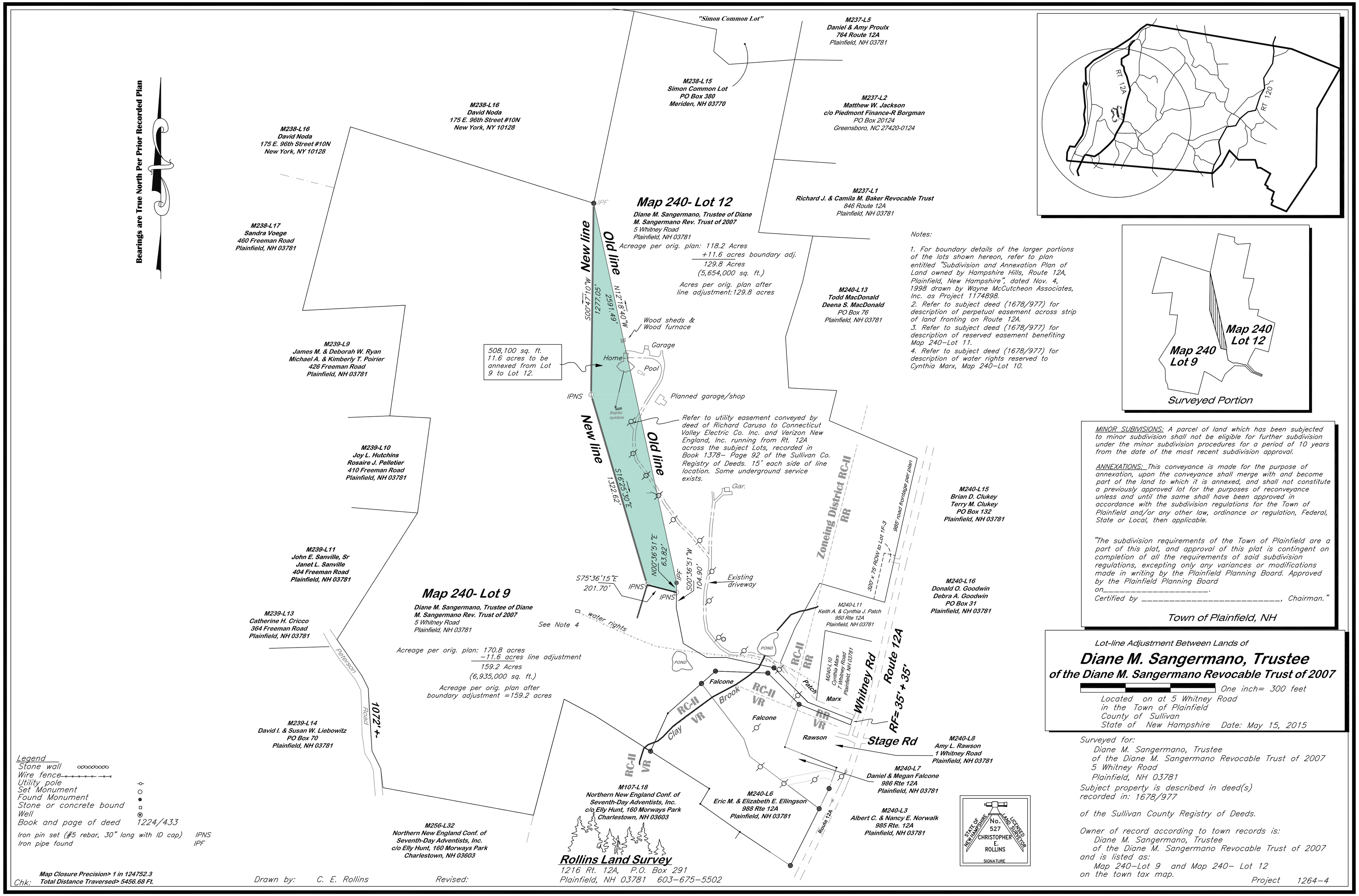
Bearings are True North Per Prior Recorded Plan
"Simon Common Lot"
M237-L5
Daniel & Amy Proulx
764 Route 12A
Plainfield, NH 03781
M238-L15
Simon Common Lot
PO Box 380
Meriden, NH 03770
M237-L2
Matthew W. Jackson
c/o Piedmont Finance-R Borgman
PO Box 20124
Greensboro, NC 27420-0124
M238-L16
David Noda
175 E. 96th Street #10N
New York, NY 10128
M238-L16
David Noda
175 E. 96th Street #10N
New York, NY 10128
M237-L1
Richard J. & Camila M. Baker Revocable Trust
846 Route 12A
Plainfield, NH 03781
M238-L17
Sandra Voege
460 Freeman Road
Plainfield, NH 03781
Map 240- Lot 12
Diane M. Sangermano, Trustee of Diane M. Sangermano Rev. Trust of 2007
5 Whitney Road
Plainfield, NH 03781
Acreage per orig. plan: 118.2 Acres
+11.6 acres boundary adj.
129.8 Acres
(5,654,000 sq. ft.)
Acres per orig. plan after line adjustment:129.8 acres
IPF
New line
Old line
S00°47'10"W
1277.05'
2591.49'
N12°18'40"W
Wood sheds & Wood furnace
Garage
Home
Pool
508,100 sq. ft.
11.6 acres to be annexed from Lot 9 to Lot 12.
IPNS
Septic system
Planned garage/shop
Refer to utility easement conveyed by deed of Richard Caruso to Connecticut Valley Electric Co. Inc. and Verizon New England, Inc. running from Rt. 12A across the subject Lots, recorded in Book 1378– Page 92 of the Sullivan Co. Registry of Deeds. 15' each side of line location. Some underground service exists.
