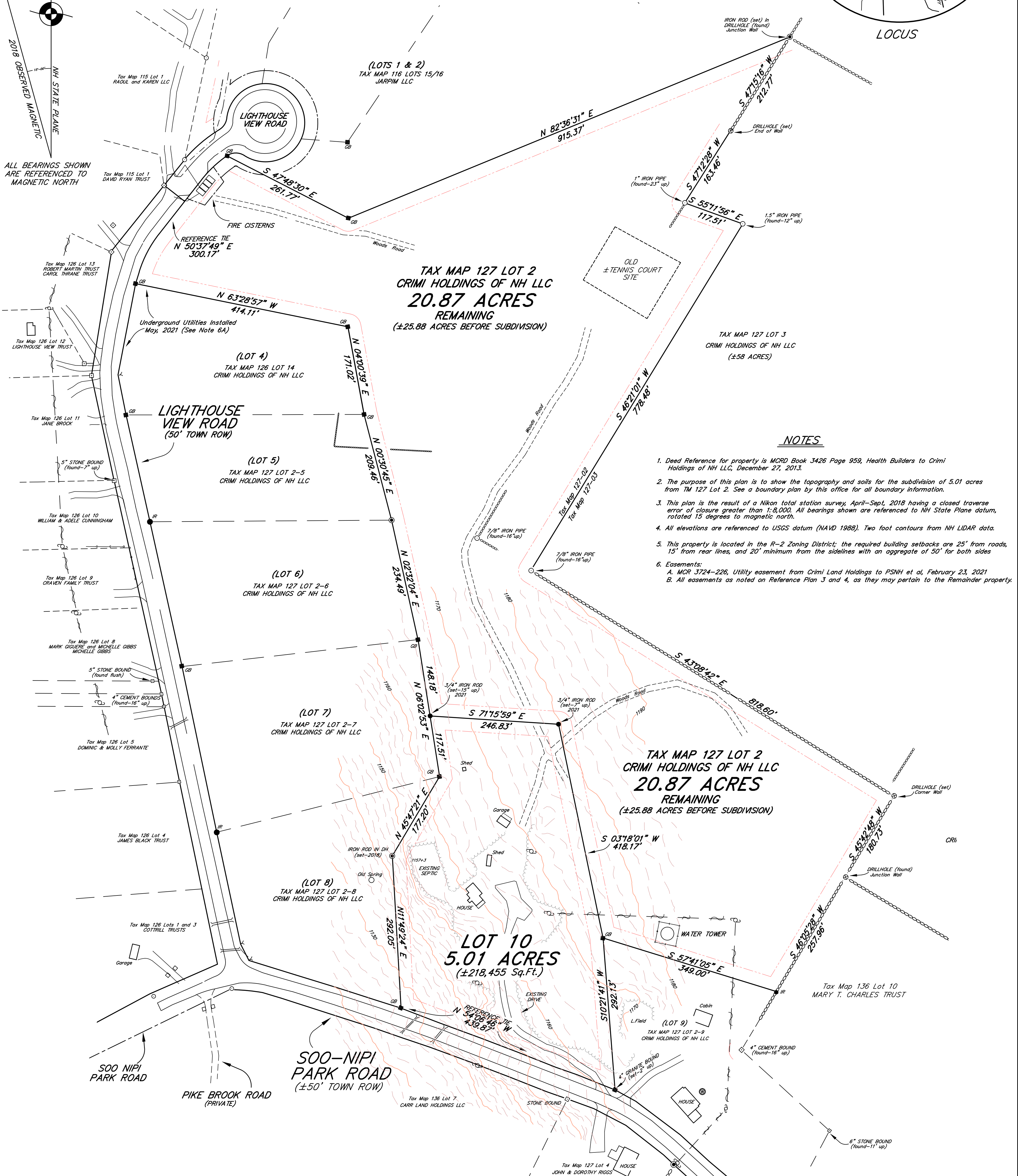


- KEY**
- Stone Wall
 - Easement Boundary
 - - - Building Setback Per Zoning
 - 1" Iron Pipe (found) -- or as noted
 - 3/4" Iron Rod (set-2018)
 - 3/4" Iron Rod in Drillhole (set-2018)
 - Stone Bound (found)
 - 4" Stone Bound (set-2018)
 - Utility Pole/ Overhead Lines
 - Edge Road/ Drive
 - Culvert
 - Treeline
 - Two Foot Contour Line
 - Ten Foot Contour Line

NRCS SOILS - LOT 10

57C - Beckett Fine Sandy Loam, Well Drained, 8-15% slopes



NOTES

1. Deed Reference for property is MCRD Book 3426 Page 959, Health Builders to Crimi Holdings of NH LLC, December 27, 2013.
2. The purpose of this plan is to show the topography and soils for the subdivision of 5.01 acres from TM 127 Lot 2. See a boundary plan by this office for all boundary information.
3. This plan is the result of a Nikon total station survey, April-Sept, 2018 having a closed traverse error of closure greater than 1:8,000. All bearings shown are referenced to NH State Plane datum, rotated 15 degrees to magnetic north.
4. All elevations are referenced to USGS datum (NAVD 1988). Two foot contours from NH LIDAR data.
5. This property is located in the R-2 Zoning District; the required building setbacks are 25' from roads, 15' from rear lines, and 20' minimum from the sidelines with an aggregate of 50' for both sides.
6. Easements:
 - A. MCR 3724-226, Utility easement from Crimi Land Holdings to PSNH et al, February 23, 2021
 - B. All easements as noted on Reference Plan 3 and 4, as they may pertain to the Remainder property.

