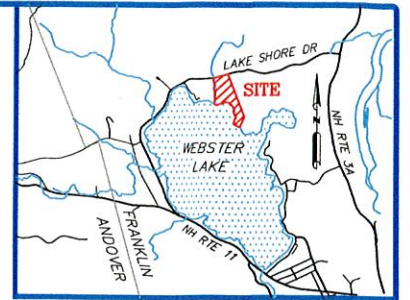


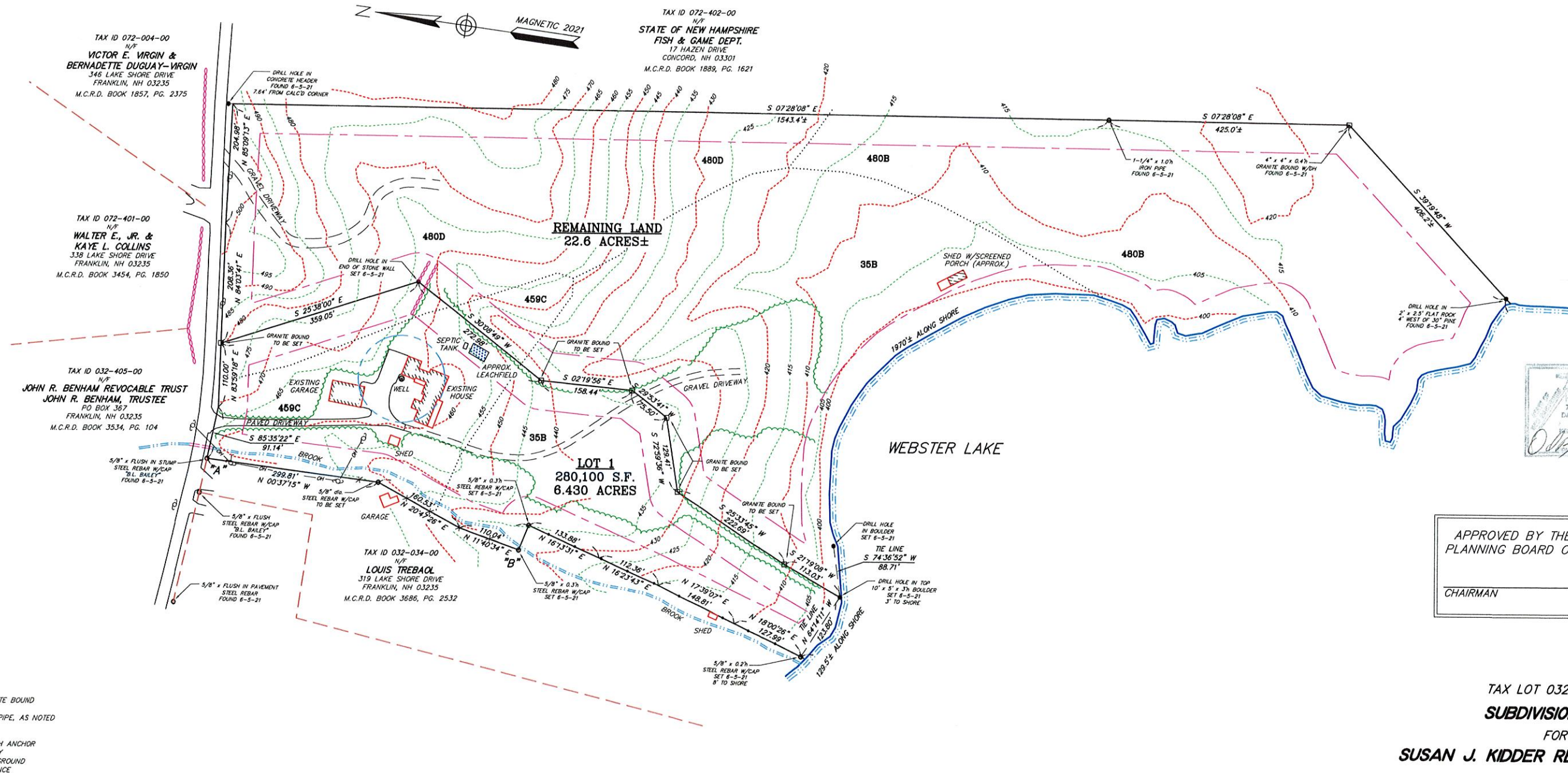
## NOTES

- 1) FIELD PROCEDURE: LEICA TOR1100 TOTAL STATION INSTRUMENT, ADJUSTED CLOSED TRAVERSE PERFORMED JUNE 2021. COMPASS RULE ADJUSTMENT. NHLSA STANDARD PROPERTY SURVEY CATEGORY 1, CONDITION 1. BEARINGS SHOWN ARE MAGNETIC 2021.
- 2) ERROR OF CLOSURE: BETTER THAN 1 IN 15,000.
- 3) TITLE REFERENCE:  
A) DEED OF JANET S. DOUCETTE & DENNIS VALLEE TO THE SUSAN J. KIDDER REVOCABLE TRUST OF 1999, SUSAN J. KIDDER, TRUSTEE DATED MAY 6, 2002 AND RECORDED IN BOOK 2363, PAGE 1113 MERRIMACK COUNTY REGISTRY OF DEEDS (MCRD).
- 4) PLAN REFERENCES:  
A) "PROPOSED SUBDIVISION, PROPERTY OF CHARLOTTE B. DANIELL ESTATE, LAKE SHORE DRIVE FRANKLIN, NH", DATED JANUARY 3, 1980, PREPARED BY WARREN P. CALE AND RECORDED AS PLAN #8101 MCRD.
- 5) ZONING: LAKE PROTECTION (LP) ZONE  
MINIMUM LOT SIZE 2.5 ACRES WITH ON SITE SEPTIC & WELL  
MINIMUM FRONTAGE 200' SETBACKS: 50' FRONT, 50' SIDE & REAR
- 6) TOPOGRAPHY SHOWN WAS DERIVED BY LIDAR METHODOLOGY AND OBTAINED FROM GRANIT VIEW. THE CONTOUR INTERVAL IS FIVE FEET.