M240-L13
Todd MacDonald
Deena S. MacDonald
PO Box 76
Plainfield, NH 03781
M239-L9
James M. & Deborah W. Ryan
Michael A. & Kimberly T. Poirier
426 Freeman Road
Plainfield, NH 03781
M239-L10
Joy L. Hutchins
Rosaire J. Pelletier
410 Freeman Road
Plainfield, NH 03781
S16°25'30"E
1322.62'
Gar.
Zoneing District RC-II RR
M240-L15
Brian D. Clukey
Terry M. Clukey
PO Box 132
Plainfield, NH 03781
320' x 75' ROW to Lot 1F-3
985' road frontage per plan
M239-L11
John E. Sanville, Sr
Janet L. Sanville
404 Freeman Road
Plainfield, NH 03781
N00°36'51"E
63.82'
S00°36'51"W
104.90'
S75°36'15"E
201.70'
Existing driveway
M240-L16
Donald O. Goodwin
Debra A. Goodwin
PO Box 31
Plainfield, NH 03781
Map 240- Lot 9
Diane M. Sangermano, Trustee of Diane M. Sangermano Rev. Trust of 2007
5 Whitney Road
Plainfield, NH 03781
M239-L13
Catherine H. Cricco
364 Freeman Road
Plainfield, NH 03781
See Note 4
water rights
M240-L11
Keith A. & Cynthia J. Patch
850 Rte 12A
Plainfield, NH 03781
Acreage per orig. plan: 170.8 acres
–11.6 acres line adjustment
159.2 Acres
(6,935,000 sq. ft.)
Acreage per orig. plan after boundary adjustment =159.2 acres
POND
RC-II RR
M240-L10
Cynthia Marx
7 Whitney Road
Plainfield, NH 03781
Route 12A
Whitney Rd
RF= 35'+ 35'
Patch
Marx
Falcone
Brook
RC-II VR
Clay
Falcone
Rawson
Stage Rd
M240-L8
Amy L. Rawson
1 Whitney Road
Plainfield, NH 03781
M239-L14
David I. & Susan W. Liebowitz
PO Box 70
Plainfield, NH 03781
Peterson Road
1072'+-
M240-L7
Daniel & Megan Falcone
986 Rte 12A
Plainfield, NH 03781
M107-L18
Northern New England Conf. of Seventh-Day Adventists, Inc.
c/o Elly Hunt, 160 Morways Park
Charlestown, NH 03603
M240-L6
Eric M. & Elizabeth E. Ellingson
988 Rte 12A
Plainfield, NH 03781
M240-L3
Albert C. & Nancy E. Norwalk
985 Rte. 12A
Plainfield, NH 03781
Route 12A
M256-L32
Northern New England Conf. of Seventh-Day Adventists, Inc.
c/o Elly Hunt, 160 Morways Park
Charlestown, NH 03603
Legend
Stone wall
Wire fence
Utility pole
Set Monument
Found Monument
Stone or concrete bound
Well
Book and page of deed 1224/433
Iron pin set (#5 rebar, 30" long with ID cap) IPNS
Iron pipe found IPF
Map Closure Precision> 1 in 124752.3
Chk: Total Distance Traversed> 5456.68 Ft.
Drawn by: C. E. Rollins
Revised:
Rollins Land Survey
1216 Rt. 12A, P.O. Box 291
Plainfield, NH 03781 603–675–5502
STATE OF NEW HAMPSHIRE
No. 527
CHRISTOPHER E. ROLLINS
LICENSED LAND SURVEYOR
SIGNATURE
RT 12A
RT 120
Notes:
1. For boundary details of the larger portions of the lots shown hereon, refer to plan entitled "Subdivision and Annexation Plan of Land owned by Hampshire Hills, Route 12A, Plainfield, New Hampshire", dated Nov. 4, 1998 drawn by Wayne McCutcheon Associates, Inc. as Project 1174898.
2. Refer to subject deed (1678/977) for description of perpetual easement across strip of land fronting on Route 12A.
3. Refer to subject deed (1678/977) for description of reserved easement benefiting Map 240–Lot 11.
4. Refer to subject deed (1678/977) for description of water rights reserved to Cynthia Marx, Map 240–Lot 10.
Map 240 Lot 12
Map 240 Lot 9
Surveyed Portion
MINOR SUBIVISIONS: A parcel of land which has been subjected to minor subdivision shall not be eligible for further subdivision under the minor subdivision procedures for a period of 10 years from the date of the most recent subdivision approval.
ANNEXATIONS: 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 regulations for the Town of Plainfield and/or any other law, ordinance or regulation, Federal, State or Local, then applicable.
"The subdivision requirements of the Town of Plainfield are a part of this plat, and approval of this plat is contingent on completion of all the requirements of said subdivision regulations, excepting only any variances or modifications made in writing by the Plainfield Planning Board. Approved by the Plainfield Planning Board on_____.
Certified by _____, Chairman."
Town of Plainfield, NH
Lot-line Adjustment Between Lands of
Diane M. Sangermano, Trustee
of the Diane M. Sangermano Revocable Trust of 2007
One inch= 300 feet
Located on at 5 Whitney Road
in the Town of Plainfield
County of Sullivan
State of New Hampshire Date: May 15, 2015
Surveyed for:
Diane M. Sangermano, Trustee
of the Diane M. Sangermano Revocable Trust of 2007
5 Whitney Road
Plainfield, NH 03781
Subject property is described in deed(s) recorded in: 1678/977
of the Sullivan County Registry of Deeds.
Owner of record according to town records is:
Diane M. Sangermano, Trustee
of the Diane M. Sangermano Revocable Trust of 2007
and is listed as:
Map 240–Lot 9 and Map 240– Lot 12
on the town tax map.
Project 1264–4