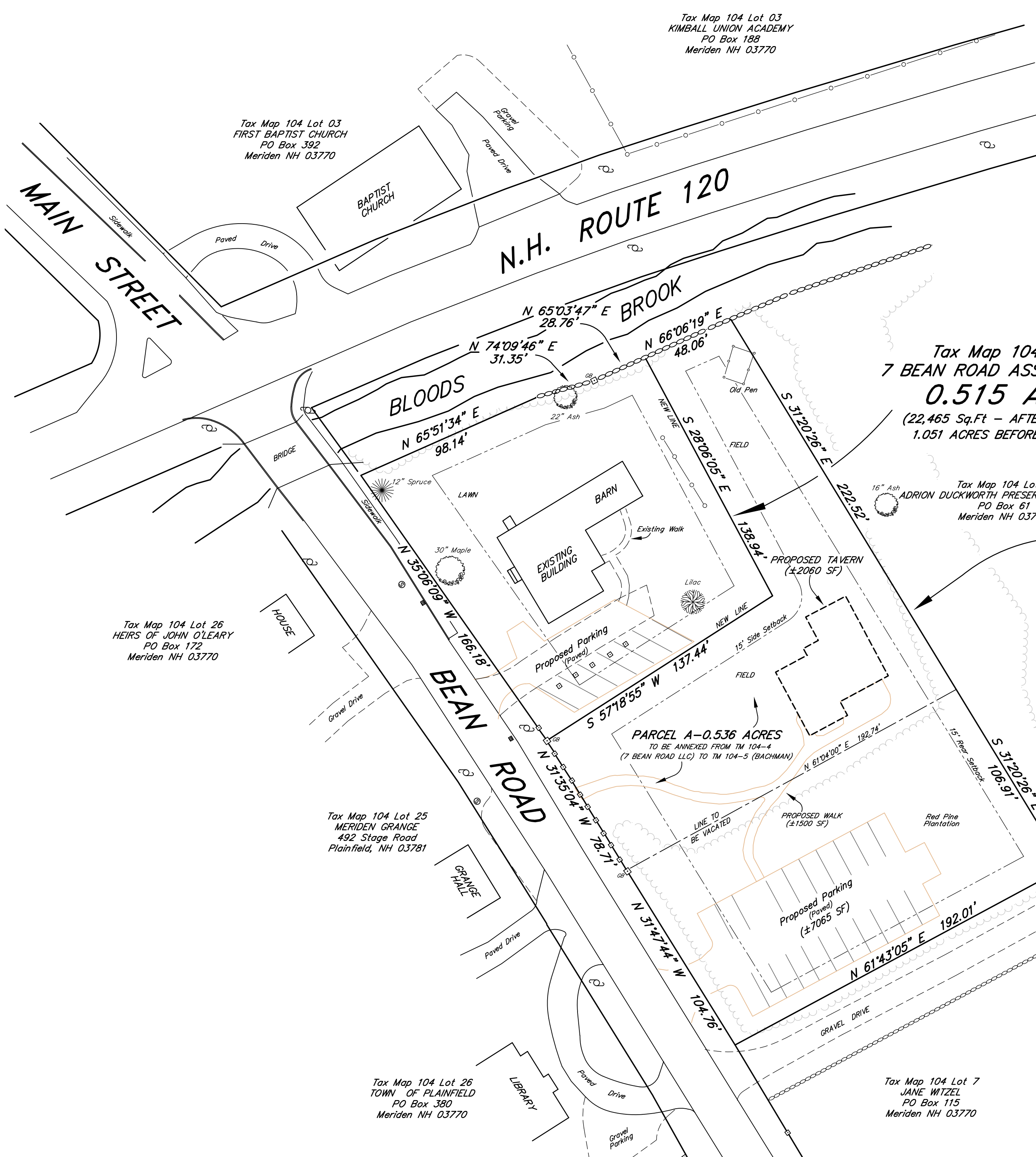
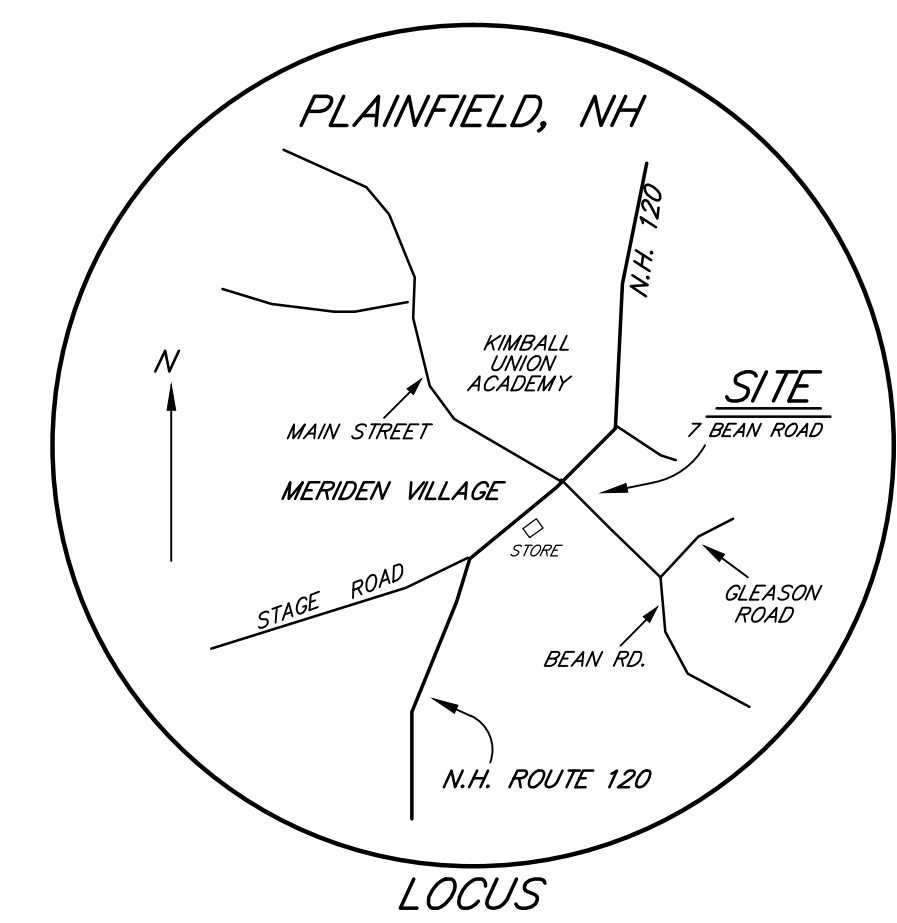


