

FOR REGISTRY USE

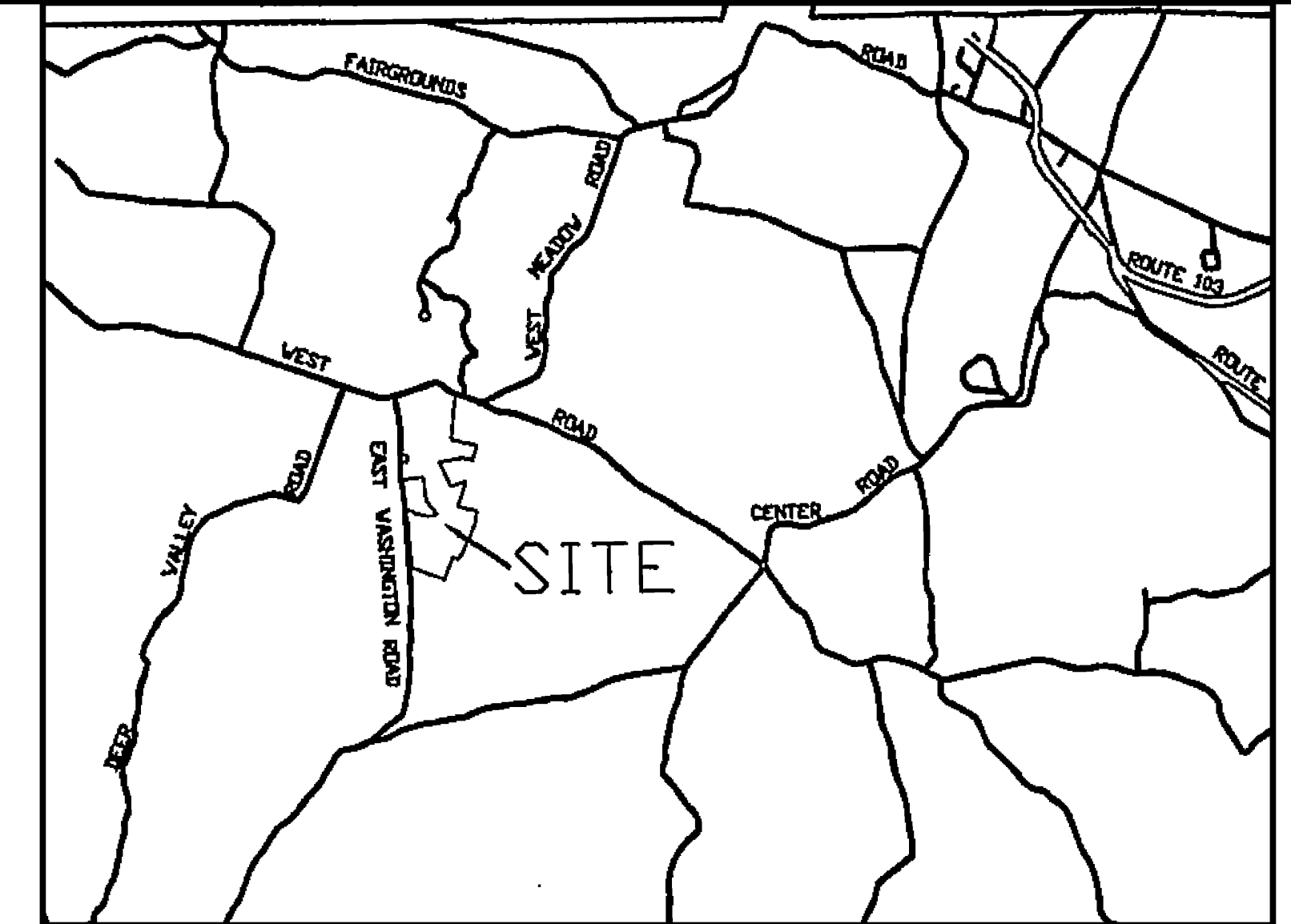
| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE #     | BEARING     | DISTANCE |
| L1         | S11°58'04"W | 32.01'   |
| L2         | S23°38'14"E | 747.35'  |
| L3         | S14°31'58"E | 550.28'  |
| L4         | N76°15'22"E | 100.00'  |
| L5         | S13°02'21"E | 179.51'  |
| L6         | S77°34'22"W | 100.00'  |
| L7         | S12°25'38"E | 157.02'  |
| L8         | S16°26'43"E | 135.10'  |
| L9         | S16°58'39"E | 157.08'  |
| L10        | S18°29'08"E | 121.20'  |
| L11        | S22°00'57"E | 271.72'  |
| L12        | S25°27'24"E | 46.83'   |
| L13        | S21°34'18"E | 250.24'  |
| L14        | N85°07'47"E | 180.68'  |
| L15        | S06°57'05"E | 58.18'   |
| L16        | S06°44'59"E | 116.75'  |
| L17        | S82°39'02"W | 140.94'  |
| L18        | S19°59'51"E | 270.03'  |
| L19        | S14°59'07"E | 156.36'  |
| L20        | S18°19'23"E | 124.47'  |
| L21        | S18°52'04"E | 134.94'  |
| L22        | S17°34'11"E | 455.91'  |
| L23        | N75°32'24"E | 524.66'  |
| L24        | S39°16'46"E | 97.45'   |
| L25        | N65°51'06"E | 69.56'   |
| L26        | N34°47'14"E | 268.99'  |
| L27        | N61°53'33"E | 214.56'  |
| L28        | N18°40'46"E | 102.19'  |