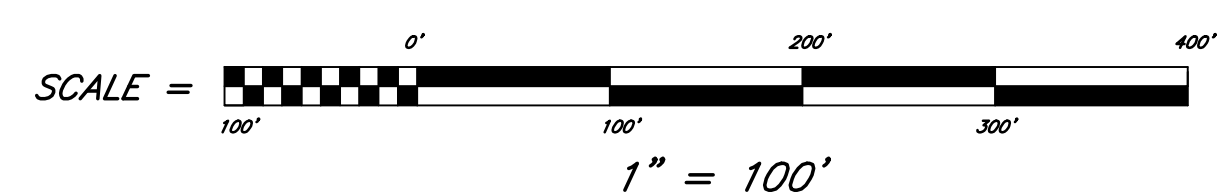
REFERENCE PLANS

1. Unrecorded Plan - "Boundary Plat of Land of Soo-Nipi Lodge Inc.,..." by Richard Bartlett and Assocs., June 9, 2009.
2. MCR Plan No.2111 - "Property Survey and Schematic, Soo-Nipi Lodge Inc.,..." by R.Bristol and W.Breckenridge, dated June, 1966.
3. MCR Plan No.22835 - "Soo-Nipi Park, Plan of Subdivision,..." Property of Crimi Land Holdings LLC.,..." by this office, revised Dec. 10, 2018.
4. MCR Plan No.23515 - "Lighthouse View Road, As-Built Plan and Road Detail,..." by this office, dated November 19, 2019.

**TOPOGRAPHY AND SOILS
SOO NIPI PARK - PLAN OF SUBDIVISION
TAX MAP 127 LOT 2 - 216 SOO NIPI PARK ROAD**

PROPERTY OF
CRIMI HOLDINGS OF NH LLC
c/o PAMELA FANTINI, 7 MILL POND ROAD, MARBLEHEAD MA 01945

LOCATED IN
NEW LONDON, N.H.

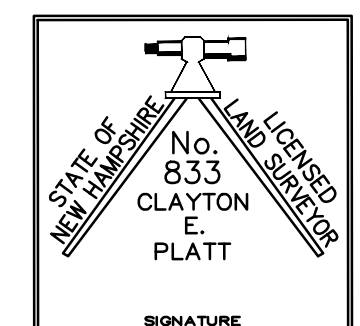


AUGUST 22, 2021

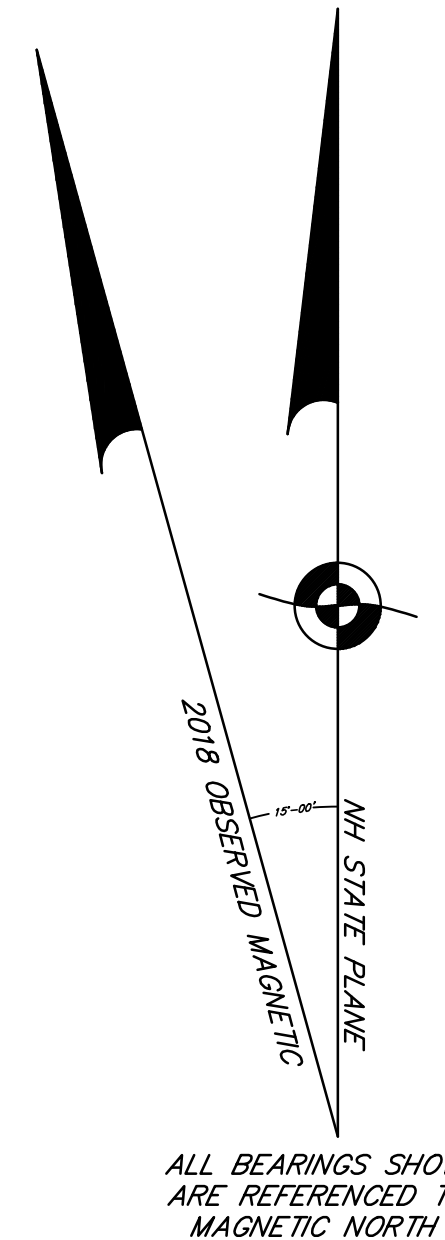
PENNYROYAL HILL LAND SURVEYING & FORESTRY LLC
CLAYTON E. PLATT LIC. SURVEYOR NO. 833
414 Pine Hill Road Croydon, NH 03773 (603) 863-0981

APPROVED BY THE NEW LONDON, N.H. PLANNING BOARD

Date _____



REVISIONS



ALL BEARINGS SHOWN ARE REFERENCED TO MAGNETIC NORTH

The Subdivision Regulations of the Town of New London 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.