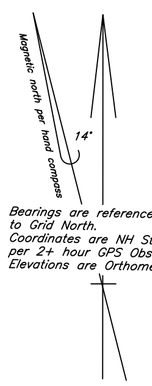


NOTES

1. AREA "F"– Land of Robert Shulman intended to be conveyed to the Town of Plainfield as an annexation to the cemetery lot and to serve as a trail head for access to trails within the proposed trail corridor across Lot B.

2. SOIL SUITABILITY FOR DEVELOPMENT– Each lot contains soils that are mapped as suitable for sewage disposal over an area that exceeds the requirements of the State of NH for a four–bedroom home.

3. SHARED DRIVEWAYS– Lot B and Lot C are intended to share a driveway as shown across a 50–foot wide right–of–way, the center of which is the lot–line. An alternate driveway for Lot C to access Site C is shown.
Lot D and Lot E are also intended to share a driveway as shown across a 50–foot wide right–of–way, the center of which is the lot–line.
The shared drives described above require State Wetland permits in order to cross the brook. Approval of all necessary permits is required prior to the issuance of a building permit by the Town.

4. ZONING– This property is in the VR, RR, and RC–2 Zones according to the Zoning Map of the Town of Plainfield. Refer to Plainfield Zoning Regulations regarding the Wetlands Conservation District. A fifty–foot wetlands buffer is shown around the wetlands of Hilliard Brook and Hilliard Brook Beaver Pond.

5. TRAIL EASEMENT CORRIDOR– The proposed trail easement corridor extends from and includes the "Trail Head" (Area F) and extends southwesterly to the southerly line of Lot B. The TRAIL EASEMENT CORRIDOR intends to describe a corridor within which a 12–foot wide public trail may be developed and maintained. The developed trail may have a spur to the Pine Esker in addition to the trail to the southern limits of the corridor. The locations of the trails may evolve over time.

6. HIGHWAY DRAINAGE STRUCTURES– The Town of Plainfield shall be allowed to continue to maintain those existing highway drainage features such as culverts and diversion ditches abutting the subject property along Porter and Ladieu Road as necessary.

