New Hampshire State Plain Grid North
Derived with GPS RTK utilizing VTWR

N

Abutter's List

78–39 SMITH, DAVID C D/ B/ A, PO BOX 375, LEBANON, NH 03766
92–39 LACASSE, KENNETH, PO BOX 921, QUECHEE, VT 05059
92–37 WHITE, PETER CRAIG W TTEE, PO BOX 1205, NORWICH, VT 05055
92–41 CENTRO STORICO LLC, 7 SARGENT ST, HANOVER, NH 03755
92–78 EXECUSUITE LLC, 31 ELM ST, LEBANON, NH 03766
92–29 BISSON, HELEN L, 15 SPENCER ST, LEBANON, NH 03766
92–38 SALAZAR KISH, JOLIN, 8 CURRIER PL, HANOVER, NH 03755
92–40 PAULS, SCOTT & LAURA FINEBERG, 29 PARKHURST ST, LEBANON, NH 03766
92–42 CENTRO STORICO LLC, 7 SARGENT ST, HANOVER, NH 03755
92–30 CITY OF LEBANON, 51 NORTH PARK ST, LEBANON, NH 03766
92–36 TWIN PINES HOUSING TRUST, 226 HOLIDAY DR, STE 20, WHITE RIVER JCT, VT 05001
92–34 UPPER VALLEY SUPPORTIVE, 226 HOLIDAY DR, STE 20, WHITE RIVER JCT, VT 05001
92–43 62 HANOVER STREET LLC, 8 CURRIER PL, HANOVER, NH 03755
78–2 EMERSON PLACE APTMS LLC, 150 PRESIDENTIAL WAY, STE 220, WOBURN, MA 01801
78–4 TACKLE PARTNERS LLC, 279 DOGFORD RD, ETNA, NH 03750
78–5 TACKLE PARTNERS LLC, 279 DOGFORD RD, ETNA, NH 03750
92–28 5–11.5 SPENCER STREET LLC, PO BOX 1081, NORWICH, VT 05055

Corner Monument Descriptions

all dimension are outside diameter

No. 1 FOUND a 5/8" Rebar down 9", firm, straight and in good condition – location not consistent with documents, source unknown, NOT USED

No. 2 FOUND a 5/8" Rebar down 7" firm, straight and in good condition

No. 3 FOUND a 6"x6" Stone Bound with 1/2 rebar in the center buried 22" firm, straight and in good condition and 14" from the corner of chain link fence

No. 4 FOUND a 8"x7" Stone Granite Bound with 1/2" drill hole in center and *" of reveal firm, straight and in good condition, 17" from the corner of the brick building

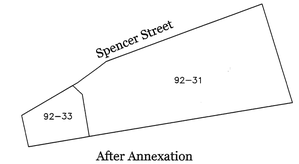
No. 5 FOUND a 3" Iron Pipe with 53" of reveal painted yellow, slight lean, firm and good condition and 15" from the corner of chain link fence

NO. 6 COMPUTED a point at the junction of boundary line with the former Railroad Right–of–Way limits

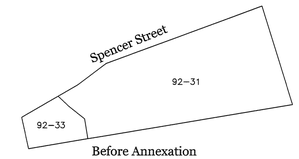
No. 7 FOUND a 6"x7" Stone Bound with 1/2 drill hole in the flush with the ground firm, straight and in good condition

No. 8 SET a 5/8 x 36" Rebar with an Orange Plastic Cap straight, firm and flush and " from the corner of chain link fence

No. 9 COMPUTED a point at the junction of boundary line with the computed limits of Spencer Street

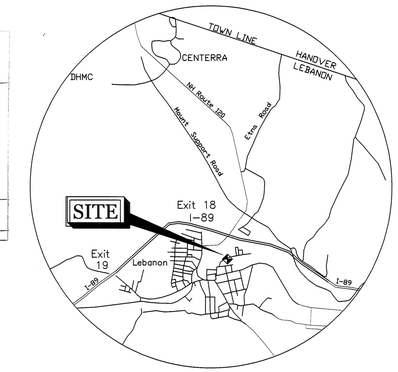


After Annexation
1"= 160'



Before Annexation
1"= 160'

