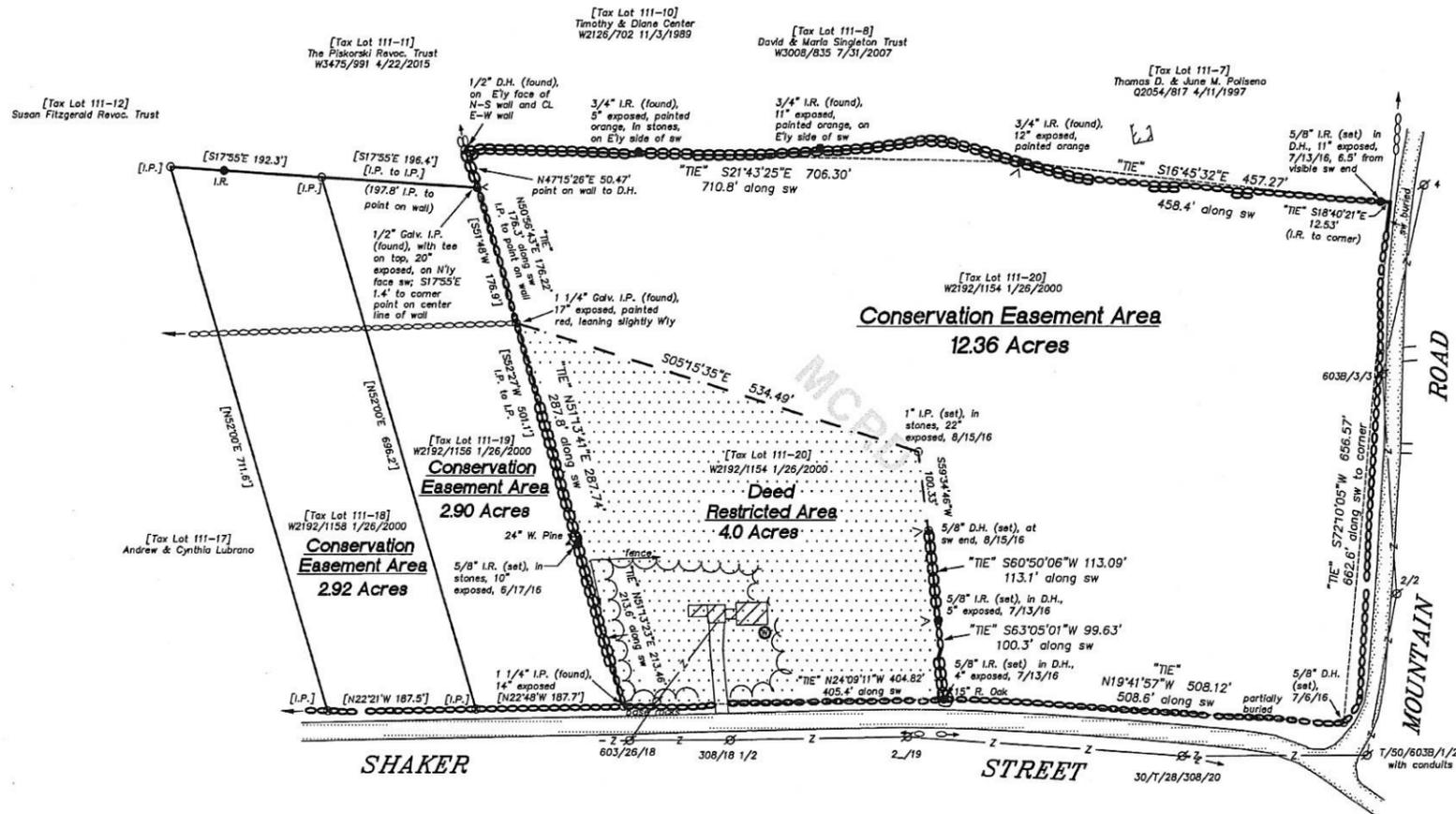
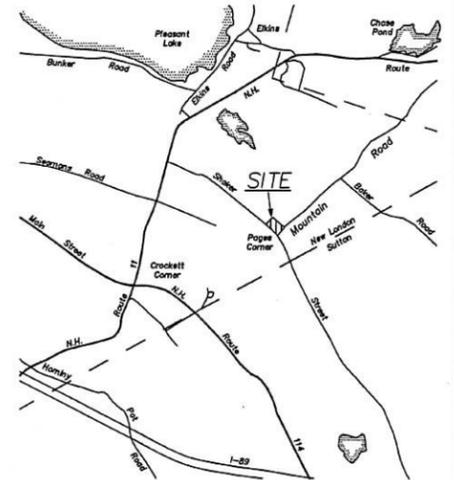
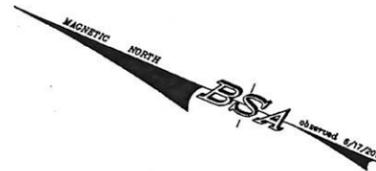
| MIXED USE | | | COST/MARKET VALUATION | | |
|-----------|--------------------|------------|-----------------------|--------------------------|--------------|
| Code | Description | Percentage | Adj. Base Rate: | Net Other Adj: | Replace Cost |
| 1010 | Single Fam MIDL-01 | 100 | 78.31 | 162,337 | 0.00 |
| | | | | 162,337 | 1949 |
| | | | | EYB | 1978 |
| | | | | Dep Code | A |
| | | | | Remodel Rating | |
| | | | | Year Remodeled | |
| | | | | Dep % | 36 |
| | | | | Functional Obslnc | 0 |
| | | | | External Obslnc | 0 |
| | | | | Cost Trend Factor | 1 |
| | | | | Condition | |
| | | | | % Complete | 64 |
| | | | | Overall % Cond | 103,900 |
| | | | | Apprais Val | 0 |
| | | | | Dep % Ovr | 0 |
| | | | | Dep Ovr Comment | |
| | | | | Misc Imp Ovr | 0 |
| | | | | Misc Imp Ovr Comment | |
| | | | | Cost to Cure Ovr | 0 |
| | | | | Cost to Cure Ovr Comment | |

