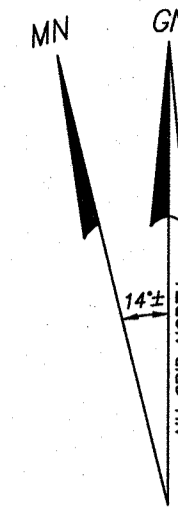


LOCUS
N.T.S.

LEGEND

- | | | | |
|---|---------------------|------|-----------------|
| □ | Granite Bound Found | ⊕ | Sign |
| ○ | Iron Pin Found | — | Guy Wire |
| ◉ | Iron Pipe Found | ⊗ | Utility Pole |
| ● | Rebar/Cap Set 5/22 | ⊗ | Deciduous Tree |
| ⊗ | Drill Hole Set | ⊗ | Coniferous Tree |
| — | Stockade Fence | A.G. | Above Grade |
| — | Chain Link Fence | B.G. | Below Grade |
| — | Barb Wire Fence | | |
| □ | Mailbox | | |
| — | Overhead Wire | | |

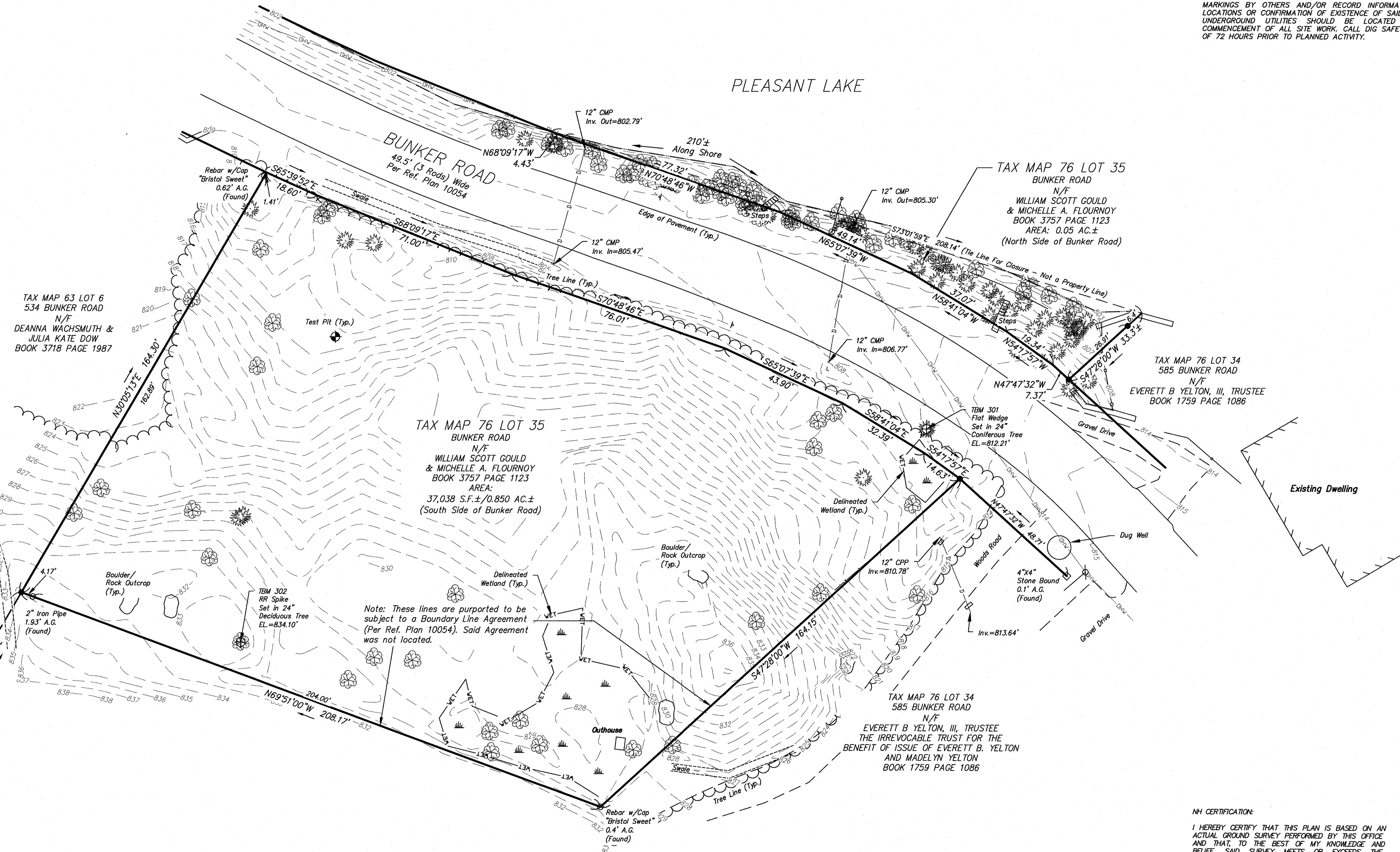


REFERENCE PLANS:

- 1) "PLAN OF HOUSE, LOTS ON THE SHORE OF PLEASANT LAKE, ELKINS N.H. BELONGING TO WARREN S. BUCKFORD", DATED DECEMBER 1906, M.C.R.D. PLAN 178.
- 2) "TAX MAP 76 -18 & 20, SUBDIVISION FOR C.O.G. PARTNERS, BUNKER ROAD, NEW LONDON, NEW HAMPSHIRE", DATED SEPTEMBER 4, 1987, LAST REVISED DECEMBER 2, 1987, BY BRISTOL, SWEET AND ASSOCIATES, INC., M.C.R.D. PLAN 10054.
- 3) "ANNEXATION PLAN, PROPERTY OF JOHN B. LIGHTFOOT TRUST AND LAURA M. DOW, NEW LONDON NEW HAMPSHIRE", DATED FEBRUARY 2006, BY PIERRE J. BEDARD AND ASSOCIATES, M.C.R.D. PLAN 17760.