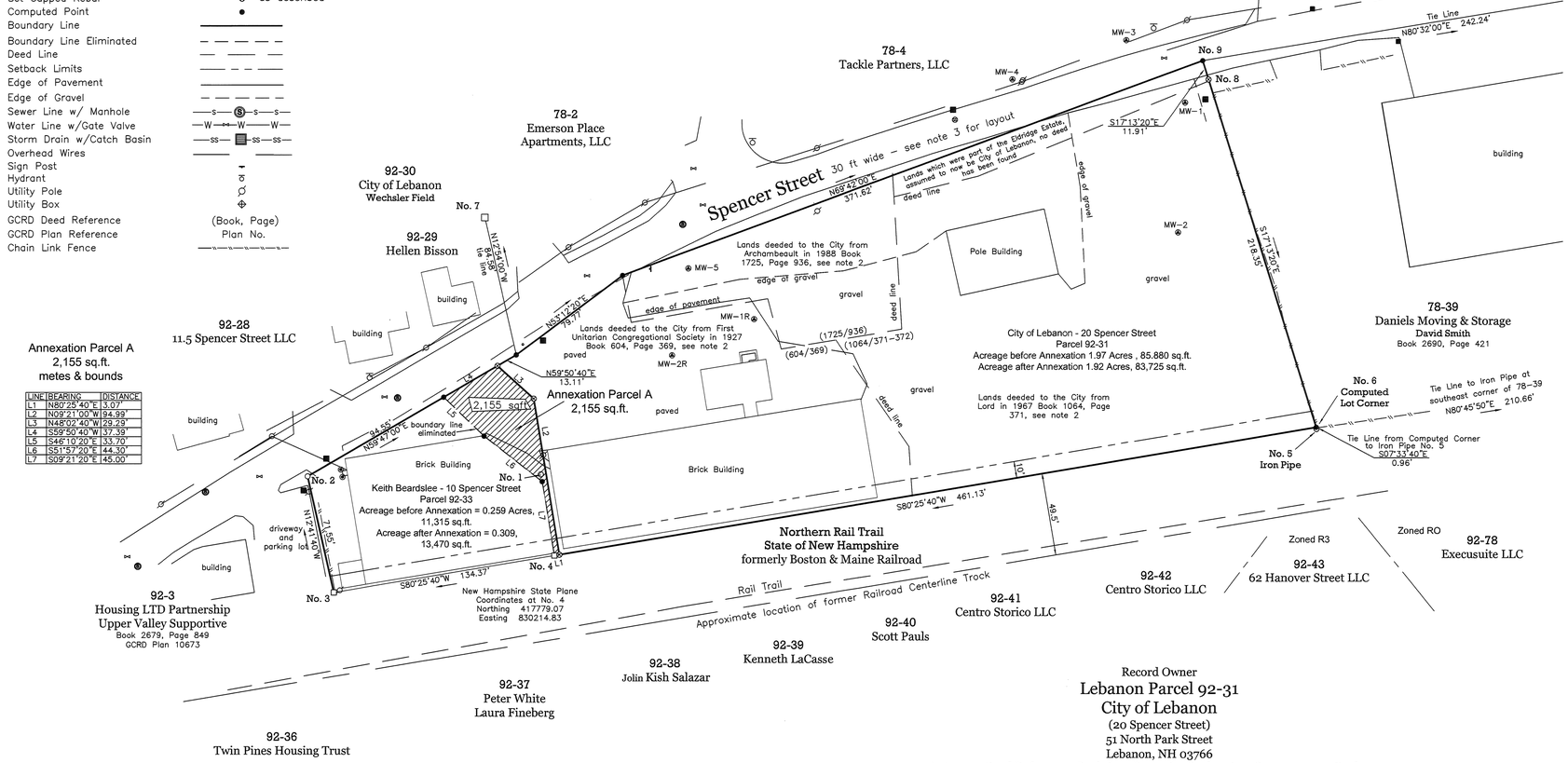
LEBANON PLANNING BOARD
APPROVED: 11/13/18
CHAIRMAN
DATE OF SIGNATURE
12/17/18
TIME: 3:05p



LOCUS

Legend

Found Stone Bound	as described
Found Iron Pipe or Rebar	as described
Set Capped Rebar	as described
Computed Point	
Boundary Line	
Boundary Line Eliminated	
Deed Line	
Setback Limits	
Edge of Pavement	
Edge of Gravel	
Sewer Line w/ Manhole	
Water Line w/Gate Valve	
Storm Drain w/Catch Basin	
Overhead Wires	
Sign Post	
Hydrant	
Utility Pole	
Utility Box	
GCRD Deed Reference	(Book, Page)
GCRD Plan Reference	Plan No.
Chain Link Fence	



LINE	BEARING	DISTANCE
L1	N80°25'40"E	3.07'
L2	N09°21'00"W	94.99'
L3	N48°02'40"W	29.29'
L4	S59°50'40"W	37.39'
L5	S46°10'20"E	33.70'
L6	S51°57'20"E	44.30'
L7	S09°21'20"E	45.00'

SURVEY NOTES AND REPORT

1. The purpose of this Minor Lot Line Adjustment Plat is to annex Parcel A, a 2,155 sq. ft. parcel, from Assessor's Map Parcel 92–31 to Assessor's Map Parcel 32–33. Following the exchange of deeds for the Annexation and the Merger Parcel 32–31 will be 1.92 Acres or 83,725 sq. ft. Parcel 92–33 will be 0.309 acres or 13,470 sq. ft.

2. Surveyor's Report:
The Subject Land Parcel 92–33 are depicted on a 1932 Survey of the Eldridge Park by Samuel Stevens as recorded in GCRD Book 626 at Page 104 and the parcel annexed shown on the Plan recorded in GCRD Book 1180, Page 43. The lands are described in the Deed from Peter Jordan to Keith Beardslee as recorded in GCRD Book 2190 at Page 389. The Lands include a ROW over Lot 92–31 along it's northern boundary line. This ROW will now be within the Annexed Parcel. The Subject Lands were altered from it's Original 77 ft by 100 ft size to current shape by 4 deeds (602/250), (602/529), (604/295) and (780/196).

The Subject Lands which were formerly Parcel 92–32 are described in the GCRD Deed found in Book 1725 at Page 936. The deeds can be traced to the Deed from the City or Lebanon on December 5,1922 to Ariclla Day as recorded in GCRD Book 570 at page 306. These lands were a portion of the Eldridge Estate and are now merged into 92–31.

Subject Lands Parcel 92–31 is the result of several deeds. The current Parcel is shown on the above referenced Eldridge and the Spencer Land Plan recorded in GCRD in Book 626 at Page 106. The westerly portion is described in the Deed from First Unitarian Congregational Society to Town of Lebanon in GCRD Book 604 at Page 369. The easterly portion is described in the Deed from A.E. Lord & Co. to City of Lebanon as recorded in GCRD Book 1064 at Pages 371–372 and shown on the Plan recorded in GCRD Book 1059 at Page 69. The deed is not yet located for the strip of land shown as Eldridge Estate on the 1932 Eldridge Park Plan.

3. The Layout of Spencer Street Widened to 30 ft wide is found in Lebanon Book 15 at Page 121. This Layout is made in accordance with the 1932 Eldridge Park Plan as recorded in GCRD Book 626 at Page 104, the 1932 Plan for Spencer Land, as recorded in GCRD Book 626 at Page 106 and the 1932 Mahan Flats Plan as recorded in GCRD Book 626 at Page 108. This Street was computed based on found record monuments as closely as possible to this Layout. Minor differences occurred in the dimensions and angles.

4. The Subject Lands are within Lebanon's Central Business District (CBD). The Minimum Lot Requirements are:
Frontage 50 feet, Front Yard – none, Side Yard – none, Rear Yard 10 feet, No limits on Building Coverage and a Maximum Height of 45 feet.

5. Overhead wires meander along Spencer Street. The parcel may be subject to utility easements.

6. Corner monuments noted as SET are not yet placed. All monument dimension are outside diameters. SET monuments are capped with Orange Plastic Caps labeled "Rockwood VT 537 NH 618".

7. No conservation, preservation, or agriculture preservation restrictions were found on the subject parcel or abutting parcels.

8. The Subject Lands are within FEMA's mapped 1% flood limits as shown on City of Lebanon (330061) FIRM Panel 33009C0894E. This 1% elevation is approximately 578 ft NGVD 1929.

Revised December 11, 2018 – Conditions of Approval
Revised October 19, 2018 – staff comments, notes

Lebanon Statement

"This plan shows the Minor Lot Line Adjustments/Boundary Agreement and does not require the approval of the Lebanon Planning Board as a Subdivision."

I hereby certify to the best of my belief and knowledge this boundary survey for Lebanon Parcels 92-31 and 92-33 meets the New Hampshire Urban Survey standard. The boundary lines and corner monuments shown are consistent with the referenced deeds and plan unless otherwise noted and are the basis for this Surveyor's opinion of the boundary lines locations.

Record Owner
Lebanon Parcel 92-31
City of Lebanon
(20 Spencer Street)
51 North Park Street
Lebanon, NH 03766
Lot 92-31-Deed Reference : Book 604, Page 369, Book 1064 , Pages 371-372, Book 1725 , Page 936, Lot Merger 92-32 into 92-31
Plan References: Book 626, Page 104, Book 626, Page 106 and Book 1059, Page 69

Record Owner
Lebanon Parcel 92-33
Keith Beardslee
(10 Spencer Street)
PO Box 307
Cornish Flat, NH 03746
Deed Reference: Book 2190 , Page 389
Plan Reference: Book 626 , Page 104

STATE OF NEW HAMPSHIRE
No. 618
TIMOTHY W. ROCKWOOD
SIGNATURE
STATE OF VERMONT
LAND SURVEYOR

Timothy W. Rockwood
LLS No. 618

Lot Line Adjustment Plat
City of Lebanon
and
Keith Beardslee

10 & 20 Spencer Street, Lebanon, Grafton County, New Hampshire
Project No. 1526 Date: October 4, 2018

0 40 80 120 160 200
Scale: 1" = 40'

ROCKWOOD LAND SERVICES,LLC
PO BOX 347, HARTLAND, VERMONT 05048
(802)436–1039 rockls@vermontel.net