**GENERAL NOTES**

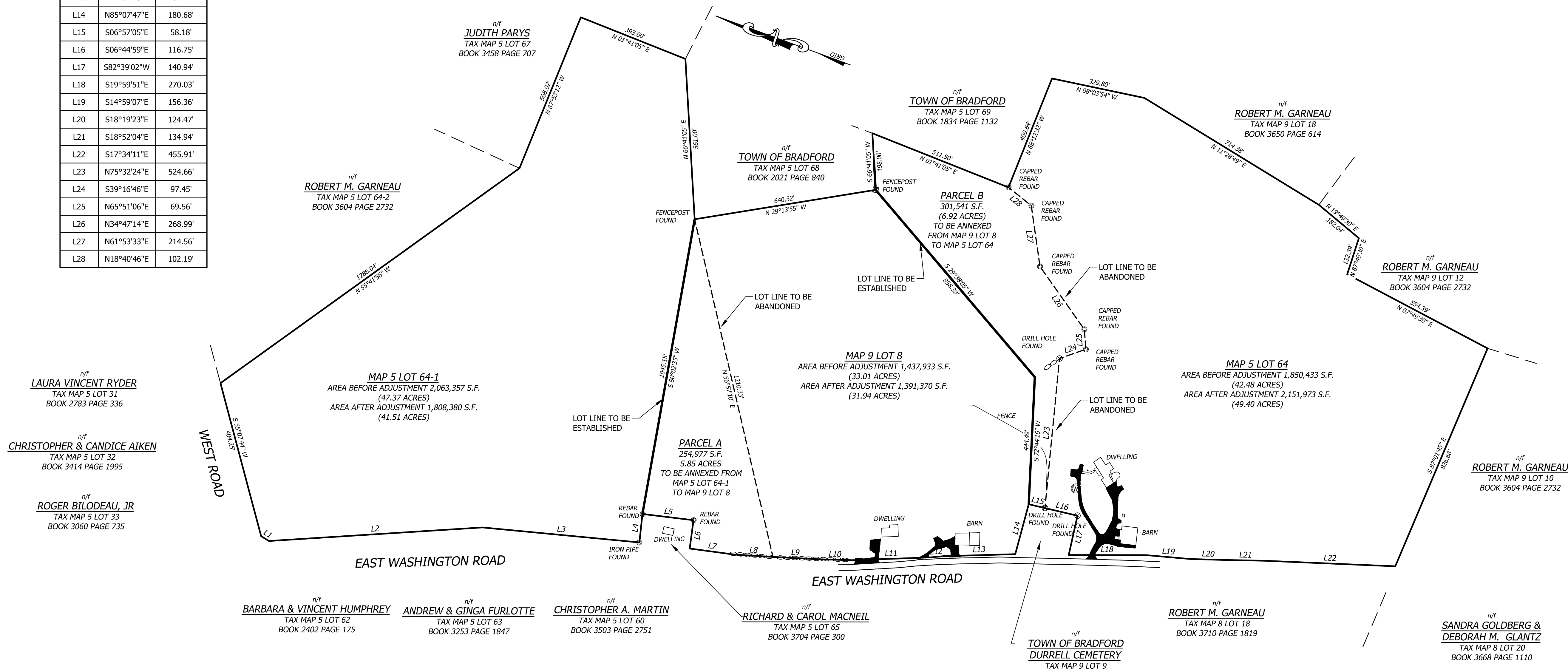
- OWNER OF RECORD  
 MAP 5 LOT 64 & 64-1  
 ROBERT GARNEAU  
 47 BITTERSWEET LANE  
 SOUTH GLASTONBURY, CT 06073  
 BOOK 3604 PAGE 2732  
 MAP 9 LOT 8  
 LINCOLN & PATRICIA HEFFNER  
 84 EAST WASHINGTON ROAD  
 BRADFORD, NH 03221  
 BOOK 3709 PAGE 1909
- THE PARCELS ARE LOCATED IN THE RESIDENTIAL RURAL DISTRICT.
- ZONING REQUIREMENTS:  
 AREA: 2 BUILDBLE ACRES  
 FRONTAGE: 250 FEET  
 FRONT SETBACK: 50 FEET  
 SIDE/REAR SETBACK: 30 FEET
- DEED REFERENCES:  
 A. MAP 5 LOT 64 & 64-1, "WARRANTY DEED FROM SYLVIA M. HASEY TO ROBERT M. GARNEAU " DATED AUGUST 17, 2018 AND RECORDED IN THE MERRIMACK COUNTY REGISTRY OF DEEDS BOOK 3604 PAGE 2732.  
 B. MAP 9 LOT 8, "WARRANTY DEED FROM ERIC B. HOGANCAMP AND HEATHER M. HOGANCAMP TO LINCOLN H. HEFFNER AND PATRICIA J. HEFFNER", DATED NOVEMBER 18, 2020 AND RECORDED IN THE MERRIMACK COUNTY REGISTRY OF DEEDS BOOK 3709 PAGE 1909.  
 C. "MAP 5 LOT 64 & MAP 9 LOT 8, SUBDIVISION PLAN PREPARED FOR SYLVIA HASEY & ERIC HOGANCAMP, EAST WASHINGTON ROAD, BRADFORD, NH", DATED AUGUST 25, 2010, PREPARED BY LAKE SUNAPEE SURVEY AND RECORDED IN THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN #19740.  
 D. "MAP 5 LOT 54A, SUBDIVISION PLAN PREPARED FOR SYLVIA HASEY, EAST WASHINGTON ROAD, BRADFORD, NH", DATED DECEMBER 1, 2011, PREPARED BY LAKE SUNAPEE SURVEY AND RECORDED IN THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN #19887.

**GENERAL NOTES (CONTINUED)**

- THE BASIS OF BEARING IS GRID NORTH. THE HORIZONTAL DATUM IS ON THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM NAD83 (2011). THE VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). THE ORTHOMETRIC HEIGHT WAS COMPUTED USING GEOID 12B. THE CONTOUR INTERVAL IS 2FT. THE DATUMS WERE DERIVED FROM STATIC GPS OBSERVATIONS TAKEN AT THE TIME OF THE FIELD SURVEY AND PROCESSED USING THE ONLINE POSITIONING USER SYSTEM (OPUS).
- THIS PLAN IS BASED ON A FIELD SURVEY COMPLETED IN SEPTEMBER OF 2021 WITH SOKKIA GRX3 DUAL FREQUENCY SURVEY GRADE GPS RECEIVERS AND A LEICA T16 TOTAL STATION ROBOTIC TOTAL STATION.
- THE PROPERTY BOUNDARY WAS RETRACED USING THE DEEDS OF RECORD, REFERENCE PLANS AND EVIDENCE FOUND IN THE FIELD. ABUTTING PROPERTY LINES ARE APPROXIMATE PER THE TOWN OF BRADFORD TAX MAPS.
- A PORTION OF THE SURVEYED PARCEL IS MAPPED AS LYING INSIDE OF THE FLOOD ZONE A PER THE FLOOD INSURANCE RATE MAPS FOR MERRIMACK COUNTY NEW HAMPSHIRE, PANEL NUMBERS 435 AND 455, EFFECTIVE DATE APRIL 19, 2010.
- A GENERAL ROAD EASEMENT FOR THE BENEFIT OF THE TOWN OF BRADFORD SHALL APPLY TO ALL EXISTING ROADS ABUTTING THE LAND TO BE SUBDIVIDED, THIS EASEMENT TO INCLUDE ALL LAND WITHIN TWENTY FIVE (25) FEET OF THE CENTERLINE OF THE EXISTING ROADWAY.

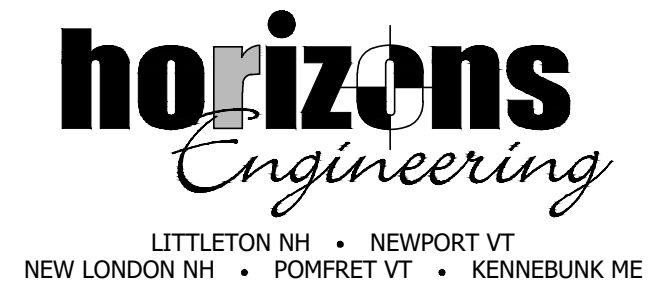


VICINITY MAP  
NOT TO SCALE



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 PLAT, AND APPROVAL OF THIS PLAT 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.



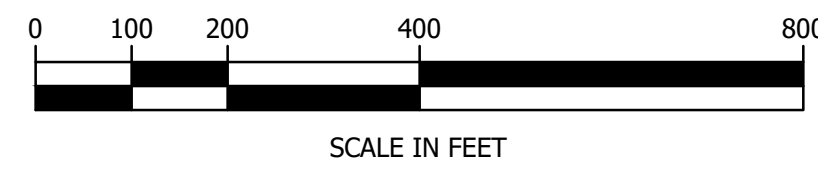
LOT LINE ADJUSTMENT  
 LAND OF  
**ROBERT GARNEAU & LINCOLN & PATRICIA HEFFNER**  
 EAST WASHINGTON ROAD BRADFORD, NEW HAMPSHIRE  
**MAP 5 LOT 64, MAP 5 LOT 64-1 & MAP 9 LOT 8 LOT LINE ADJUSTMENT**

| NO. | DATE | REVISION DESCRIPTION | ENG | DWG |
|-----|------|----------------------|-----|-----|
|     |      |                      |     |     |
|     |      |                      |     |     |
|     |      |                      |     |     |

|             |            |
|-------------|------------|
| DATE:       | PROJECT #: |
| OCT 2021    | 21814      |
| SURV'D BY:  | DRAWN BY:  |
| BDD         | BDD        |
| CHECK'D BY: | ARCHIVE #: |
| RTC         | H-         |

**CERTIFICATION**  
 I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000).

RAYMOND T. CRITCH, LLS 858 DATE



DATE OF PRINT  
**NOVEMBER 09 2021**  
 HORIZONS ENGINEERING

