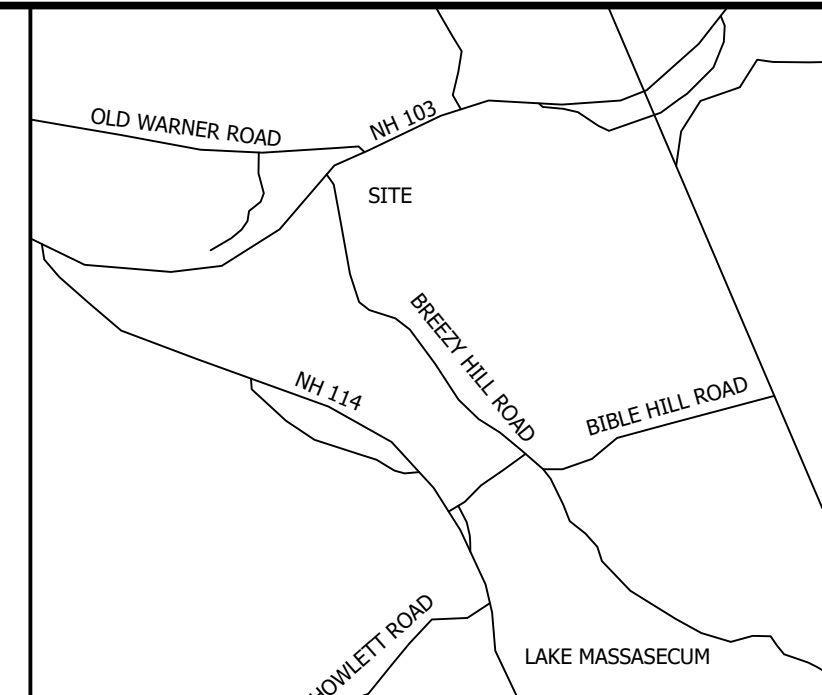


N/F
NFI NORTH, INC.
P.O. BOX 417
CONTOCOCK, NH 03229
ASSESSORS MAP 3 LOT 75
BOOK 2946 PAGE 775

LANDS OF
MARTYN CHIVERS
10 BREEZY HILL ROAD
BRADFORD, NH 03221
ASSESSORS MAP 3 LOT 74-1
97 ACRES±



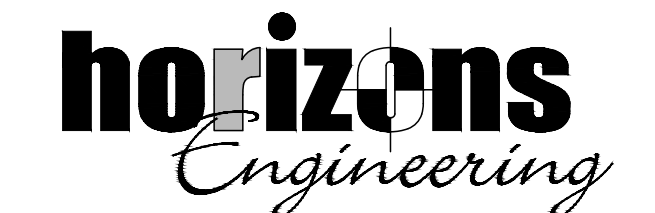
GENERAL NOTES

- OWNER OF RECORD:
MARTYN CHIVERS
10 BREEZY HILL ROAD
BRADFORD, NH 03221
- REFERENCE DEED:
(A) NEW KEARSARGE CORPORATION A/K/A NEW KEARSARGE CORP. TO MARTYN R. CHIVERS DATED DECEMBER 20, 1999 AND RECORDED IN MERRIMACK COUNTY REGISTRY OF DEEDS BOOK 2188 PAGE 230.
- REFERENCE PLANS:
(A) "SUBDIVISION & LOT LINE ADJUSTMENT PLAN LAND OF MARTYN R. CHIVERS" DATED JULY 15, 2008, SURVEYED BY ECKMAN ENGINEERING, LLC AND RECORDED IN MERRIMACK COUNTY REGISTRY OF DEEDS PLAN NUMBER 19160.
(B) "PLAN SHOWING A LOT LINE ADJUSTMENT MADE FOR MARTYN R. CHIVERS" DATED JUNE 10, 2013, PREPARED BY HORIZONS ENGINEERING, INC., LAST REVISED JULY 2014 AND RECORDED IN MERRIMACK COUNTY REGISTRY OF DEEDS PLAN NUMBER 201400011543.
- BEARINGS SHOWN HEREON REFER TO THE 2008 MAGNETIC MERIDIAN AS BASED ON REFERENCE PLAN A. THE VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- THIS PLAN IS BASED ON REFERENCE PLANS AND ON A FIELD SURVEY COMPLETED IN AUGUST, 2012 WITH A RAW CLOSURE BETTER THAN ONE PART IN 10,000.
- TOPOGRAPHY SHOWN HEREON IS BASED PUBLIC DATA PROVIDED BY THE STATE OF NEW HAMPSHIRE'S LIDAR PROJECT DATED 2015.
- THE SUBJECT PARCEL IS LOCATED IN THE RESIDENTIAL/BUSINESS ZONING DISTRICT. BUILDING SETBACKS:
50-FOOT FRONT
35-FOOT SIDE AND REAR
- THE SUBJECT PARCEL IS MAPPED AS LYING PARTIALLY INSIDE OF THE FLOOD ZONE PER F.E.M.A. FIRM MAP NUMBER 33013C0268E EFFECTIVE APRIL 19, 2010.
- THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREON MEANS COMPLIANCE WITH APPLICABLE LAND SURVEY LAWS AND RULES AND AN EXPRESSION OF PROFESSIONAL OPINION BASED ON THE FACTS OF THE SURVEY, PRINCIPLES OF BOUNDARY RETRACEMENT AND LOCAL STANDARD OF CARE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

