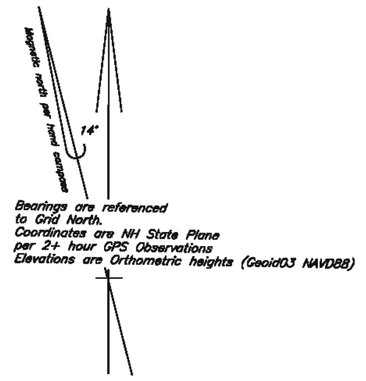


Photos From Lot B

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 a trail easement to be described across Lot B shown hereon.

2. SOIL SUITABILITY FOR DEVELOPMENT– Each lot contains soils that are mapped as suitable for sewage disposal over an area that exceeds the requirement 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. 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.

4. ZONING– This property is in the VR, RR, and RC–2 Zones according to the Zoning Map of the Town of Plainfield.

LINE	BEARING	DISTANCE
L1	S 56°16'19" W	52.10'
L2	N 37°08'55" E	39.94'
L3	S 71°19'30" E	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	71.98'
L12	N 24°05'03" W	67.8'
L13	N 67°54'17" E	278.8'
L14	N 67°18'20" E	319.8'
L15	S 51°34'10" W	29.8'

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"

Map 218-Lot 14
Michelle & Charles Chamley
58 Porter Road
Plainfield, NH 03781

Map 216-Lot 1
Paul Girouard, Jr.
Marianne Girouard
1 Joanne Road
Burlington, MA 01803

Map 216-Lot 17
John & Robin Arbogast
50 Houser Lane
Plainfield, NH 03781

Porter

Houser Lane

N 47°39'00" W
140.5'

N 40°47'10" W
202.6'

N 37°05'10" W
316.6'

wooded

open

A
225900.S.F.
5.19 Ac.

659.'

Road

Houser Lane

Ladieu

Shd.

Ho.

Bn.

VR
RC-II

S 19°42'10" W
384.4'

IPNF

S 14°16'10" W
119.4'

IPNF

N 83°20'40" E
361.0'

DHS

Coreyville Cemetery

L14

L15

L2

L13

L7

L8

L9

118'

S 39°56'40" E
192.7'

S 39°56'40" E
25.4'

N 34°41'20" W
25.9'

N 34°41'20" W
63.5'

VR
RR

LAT:43.57113620
LON:-72.29640685

Map 216-Lot 1
Paul Girouard, Jr.
Marianne Girouard
1 Joanne Road
Burlington, MA 01803

S 39°47'20" W
89.8'

S 23°31'20" W
239.7'

Proposed
Trail easement

LAT:43.57113727
LON:-72.29532353

Map 224- Lots 4 & 6
Clark C. & Christine A. McKim
340 Ladieu Road
Plainfield, NH 03781

N 79°33'10" W
33.0'

IPNS

IPNF

N 31°42'50" W
383.5'

Alternate driveway site
for Lot C

SITE B

472.'

SITE C

Road

Brook

Hilliard

Map 223-Lot 4
Robert W. & Andrea E.
Johnstone
201 Porter Road
Plainfield, NH 03781

Trail and
boat launch

Map 224-Lot 5
Nicole M. Carmichael
320 Ladieu Road
Plainfield, NH 03781

S 34°38'10" E
210.6'

N 32°33'10" W
154.8'

N 32°33'10" W
25.0'

N 31°31'00" W
25.0'

B
1,403,500 Sq. Ft.
32.2 Ac.

S 36°59'20" W
716.5'

N 51°32'20" E
728.4'

SITE D

390.'

Map 224- Lot 6
McKim

Map 224-Lot 7
Arthur J. West Living Trust
c/o Pamela K. West
85 Anson Valley Road
New Vineyard, ME 04956-3000

overhead
line

N 31°31'00" W
298.0'

323.'

D
249,300 Sq. Ft.
5.72 Ac.

C
546,000 Sq. Ft.
12.53 Ac.

N 43°35'10" W
332.0'

S 51°34'10" W
417.4'

Map 224-Lot 8
Beverly Anne Been
26 School St.
Hanover, NH 03755

N 44°13'50" E
391.4'

Hilliard Brook
Beaver
Pond

Map 223-Lot 5
Thomas and Laura Elsheimer
9 West Ave.
Hudson, MA 01749

Submerged
corner

Water elevation 656'

N 44°13'50" E
75.0'

N 80°46'50" W
486.7'

N 80°45'20" W
504.0'

IPN at
cherry tree
stub.

LAT:43.56863428
LON:-72.29881539

LAT:43.56792212
LON:-72.29780992

S 80°45'20" E
483.2'

S 43°48'00" W
675.6'

N 45°49'00" E
581.2'

S 45°49'00" W
581.2'

N 44°03'00" W
111.0'

E
527,100 Sq. Ft.
12.10 Ac.

SITE E

N 26°20'30" E
160.5'

S 80°38'50" E
937.8'

Map 223-Lot 1
Melvin B. Miller
PO Box 68
Meriden, NH 03770

IPNF

RR
RC-II

Map 223-Lot 5
Thomas and Laura Elsheimer
9 West Ave.
Hudson, MA 01749

DHS in a
boulder in the
pond.

Approx.
edge
of open
water.

FLOOD HAZARD AREA
PER FIRM PANEL
33019C0035E

At the southwest property corner
looking across the pond at Lot B

Legend

Stone wall
Utility pole
Unmarked point
Iron pin set
Iron pin found
Drill hole set DHS
Iron pipe found IPF

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 alum. ID cap

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

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

Plan under review

Christopher E. Rollins NHLLS 527

Christopher E. Rollins, LLS 527

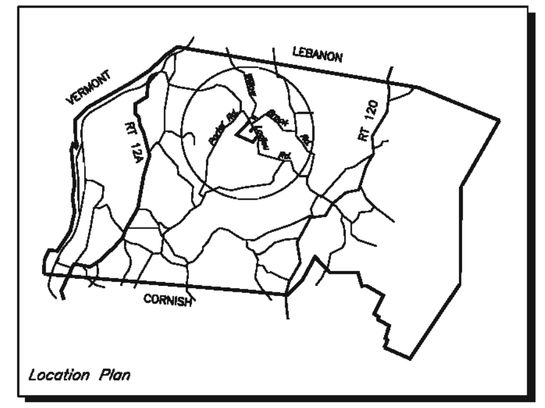
Area "F" to be annexed to Coreyville Cemetery

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

Existing — 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

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."

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