- 7) SOILS INFORMATION OBTAINED FROM THE NRCS WEB SOIL SURVEY.  
35B.....CHAMPLAIN LOAMY FINE SAND, 3-8% SLOPES  
459C.....METACOMET FINE SANDY LOAM, 8-15% SLOPES, VERY STONY  
480B.....MILLSITE-WOODSTOCK-HENNIKER COMPLEX, 3-8% SLOPES, VERY STONY  
480D.....MILLSITE-WOODSTOCK-HENNIKER COMPLEX, 15-25% SLOPES, VERY STONY
- 8) THE PURPOSE OF THIS PLAN IS TO SHOW THE SUBDIVISION OF LOT 1 FROM TAX LOT 032-404-00.
- 9) THE PROPERTY LINE SHOWN FROM POINT "A" TO POINT "B" FOLLOWS REMNANTS OF WIRE FENCE.

SITE



LOCATION MAP

APPROVED BY THE FRANKLIN  
PLANNING BOARD ON \_\_\_\_\_

CHAIRMAN

**TAX LOT 032-404-00**  
**SUBDIVISION PLAN**  
FOR  
**SUSAN J. KIDDER REVOCABLE TRUST**

321 LAKE SHORE DRIVE  
MERRIMACK CO. FRANKLIN, N.H.  
SCALE: 1"=100' JUNE 26, 2021

OWNER OF RECORD  
SUSAN J. KIDDER REVOCABLE TRUST  
SUSAN J. KIDDER, TRUSTEE  
321 LAKE SHORE DRIVE  
FRANKLIN, NH 03235

**DAVID B. KRAUSE, LLS**  
18 SUMMER STREET  
NORTHFIELD, N.H. 03276  
603-286-4404

GRAPHIC SCALE