2014 OBSERVED MAGNETIC

- KEY**
- Boundary Stone Wall
 - Interior Stone Wall
 - 3/4" Iron Pipe (found) - or as noted
 - 3/4" Iron Rod (set- 2014) or as noted
 - Granite Bound (set- 2014)
 - Granite Bound (found)
 - Granite Post Along Road/Drive
 - Edge Road/ Drive
 - Line To Be Vacated
 - Culvert
 - Utility Pole w/ Overhead Lines
 - Wood Rail Fence
 - Tree Line -Edge Yard



**EXISTING CONDITIONS
IMPERVIOUS SUMMARY - TM 104-4**
 Existing House2720 sf
 Existing Walk205 sf
 Existing Drive..... 1380 sf
TOTAL = 4305 sf (19.2%)

**PROPOSED CONDITIONS
IMPERVIOUS SUMMARY - TM 104-4**
 Existing House2720 sf
 Existing Walk205 sf
 Proposed Parking.. 2970 sf
TOTAL = 5895 sf (26.2%)

**Tax Map 104 Lot 4
7 BEAN ROAD ASSOCIATES LLC
0.515 ACRES
(22,465 Sq.Ft - AFTER ANNEXATION)
1.051 ACRES BEFORE ANNEXATION**

**Tax Map 104 Lot 5
JOSEPH BACHMAN
1.002 ACRES
(43,685 Sq.Ft - AFTER ANNEXATION)
0.0466 ACRES BEFORE ANNEXATION**

**PROPOSED CONDITIONS
IMPERVIOUS SUMMARY - TM 104-5**
 Proposed Tavern2060 sf
 Proposed Walk1500 sf
 Proposed Parking... 7065 sf
TOTAL = 10625 sf (24.3%)