| OB-OUTBUILDING & YARD ITEM(S) / XF-BUILDING EXTRA FEATURES(B) | | | | | | | | | | | |
|---|---------------|---------|----|-------|------------|------|-----|-------|-----|------|-----------|
| Code | Description | Comment | LB | Units | Unit Price | Yr | Gde | Dp Rt | Cnd | %Cnd | Apr Value |
| BRNI | BARN - 1 STOI | | L | 308 | 20.00 | 2003 | 0 | | | 35 | 2,200 |
| FPL1 | FIREPLACE 1 | | B | 1 | 2,400.00 | 1978 | 1 | | | 100 | 1,500 |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | |
|-----------------------------------|------------------------------|-------------|------------|-----------|-----------|-----------------|
| Code | Description | Living Area | Gross Area | Eff. Area | Unit Cost | Undeprec. Value |
| BAS | First Floor | 1,288 | 1,288 | 1,288 | | 100,863 |
| FCGR | Attached Garage | 0 | 484 | 169 | | 13,234 |
| UBM | Unfinished Basement | 0 | 1,120 | 224 | | 17,541 |
| UQS | Three Quarter Story Unfinish | 0 | 1,120 | 392 | | 30,698 |
| Tot. Gross Liv/Lease Area: | | 1,288 | 4,012 | 2,073 | | 162,337 |



| Tax Lot # | Area |
|--|-------------|
| #111-19 | 2.90 Acres |
| #111-18 | 2.92 Acres |
| #111-20 | 16.36 Acres |
| Total Area: 22.18 Acres | |
| Total Area under Conservation Easement: 18.18 Acres | |



SURVEY

FOR:
Elizabeth S. Trayner Trust
 Conservation Easement for:
Ausbon Sargent Land Preservation Trust
 (Address: PO Box 2040, New London, NH 03257)

