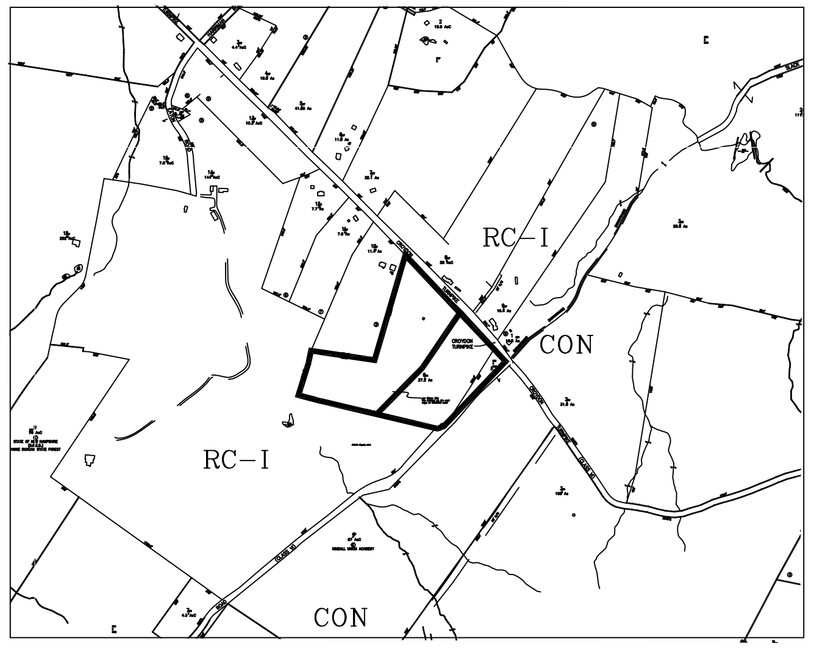
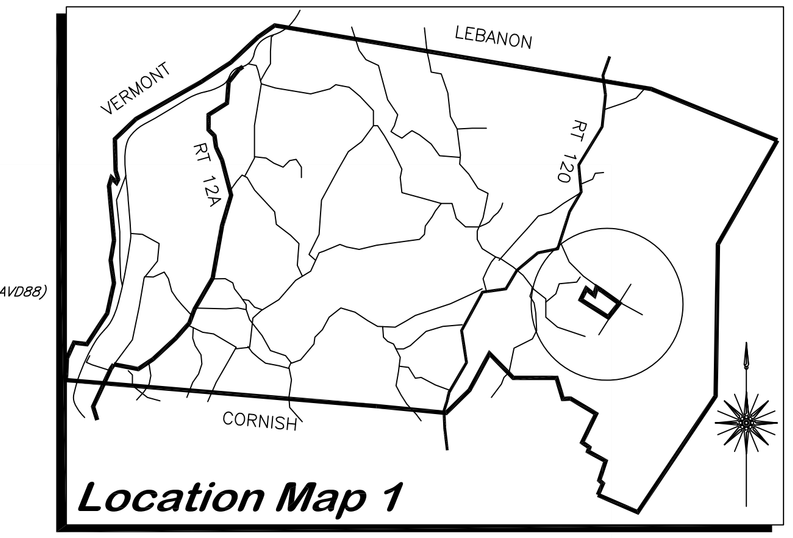


Location Map 2



Location Map 1

For County Use

Magnetic north per hand compass 14.77°

Bearings are oriented to Grid North.
Coordinates are approx. NH State Plane per GPS Observations
Elevations are approx. Orthometric heights (NAVD88)

Geo–reference
LAT:43.563673
LON: –72.207744

IPNF

S 51°57'40" E 81.2'

S 44°47'00" E 477.9'

Map 227–Lot 8
Deed 764/729, Plan P2, PF9, F4, #19
John & Anne T. Donaghy
PO Box 104
Meriden, NH 03770

Donaghy residence

Croydon Turnpike

Tie: (A) to (B)
S 56°56'50" E 208.5

IPS (A)

GPF (B)

Donaghy R–O–W

Proposed driveway location

N 42°46'40" W 270.6'

Map 227–Lot 9
1185/165 Deed, Plan of Robert Pimentel Land
Michael W. Mills
307 Croydon Tpk.
Plainfield, NH 03781

Map 231–Lot 1
Plan of Robert Pimentel Land
Deed 1431/98,
Stephen B. Marsh II & Emily E. Stearns
321 Croydon Tpk.
Plainfield, NH 03781

open field

Tree house

solar panel

open field

Gap in the wall

S 2°09'50" W 474.3'

N 43°09'50" W 285.0'

IPS

N 34°41'20" W 135.4'

IPNS

Slack Road

RC–I

CON

Map 227–Lot 14
Deeds 1178/273, 714/324, Plan P2, PF2, F4, #48
Kenneth R. Reney
268 Croydon Turnpike
Plainfield, NH 03781

N 1°31'00" E 935.9'

Map 231
Lot 8
701200. Sq. Feet
16.10 Acres

Lot Shape Factor 25.85
See Plainfield Zoning Ordinance

Zoning District RC–1

Map 231–Lot 2 The Reuben Cross Place
Deed 1140/512, Plan Book 3–Page 27
Kenneth R. Reney
268 Croydon Turnpike
Plainfield, NH 03781

16.0'
N 34°41'20" W

S 44°44'10" E 66.0'

N 49°53'20" E 201.3'

N 45°15'50" E 82.5'

Map 227–Lot 14
Deed 1118/240, Plan P4, PF2, F3, #11
Patrick J. Magari & Elaine M. Silverman
61 Eaton Road
Plainfield, NH 03781

SBF
Upright natural Stone

S 82°02'20" E 530.8'

SBF
Upright natural Stone

N 13°11'00" E 389.7'

Iron pipe found at an 8" spruce tree, 15' west of brook.

N 78°37'30" W 338.4'

IPNS (5/8" rebar, 48" long, with aluminum cap)

N 76°05'10" W 343.7'

1 1/2" iron pipe and aluminum cap set, 49.8 feet westerly of a stone wall intersection.

Geo–reference
LAT: 43.559972
LON: –72.208583

Davis Road

S 76°45'20" E 568.5'

S 40°31'50" W 686.2'

Map 231
Lot 8–1
525,430. Sq. Feet
12.06 Acres

Lot Shape Factor 21.08
See Plainfield Zoning Ordinance

Zoning District RC–1

School Lot (Note 6)

IPS to DHS 791.3'

S 32°30'30" W

N 44°44'10" W 66.0'

N 65°15'50" E 172.6'

Goodwin Road

IPNS

Apparent stone fndn.

82.5'
S 45°15'50" W

Taxed as Map 231– Lot 4 However:
Quitclaimed to Donaghy by KUA. Not a separate lot.

See QT. KUA to John and Anne Donaghy

Donaghy Deed 833/255: ... also conveying with quitclaim covenants all the grantor's right, title, and interest in and to...the property lying between the.. southeast boundary of the premises herein conveyed and the northwest line of Goodwin Road..."

Map 231– Lot 4

Trustees of Kimball Union Academy
PO Box 188
Meriden, NH 03770

N 53°59'10" E 32.5'

DHS

DHS

Geo–reference
LAT:43.559624
LON: –72.206492

N 40°03'20" E 291.3'

Goodwin Road

Map 227– Lot 14
Deed 1118/240, Plan P4, PF2, F3, #11
Patrick J. Magari & Elaine M. Silverman
61 Eaton Road
Plainfield, NH 03781

Lot 8–1

Lot 8–1 contains 12.06 acres which includes the 0.97 acres within the quitclaimed triangle, but excludes the 0.13 acre "School Lot."

STATE OF NEW HAMPSHIRE
No. 527
CHRISTOPHER E. ROLLINS
LICENSED LAND SURVEYOR
SIGNATURE

Rollins Land Survey
1216 RT. 12A, P.O. Box 291
Plainfield, NH 03781

NOTES

1. Goodwin Road is not a maintained town highway.
2. Croydon Turnpike is maintained by the town southeasterly to it's intersection with Goodwin Road.

3. Slack Road is not a maintained town highway.

4. Davis Road is not a maintained town highway.

5. Where stonewalls define the edge of developed highways, the walls have been used as the edge of the lots shown on this plan for the purpose of calculating the lot acreage.

6. See deed of Sally Eastman to School District #4 in Grantham, dated July 1848 Book 60–Page 225. A deed of School District back to Donaghy chain of title was not found.

7. The land between the road and the stone wall are as quitclaimed to the Donaghy's by the Trustees of Kimball Union Academy. Deed 833/255: ... also conveying with quitclaim covenants all the grantor's right, title, and interest in and to...the property lying between the.. southeast boundary of the premises herein conveyed and the northwest line of Goodwin Road..."

8. Topographic contours are as supplied by the National Elevation Dataset. (NED)

9. Zoning District – RC–1 Rural Conservation

Minor Subdivision:
A parcel of land which has been subjected to minor subdivision shall not be eligible for further subdivision under minor subdivision procedures for a period of 10 years from the date of the most recent subdivision approval.

"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."

Subdivision of Land of
John Donaghy and Anne T. Donaghy
at 295 Croydon Turnpike
Plainfield, NH

0 100 200 300
One Inch=100 feet

Located on Croydon Turnpike
in the Town of Plainfield
County of Sullivan
State of New Hampshire, Date: Feb. 16, 2017

Surveyed for: John and Anne T. Donaghy
PO Box 104
Meriden, NH 03770
Subject property is described in deed
Dated Aug. 13, 1987 and recorded in Book 833– Page 255
of the Sullivan County Registry of Deeds.
Owner of record according to town records is:
John and Anne T. Donaghy
and is listed as: Map 231–Lot 8 on the town tax map.

Legend

Stone wall
Barbed wire fence — x — x — x — x —
Utility pole –o–
SBF Stone bound (found)
DHS Chiseled Drill hole set in stone
Unmarked point •
IPS Iron Pipe Set
IPF Iron Pipe Found
IPNS Iron Pin Set : 5/8" Steel reinforcing rod with aluminum ID cap
IPNF Iron Pin Found : Steel reinforcing rod found
IPNF(3) Iron Pin Found : 3/8" Steel reinforcing rod found

Method of survey: Dual Frequency Static and RTK GPS with internal traverse by robotic total station.
Survey Classification: Standard Property Survey, Urban
Precision of main traverse: 1/15,000+
Date Monuments were set: as noted
Description of monuments set: 1" iron pipes with ID Cap inserted in top "Rollins Land Survey, NHLLS 527, ME PLS 1144"

Map check closure= 0.17' Closure Precision= 1 in 40651.9
Chk: Total Distance Traversed= 6872.2' Drawn by: C. E. Rollins Revised:

Project 1649–4