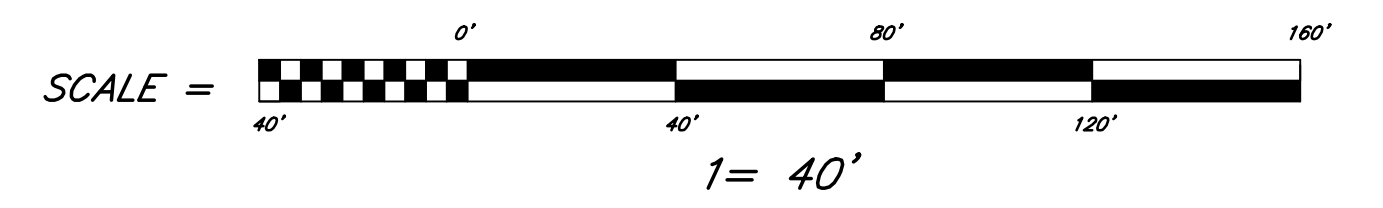
**PARCEL A-0.536 ACRES
TO BE ANNEXED FROM TM 104-4
(7 BEAN ROAD LLC) TO TM 104-5 (BACHMAN)**

- NOTES**
- Reference Deeds:
A. TM 104-5: SCR Book 1836 Page 39, Kevin and Margaret O'Reilly to 7 Bean Road Associates LLC, April 3, 2012.
B. TM 204-5: SCR Book 1919 Page 746, Ira Townsend Trust to Joseph Bachman, July 23, 2013.
 - This plan is the result of a Nikon total station survey, October 8, 2014, having a control traverse relative error of closure greater than 1:15,000.
 - All bearings are referenced to a magnetic meridian observed October 2014.
 - The purpose of this plan is to show the annexation of Parcel A, 0.536 Acres, from Tax Map 204 Lot 4 (7 Bean Road Associates) to Tax Map 204 Lot 5 (Joe Bachman).
 - The conveyance of Parcel A is made for the purpose of annexation, and 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 hereafter have been approved in accordance with the subdivision regulations of the Town of Plainfield and/or any other law, ordinance or regulation, Federal, State or Local, then applicable.
 - This property is not located in the 100 year flood hazard area as shown on the flood maps for Cornish (Map 330190045E, May 23, 2006).
 - This property is located in Rural Zoning District; the required building setbacks are 75' from the centerline of Trow Hill Road and 50' from side and rear lines.

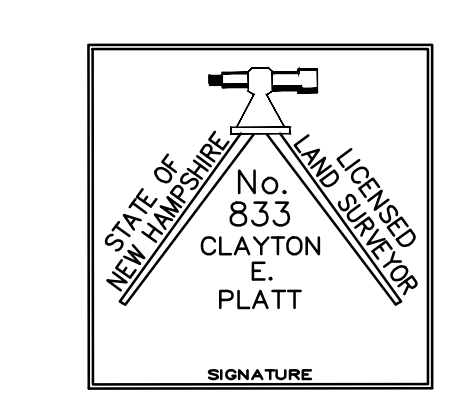
DRAFT - SUBJECT TO REVISION
OLDE THOM TAVERN SITE
PLAN OF ANNEXATION - 7 BEAN ROAD

PROPERTY TO BE CONVEYED FROM
 TAX MAP 104 LOT 4 - PROPERTY OF THE
7 BEAN ROAD ASSOCIATES LLC
 PO BOX 423 MERIDEN NH 03770
 TO TAX MAP 104 LOT 5 - PROPERTY OF
JOSEPH BACHMAN
 PO BOX 243 MERIDEN NH 03770

LOCATED IN
PLAINFIELD, N.H.



OCTOBER 24, 2014



REVISIONS

The Subdivision Regulations of the Town of Plainfield are a part of this plat and approval of this plat 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 PLAINFIELD, N.H. PLANNING BOARD

Date _____

(CHAIR) _____

Tax Map 104 Lot 22
PATRICIA McNAMARA
 PO Box 177
 Meriden NH 03770

Tax Map 104 Lot 7
JANIE WITZEL
 PO Box 115
 Meriden NH 03770

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