LOT LINE ADJUSTMENT
APPROVED
PLANNING BOARD
Bradford, New Hampshire

DATE _____

THE SUBDIVISION REGULATIONS OF THE TOWN OF BRADFORD, NEW HAMPSHIRE ARE A PART OF THIS PLAN, AND APPROVAL OF THIS PLAN IS CONTINGENT UPON COMPLETION OF ALL REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY ANY VARIANCES OR MODIFICATIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.



NEWPORT VT • LITTLETON NH • NEW LONDON NH
POMFRET VT • KENNEBUNK ME • CONWAY NH

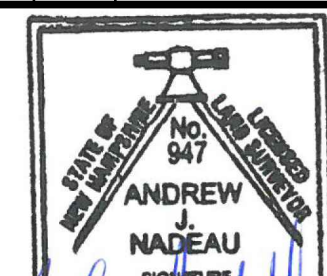
PLAN SHOWING A LOT LINE ADJUSTMENT MADE FOR

MARTYN R. CHIVERS
OF PROPERTY LOCATED ON

BREEZY HILL ROAD
BRADFORD, MERRIMACK COUNTY, NEW HAMPSHIRE

BRADFORD ASSESSORS MAP 3 LOTS 74A & 74B
MCRD BOOK 2188 PAGE 230

NO.	DATE	REVISION DESCRIPTION	ENG	DWG



DATE: 3/17/2021 PROJECT #: 20935
 ENGIN'D BY: SJB
 CHECK'D BY: ARCHIVE #: H-
 RTC

© 2021
horizons Engineering
All rights reserved

N/F
DIVERSIFIED PROPERTY
MANAGEMENT LLC
P.O. BOX 214, BRADFORD, NH 03221
ASSESSORS MAP 3 LOT 83
BOOK 3049 PAGE 1122
0.545 ACRES±

N/F
GATEWAY RENTALS LLC
P.O. BOX 214
BRADFORD, NH 03221
ASSESSORS MAP 3 LOT 82-B
BOOK 3049 PAGE 1122
5.6 ACRES±

N/F
JONATHAN & LYNN
KIMBALL
1364 OLD HILLBORO ROAD
HENNIKER, NH 03242
ASSESSORS MAP 3 LOT 82
BOOK 2303 PAGE 179
9.8 ACRES±

LOT LINE ADJUSTMENT TABLE

LOT	CURRENT AREA	TO BECOME
"LOT A" - MAP 3 LOT 74A	11.41 ACRES±	16.87 ACRES±
"LOT B" - MAP 3 LOT 74	20.51 ACRES±	15.05 ACRES±
AREA OF ADJUSTMENT		5.46 ACRES±

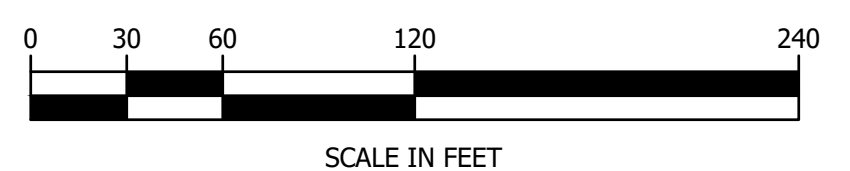
N/F
STEPHEN C. EASTMAN
34 BREEZY HILL ROAD
BRADFORD, NH 03221
ASSESSORS MAP 3 LOT 74
BOOK 3678 PAGE 1673
3.4 ACRES±

CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND IS CLASSIFIED AS AN URBAN SURVEY WITH A RAW UNADJUSTED CLOSURE BETTER THAN 1 PART IN 10,000.

Andrew J. Nadeau
ANDREW J. NADEAU #947

DATE: 3/17/2021



LEGEND

- 650 MAJOR CONTOUR (25-FOOT INTERVAL)
- 655 MINOR CONTOUR (5-FOOT INTERVAL)
- PROPERTY LINE
- BUILDING SETBACK
- 100-YR FEMA FLOOD PLAIN
- 50-FOOT SHORELAND PROTECTION BUFFER
- 150-FOOT SHORELAND PROTECTION BUFFER
- 250-FOOT SHORELAND PROTECTION BUFFER
- TREELINE
- OVERHEAD UTILITY LINE
- STONE WALL
- 5/8" REBAR TO BE SET WITH PLASTIC ID CAP
- GRANITE MONUMENT FOUND
- SPIKE FOUND
- 5/8" IRON ROD SET (PER REF. PLAN B)
- CALCULATED CORNER
- UTILITY POLE
- WELL
- CATCH BASIN