LOCATION: 431 Shaker Street & Mountain Road

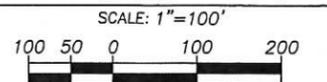
TOWN: New London COUNTY: Merrimack N.H. TAX LOT # as shown

DEED(S): as shown

This plat implies no opinion of title.
 Field Measurements By: Sokkia Set 330R Total Station Survey Standard: Category 1, Condition 2

ACCURACY OF CLOSURE:
 Control Traverse = 1/>15,000
 Final Description = 1/>100,000

Surveyed By: *D.H.S.* DATE: 6/17-8/15/16
 Drafted By: *B.M.D.* DATE: 6/17-8/15/16
 Prelim. Check By: *B.M.D.* DATE: 8/15/16
 Final Check By: *D.H.S.* DATE: 8/15/16



PROJECT NUMBER: Q8-6-145,395 MAP FILE: GG-32

NOTEBOOK(S): 254 pp. 77
 Electronic Field Book: TDS Ranger with Survey Pro ver. 4.0.4
 COMPUTATION BY: SOFTDESK AdCADD Civil/Survey, Release 8.02
 DRAFTING METHODS: AUTODESK AutoCAD, Release 14

| REVISIONS: | DESCRIPTION | DATE |
|------------|-------------|------|
| | | |
| | | |

BRISTOL, SWEET & ASSOCIATES, INC.
 LAND SURVEYORS - CIVIL ENGINEERS
 (603)-927-4756
 P.O. Box 114, 112 Keyser Street
 NORTH SUTTON, NEW HAMPSHIRE 03260



This work is certified only when stamped with an official seal and signed in accordance with section 67, II, N.H.R.S.A. chapter 310-A.

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- Reference Plans**
- Plan entitled "Plan of House Lots Owned by New London Realty Co.", New London and Sutton, NH, by Loyd Barton, Surveyor. Recorded as plan #996 at M.C.R.D.
 - Plan entitled "Property of James J. & Lorraine C. Clifford, East side of Shaker Street, New London, NH, dated 8/8/1979 by Bristol, Sweet & Assoc., Inc. Recorded as plan #5896 at M.C.R.D.
 - Plan entitled "Property of Lorraine C. Clifford, New London, NH, dated Oct. 1961 by C. F. Melendy - Surveyor. Recorded as plan #1754 at M.C.R.D.
 - Plan entitled "Physical Evidence Survey; Land of Lucille C. Violl and James J. Clifford, Jr.", Shaker Street, New London, NH, dated Dec. 1973 by Kear-Wood Inc. Recorded as plan #3544 at M.C.R.D.
 - Plan entitled "Physical Evidence Survey; Land of Lucille C. Violl and James J. Clifford, Jr.", Shaker Street, New London, NH, dated Dec. 1973 by Kear-Wood Inc. Recorded as plan #3741 at M.C.R.D.
 - Plan entitled "Subdivision Shaker Pines Estates", New London, NH, dated June 1976 Survey; James H. Nell, Topography; Col East, Concept, Soils & Delineation; Allan Evans Assoc. Recorded as plan #4422 at M.C.R.D.
 - Plan entitled "Corrected Survey Shaker Pines Estates", New London, NH, dated Oct. 1995, revised April 1996 by Kear-Wood, Inc. Recorded as plan #13,993 at M.C.R.D.

- NOTES**
- Only Tax Lot 111-20 has been surveyed for this plan. The survey standards and research apply only to this portion. Tax lot #111-18 & #111-19 are from reference plan B, and deed information.
 - Bearings, distances, and monumentation that are in brackets are from Reference Plan B.

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.

Date: 10/6/2016

Douglas H. Sweet
 Licensed Land Surveyor

- SYMBOLS**
- Stone Bound, S.B.
 - Concrete Bound, C.B.
 - Iron Pipe, I.P.
 - Iron Rod, I.R.
 - ⊙ Drill Hole, D.H.
 - ⊖ Barbed Wire, B.W.
 - X—X— Stone Wall
 - ⊕ Utility Pole
 - Water Course
 - Tree Line

⊙ Wall
 --- "TIE" lines are not property lines