

FOR USE BY COUNTY REGISTRY OF DEEDS

PLAN REFERENCES:

1. "PLAN OF LARGEBOROUGH STATE, LEBANONHAM, N.H.; SCALE: 1"=50, DATED MAY 1, 1962, BY L.P. DAVIS, RECORDED IN BOOK 977 PLAN #31 IN THE G.C.R.D.
2. "STATE OF NEW HAMPSHIRE, STATE HIGHWAY DEPARTMENT, PLAN AND PROFILE OF PROPOSED, T.L.C. PROJECT, NO. 1462, MASCOMMA ROAD, SCALE: 1"=50, DATED 1951.
3. "SURVEYED AND DRAWN BY, CARL L. MOULTON, SCALE: 1"=20, DATED SEPTEMBER 1965, AND RECORDED IN BOOK 1022, PAGE 1 IN THE G.C.R.D.
4. "MILFORD ACRES", SCALE: 1"=100, DATED 1964, SURVEYED AND DRAWN BY CARL L. MOULTON, RECORDED IN BOOK 1022, PAGE 179 IN THE G.C.R.D.
5. "MILFORD ACRES", SCALE: 1"=100, DATED 1986, SURVEYED AND DRAWN BY CARL L. MOULTON, RECORDED IN BOOK 1036, PLAN#5 IN THE G.C.R.D.

NOTES:

- [illegible]

3. TOTAL AREAS OF THE SUBJECT PARCELS IS 70.539 ACRES.
MAP 108 LOT 2 IS 39.481 ACRES
MAP 108 LOT 14 IS 31.058 ACRES.
4. BEARINGS ARE BASED UPON MAGNETIC NORTH.
5. PARCELS LIE IN THE R3 ZONE:
MINIMUM LOT SIZE FOR A PLANNED UNIT RESIDENTIAL DEVELOPMENT IS 10 ACRES IN AN R3 ZONE.
BUYERS MUST SET BACK 10' FROM ALL LOT LINE AND 75' FROM ABUTTING LOTS WITH AREAS LESS THAN 40,000 SQUARE FEET. 50 PERCENT OF THE TRACT SHALL BE PREPARED FOR OPEN SPACE.
6. LOT 2 ON MAP 108 IS SUBJECT TO AN EASEMENT FOR WAY RIGHTS AS CONVEYED TO THE OWNER OF LOT 1 ON MAP 108 BY DEED DATED 10/15/1981.

7. LOT 14 ON TAX MAP 108 IS SUBJECT TO AN EASEMENT CONVEYED TO THE NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY IN BOOK 577, PAGE 208 BEING 30' WIDE AND CENTERED ON THE LOCATION OF UTILITY POLES.
8. LOT 14 ON TAX MAP 108 IS SUBJECT TO AN EASEMENT FOR WATER RIGHTS AS CONVEYED TO THE OWNER OF MAP 108 LOT 19 IN BOOK 786, PAGE 64 ON JULY 25, 1940.
9. LOT 14 ON TAX MAP 108 IS SUBJECT TO AN EASEMENT FOR WATER RIGHTS AS CONVEYED TO THE OWNER MAP 108 LOT 18 IN BOOK 938, PAGE 233 ON DECEMBER 18, 1950.
10. THERE ARE NO CONSERVATION RESTRICTIONS ON ADJUTING LOTS.



911 UNIT NUMBERS
PROSPECT HILL

P. U. D. DEVELOPMENT
MAP 108, LOT 2 & 14
M & M EQUITIES, LLC

LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE
03-26-2007

Revision Date

Revision Description

Scale: 1"=100'

Scale: 1 = 100

0 = 0% 0V 0 = 0

Dr. By: DV CK By: LW
HES 1111 2539125

H.E.S. Job No. 0320123

Field Book No.

Field Book Page No.

Sheet No. 1 of 1

CONCLUDING REMARKS

ENGINEERING &

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NUMBERDR.DWG