7. HILLIARD BROOK is called Gilkey Brook in ancient deeds.

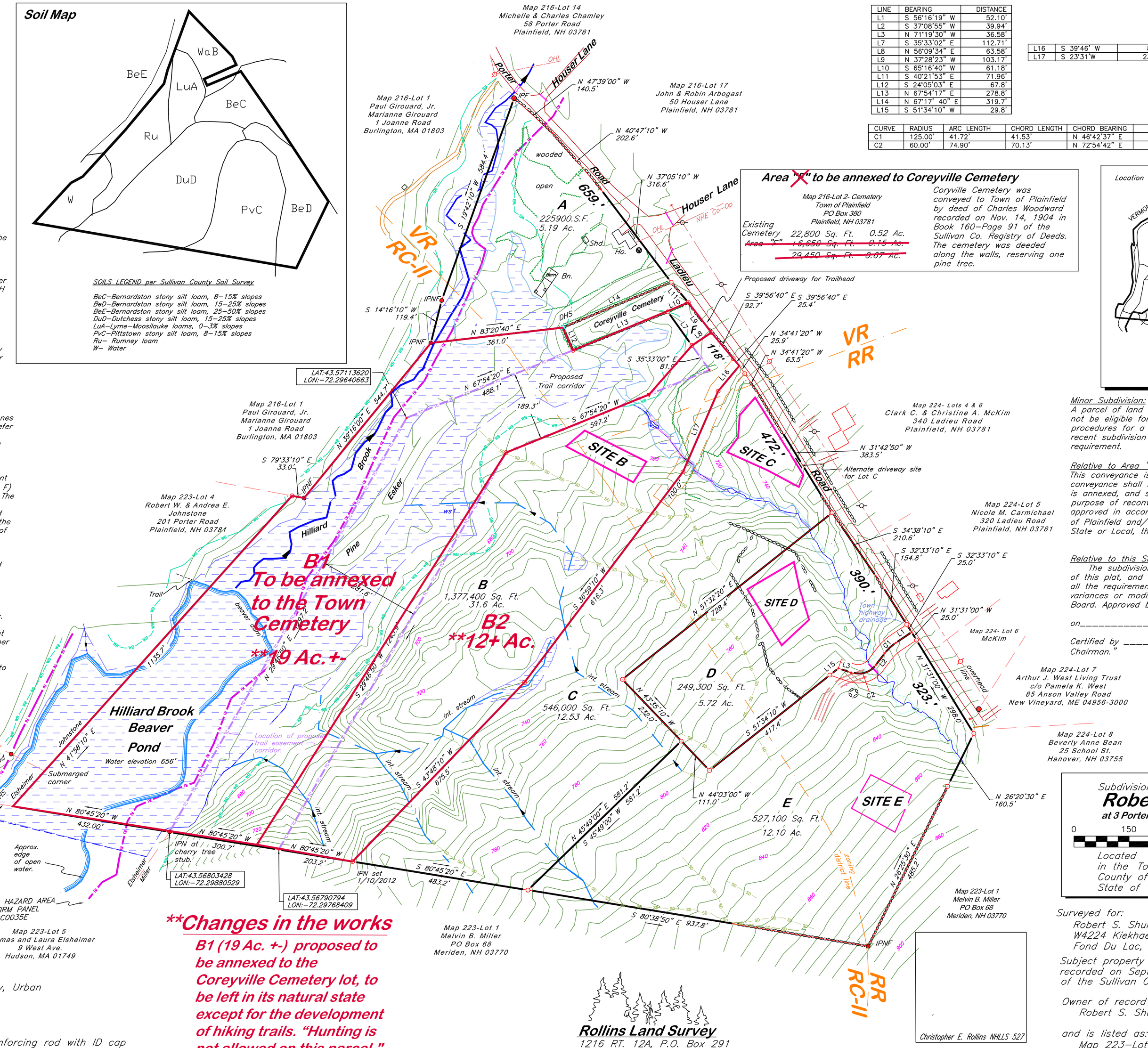
8. UTILITY EASEMENTS– Overhead or buried utility easement locations for electricity, etc. will be determined by lot owner and utility company prior to construction of dwellings.

9. The SITES shown on each proposed lot do not intend to restrict homesite development to that particular location.

Soil Map

SOILS LEGEND per Sullivan County Soil Survey

BeC–Bernardston stony silt loam, 8–15% slopes
BeD–Bernardston stony silt loam, 15–25% slopes
BeE–Bernardston stony silt loam, 25–50% slopes
DuD–Dutchess stony silt loam, 15–25% slopes
LuA–Lyme–Moosilauke loams, 0–3% slopes
PvC–Pittstown stony silt loam, 8–15% slopes
Ru– Rumney loam
W– Water



LINE	BEARING	DISTANCE
L1	S 56°16'19" W	52.10'
L2	S 37°08'55" W	39.94'
L3	N 71°19'30" W	36.58'
L7	S 35°33'02" E	112.71'
L8	N 56°09'34" E	63.58'
L9	N 37°28'23" W	103.17'
L10	S 65°16'40" W	61.18'
L11	S 40°21'53" E	71.96'
L12	S 24°05'03" E	67.8'
L13	N 67°54'17" E	278.8'
L14	N 67°17' 40" E	319.7'
L15	S 51°34'10" W	29.8'

L16	S 39°46' W	89.8'
L17	S 23°31'W	239.6'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	125.00'	41.72'	41.53'	N 46°42'37" E	19°07'24"
C2	60.00'	74.90'	70.13'	N 72°54'42" E	71°31'35"