NOTES:

- 1) THE INTENT OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS OF THE SUBJECT PROPERTY AS SHOWN HEREON.
- 2) THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED ON THE GROUND DURING NOVEMBER AND DECEMBER 2021.
- 3) BASIS OF BEARING IS NH GRID NORTH. HORIZONTAL DATUM IS NAD83(2011) VERTICAL DATUM IS NAVD88.
- 4) THE SUBJECT PROPERTY IS LOCATED IN THE RESIDENTIAL ZONING DISTRICT (R2) PER TOWN OF NEW LONDON ZONING ORDINANCE AS LAST AMENDED TO MARCH 11, 2020.
- 5) THE SUBJECT PREMISES IS LOCATED IN TWO FLOOD ZONES. THE PORTION NORTHERLY OF BUNKER ROAD IS LOCATED PARTIALLY IN ZONE A. THE PORTION SOUTHERLY OF BUNKER ROAD IS LOCATED IN ZONE X AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP(S) FIRM 33013C0118E. EFFECTIVE DATE: APRIL 19, 2010. FLOOD ZONE X IS NOT A SPECIAL FLOOD HAZARD AREA.
- 6) DELINEATED WETLANDS SHOWN HEREON WERE DELINEATED BY A & D KLUMB ENVIRONMENTAL, LLC ON NOVEMBER 16, 2021.
- 7) UTILITY STRUCTURES AT OR ABOVE THE GROUND SURFACE SHOWN HEREON ARE THOSE THAT HAVE BEEN OBSERVED FROM SURFACE EVIDENCE. UTILITIES BENEATH THE GROUND SURFACE HAVE NOT BEEN OBSERVED AND ARE SHOWN APPROXIMATELY HEREON AS DERIVED FROM A COMBINATION OF SURFACE MARKINGS BY OTHERS AND/OR RECORD INFORMATION AND ARE NOT VERIFIED LOCATIONS OR CONFIRMATION OF EXISTENCE OF SAID UNDERGROUND UTILITIES. ALL UNDERGROUND UTILITIES SHOULD BE LOCATED IN THE FIELD PRIOR TO COMMENCEMENT OF ALL SITE WORK. CALL DIG SAFE 1-888-344-7233 A MINIMUM OF 72 HOURS PRIOR TO PLANNED ACTIVITY.

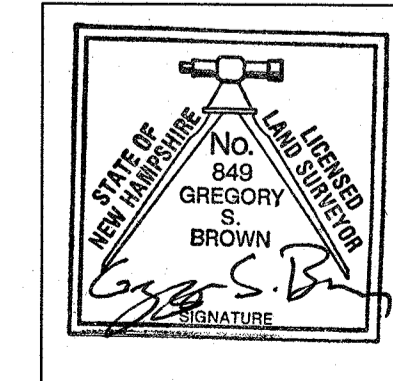


Note: These lines are purported to be subject to a Boundary Line Agreement (Per Ref. Plan 10054). Said Agreement was not located.

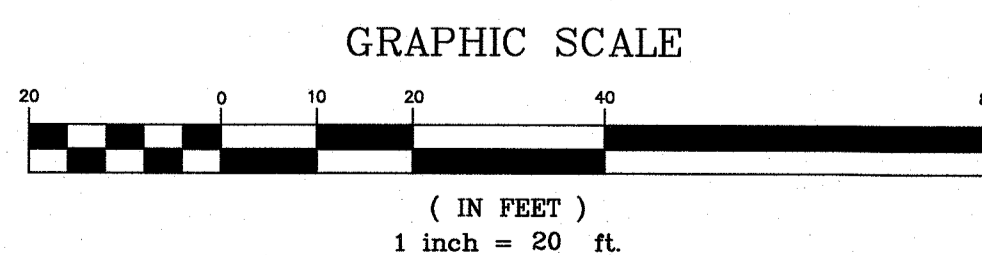
NH CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL GROUND SURVEY PERFORMED BY THIS OFFICE AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID SURVEY MEETS OR EXCEEDS THE MINIMUM PRECISION AND/OR ACCURACY REQUIREMENTS FOR SURVEY CLASSIFICATION "1" AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS, EFFECTIVE 11/1/16.

DATE: 5-13-2022



GREGORY S. BROWN, L.L.S. #849
For and on Behalf of
Fuss & O'Neill, Inc.



NO.	DATE	REVISION

DRAWN BY:

FUSS & O'NEILL
50 COMMERCIAL STREET
MANCHESTER, NEW HAMPSHIRE 03101
603.668.8223
www.fandoi.com



CLIENT/DEED HOLDER:
WILLIAM SCOTT GOULD & MICHELLE A. FLOURNOY
6725 HONESTY DRIVE
BETHESDA, MARYLAND 20817
BOOK 3757 PAGE 1123

EXISTING CONDITIONS PLAN
TAX MAP 76 LOT 35
BUNKER ROAD
NEW LONDON, NEW HAMPSHIRE
MERRIMACK COUNTY

PROJ. No.: 20210929.A10
DATE: 5/13/2022

SCALE: 1"=20'

EX-101