

LOCATION MAP

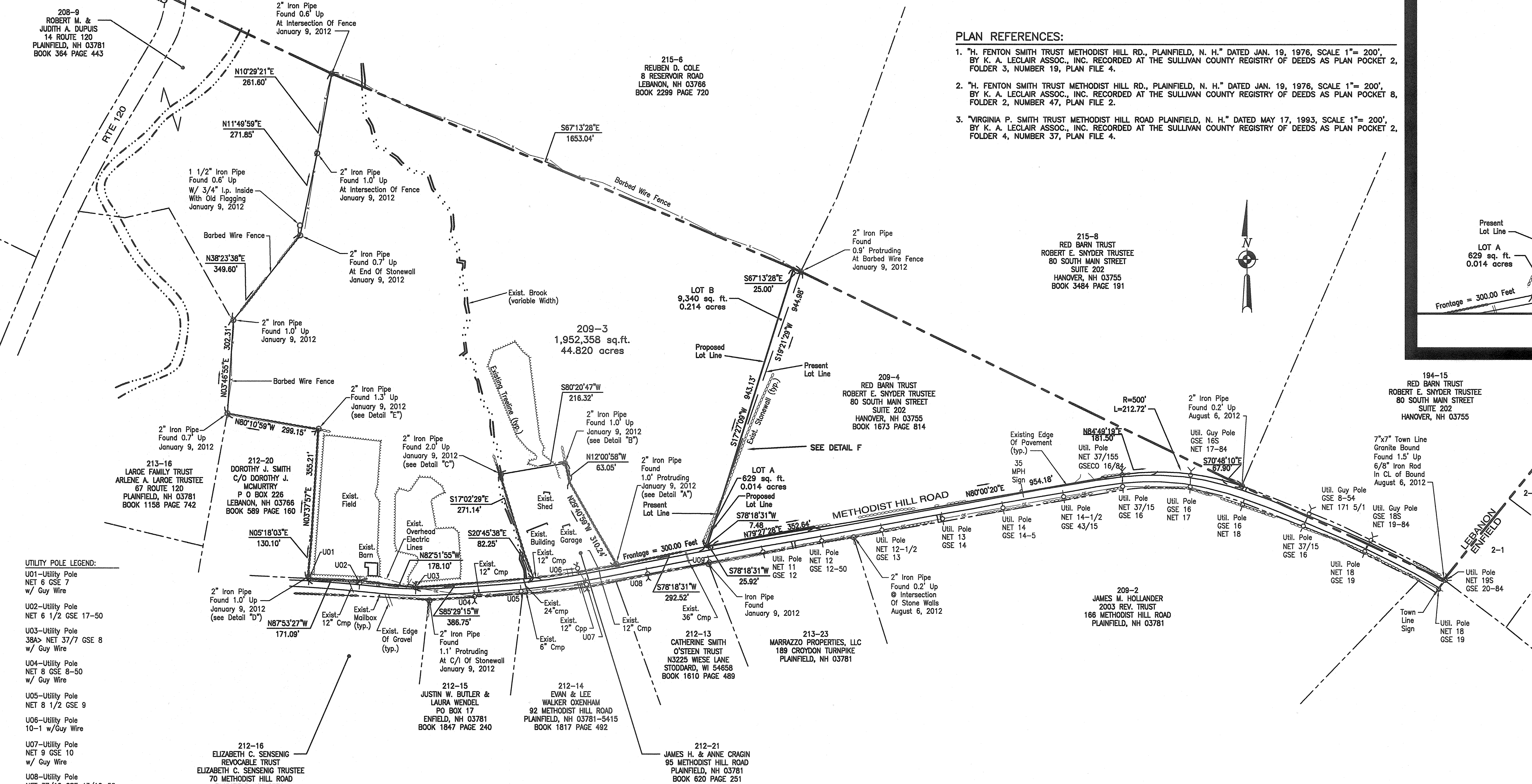
NOT TO SCALE

NOTES:

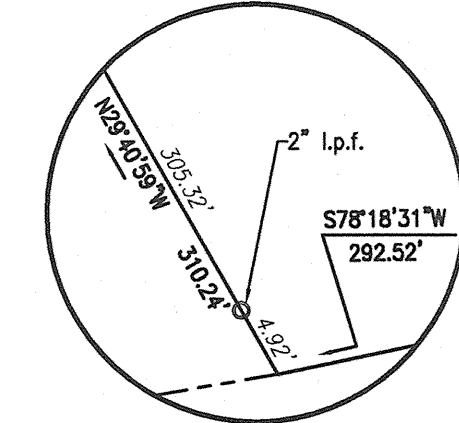
- THE PURPOSE OF THIS PLAN IS TO ADJUST THE EXISTING BOUNDARY LINE BETWEEN LOTS 03 & 04.
- REFERENCE SUBJECT PARCELS AS LOTS 03 & 04 ON THE TOWN OF PLAINFIELD, NH TAX MAP 209.
- OWNERS OF RECORD OF LOT 03:
GORDON & LOUISE GRIBBLE
138 BEAVER MEADOW ROAD
NORWICH, VT 05055
BK. 1816 PG. 650
STREET ADDRESS: METHODIST HILL ROAD
OWNERS OF RECORD OF LOT 04:
RED BARN TRUST
ROBERT E. SNYDER TRUSTEE
80 SOUTH MAIN STREET - SUITE 202
HANOVER, NH 03755
BK. 1673 PG. 814
STREET ADDRESS: METHODIST HILL ROAD
- BASE ZONING DISTRICT- RC1- RURAL CONSERVATION I DISTRICT
- ZONING DIMENSIONS
MINIMUM LOT SIZE = 7 Acres
MINIMUM FRONTAGE = 300'/Lot
SETBACKS -
FRONT = 30'
SIDE = 20'
REAR = 30'
MAXIMUM LOT COVERAGE = N/A
MAXIMUM BUILDING HEIGHT = 35'
- EXISTING LOT AREAS
LOT 03 = 44.820 ACRES.
LOT 04 = 69.5± ACRES.
- TABULATIONS
PROPOSED LOT 03
EXISTING AREA = 44.820 Acres
LOT B = - 0.214 Acres
LOT A = + 0.014 Acres
NEW LOT AREA = 44.620± Acres
LOT FRONTAGE = 300 Feet
PROPOSED LOT 04
EXISTING AREA = 69.5± Acres
LOT A = - 0.014 Acres
LOT B = + 0.214 Acres
NEW LOT AREA = 69.7± Acres
LOT FRONTAGE > 300 Feet
- BOTH LOTS ARE VACANT.
- THIS SUBDIVISION DOES NOT REQUIRE ZONING VARIANCES AND/OR SPECIAL EXCEPTIONS.
- REQUIRED MUNICIPAL APPROVALS:
PLANNING BOARD APPROVAL: LOT LINE ADJUSTMENT
- REQUIRED STATE APPROVALS: NONE
- THIS PLAN WAS PREPARED BASED ON A GROUND SURVEY BY THIS OFFICE IN JANUARY 2012.
- OVERALL BOUNDARIES SHOWN WERE TAKEN FROM REFERENCE PLAN #2 AND TAX MAPS. PARCEL AREAS SHOWN ON PLAN ARE TAKEN FROM RECORD INFORMATION.
- HORIZONTAL DATUM: THE BEARINGS SHOWN ON THIS PLAN ARE BASED ON MAGNETIC READING IN JANUARY OF 2012.
- A DEED RESTRICTION SHALL BE PLACED IN THE BODY OF THE DEED OR OTHER INSTRUMENT OF TRANSFER STATING AS FOLLOWS:
"THE GRANTEE(S) BY VIRTUE OF ACCEPTANCE OF THIS DEED AGREE(S) THAT THE PREMISES HEREBY CONVEYED 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(S) SO THAT THE SAME SHALL HEREAFTER BE ON COMBINED SINGLE LOT OF RECORD."
- NEITHER LOT A NOR LOT B SHOWN ON THIS PLAN SHALL BE DEEMED OR CONSIDERED A SEPARATE LOT OF RECORD, BUT SHALL BE ANNEXED TO THE ADJACENT LOT. LOT A TO MAP 209/3 AND LOT B TO MAP 209/4 WHERE UPON THEY WILL BE MERGED INTO SAID LOTS AS COMBINED SINGLE LOTS OF RECORD.
- THIS CONVEYANCE IS MADE FOR THE PURPOSE OF ANNEXATION, UPON THE CONVEYANCE SHALL MERGE WITH AND BECOME PART OF THE LAND TO WHICH IT IS ANNEXED, AND SHALL NOT CONSTITUTE A PREVIOUSLY APPROVED LOT FOR THE PURPOSES OF RECONVEYANCE UNLESS AND UNTIL THE SAME SHALL HAVE BEEN APPROVED IN ACCORDANCE WITH THE SUBDIVISION REGULATION OF THE TOWN OF PLAINFIELD AND/OR ANY OTHER LAW, ORDINANCE, OR REGULATION, FEDERAL, STATE OR LOCAL, THEN APPLICABLE.

PLAN REFERENCES:

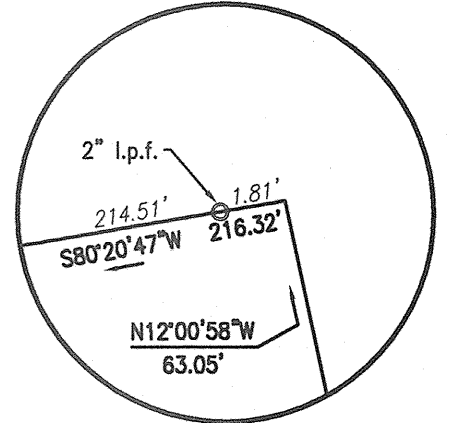
- "H. FENTON SMITH TRUST METHODIST HILL RD., PLAINFIELD, N. H." DATED JAN. 19, 1976, SCALE 1" = 200', BY K. A. LECLAIR ASSOC., INC. RECORDED AT THE SULLIVAN COUNTY REGISTRY OF DEEDS AS PLAN POCKET 2, FOLDER 3, NUMBER 19, PLAN FILE 4.
- "H. FENTON SMITH TRUST METHODIST HILL RD., PLAINFIELD, N. H." DATED JAN. 19, 1976, SCALE 1" = 200', BY K. A. LECLAIR ASSOC., INC. RECORDED AT THE SULLIVAN COUNTY REGISTRY OF DEEDS AS PLAN POCKET 8, FOLDER 2, NUMBER 47, PLAN FILE 2.
- "VIRGINIA P. SMITH TRUST METHODIST HILL ROAD PLAINFIELD, N. H." DATED MAY 17, 1993, SCALE 1" = 200', BY K. A. LECLAIR ASSOC., INC. RECORDED AT THE SULLIVAN COUNTY REGISTRY OF DEEDS AS PLAN POCKET 2, FOLDER 4, NUMBER 37, PLAN FILE 4.



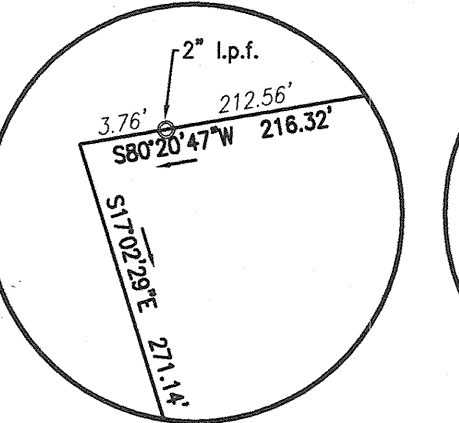
- UTILITY POLE LEGEND:
- U01-Utility Pole NET 6 GSE 7 w/ Guy Wire
 - U02-Utility Pole NET 6 1/2 GSE 17-50
 - U03-Utility Pole 38A> NET 37/7 GSE 8 w/ Guy Wire
 - U04-Utility Pole NET 8 GSE 8-50 w/ Guy Wire
 - U05-Utility Pole NET 8 1/2 GSE 9
 - U06-Utility Pole 10-1 w/Guy Wire
 - U07-Utility Pole NET 9 GSE 10 w/ Guy Wire
 - U08-Utility Pole NET 37/10 GSE 43/10-50 w/ Guy Wire
 - U09-Utility Pole NET 10 1/2 GSE 11



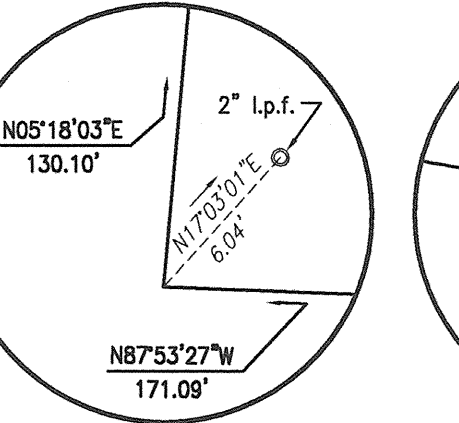
DETAIL A NOT TO SCALE



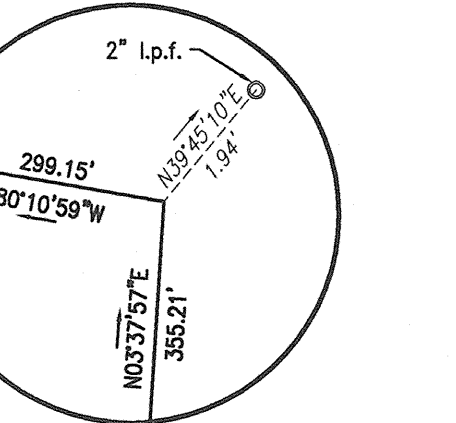
DETAIL B NOT TO SCALE



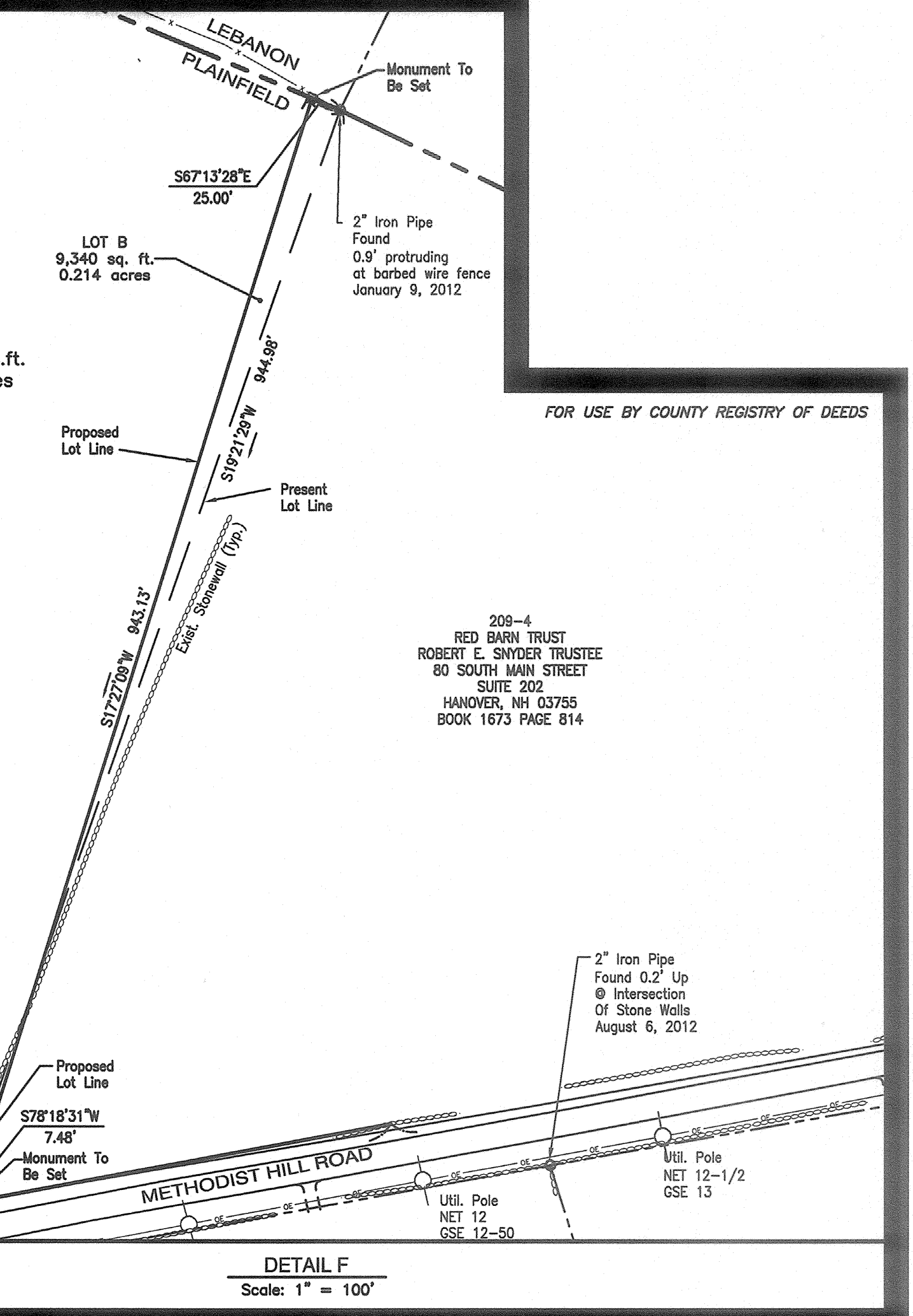
DETAIL C NOT TO SCALE



DETAIL D NOT TO SCALE



DETAIL E NOT TO SCALE



DETAIL F Scale: 1" = 100'

LOT LINE ADJUSTMENT PLAN
Boundary Survey
Gordon Gribble & Louise M. Gribble and Red Barn Trust
Plainfield Tax Map 209-3 and Tax Map 209-4
Plainfield, Sullivan County, New Hampshire
08-21-12

Revision Date	Revision Description

Scale: 1"=200'
Dr. By: DS Ck By: DJ
H.E.S. Job No. 1120391
Field Book No. 1174
Field Book Page No. 74
Sheet No. 1 of 1

I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND HAS A MAX. ERROR OF CLOSURE OF 1:10,000 ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.

The Subdivision Requirements of the Town of Plainfield are part of this plan, and approval of this plan is contingent on completion of all the requirements of said Subdivision Regulations, excepting only any variation or modification made in writing by the Plainfield Planning Board.

APPROVED BY THE PLAINFIELD PLANNING BOARD

DATE _____

CHAIRMAN _____

HOLDEN ENGINEERING & SURVEYING, Inc.

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