Area "F" to be annexed to Coreyville Cemetery

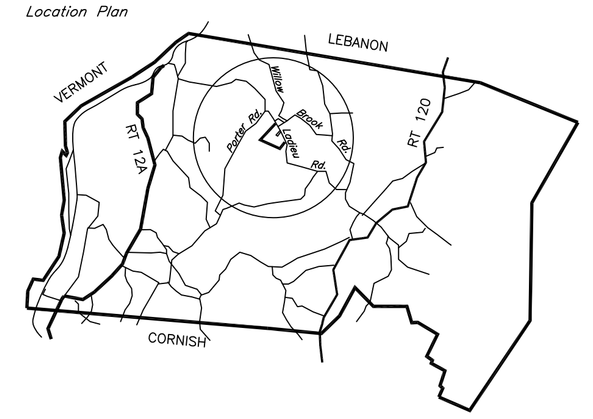
Map 216-Lot 2- Cemetery
Town of Plainfield
PO Box 380
Plainfield, NH 03781

Existing Cemetery	22,800 Sq. Ft.	0.52 Ac.
~~Area "F"~~	~~+6,650 Sq. Ft.~~	~~0.15 Ac.~~
	~~29,450 Sq. Ft.~~	~~0.67 Ac.~~

Coryville Cemetery was conveyed to Town of Plainfield by deed of Charles Woodward recorded on Nov. 14, 1904 in Book 160–Page 91 of the Sullivan Co. Registry of Deeds. The cemetery was deeded along the walls, reserving one pine tree.

For County Use

Location Plan



Minor Subdivision:
A parcel of land which has been subjected to minor subdivision shall not be eligible for further subdivision under the minor subdivision procedures for a period of 10 years from the date of the most recent subdivision approval. Annexations are not subject to this requirement.

Relative to Area "F":
This conveyance is made for the purpose of annexation, upon the conveyance shall merge with and become part of the land to which it is annexed, and shall not constitute a previously approved lot for the purpose of reconveyance unless and until the same shall have been approved in accordance with the subdivision regulations for the Town of Plainfield and/ or any other law, ordinance or regulation, Federal, State or Local, then applicable.

Relative to this Subdivision Plan:
The subdivision requirements of the Town of Plainfield are a part of this plat, and approval of this plat is contingent on completion of all the requirements of said subdivision regulations, excepting only any variances or modifications made in writing by the Plainfield Planning Board. Approved by the Plainfield Planning Board

on_____.

Certified by _____,
Chairman."

Total 67.2 Acres

Subdivision of Land of
Robert S. Shulman
at 3 Porter Road, Plainfield, N.H.

0 150 300 450
One inch= 150 feet

Located at 3 Porter Road and Ladieu Road
in the Town of Plainfield
County of Sullivan
State of New Hampshire, Date: Dec. 29, 2011

Surveyed for:
Robert S. Shulman
W4224 Kiekhaefer Parkway
Fond Du Lac, WI 54937

Subject property is described in deed recorded on Sept. 11, 1985 in Book 784–Page 358 of the Sullivan County Registry of Deeds.

Owner of record according to town records is:
Robert S. Shulman

and is listed as:
Map 223–Lot 3
on the town tax map.

Project 1526–4

Legend

Spike in stump
Stone wall
Utility pole
Unmarked point
Iron pin set
Iron pin found IPNF
Drill hole set DHS
Iron pipe found IPF
50' Wetland Buffer
Trail Corridor limits
Surface drainage
Intermittent stream

Method of survey: GPS, redundant
Survey Classification: Standard Property Survey, Urban
Precision of main traverse: 1/10,000+
Date Monuments were set: as noted
Description of monuments set: 5/8" steel reinforcing rod with ID cap

****Changes in the works**

B1 (19 Ac. +-) proposed to be annexed to the Coreyville Cemetery lot, to be left in its natural state except for the development of hiking trails. "Hunting is not allowed on this parcel."

Rollins Land Survey
1216 RT. 12A, P.O. Box 291
Plainfield, NH 03781

Christopher E. Rollins NHLLS 527

Christopher E. Rollins, LLS 527

Chk: Drawn by: C. E. Rollins Revised: