

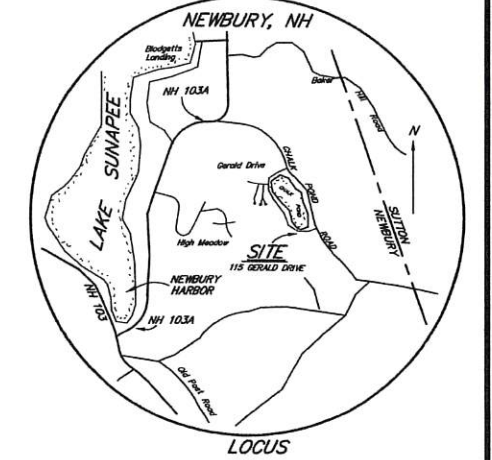
FOR REGISTRY USE ONLY

ANNEXATION CHART

MAP AND OWNER	ORIGINAL AREA	CHANGES TO LOT	FINAL AREA
39-724,369 Galluzzo	0.30 Acs.	Add Parcel 25A - 0.16 Acs.	0.46 Acs.
29A-735,352 Sun.Hills	0.44 Acs.	Add Parcel A - 0.28 Acs.	0.72 Acs.
29A-782,339 Gotbetter	0.22 Acs.	Add Parcel 33A - 0.10 Acs.	0.32 Acs.
29A-792,347 Merrick	0.20 Acs.	Add Parcel 34A - 0.13 Acs.	0.33 Acs.

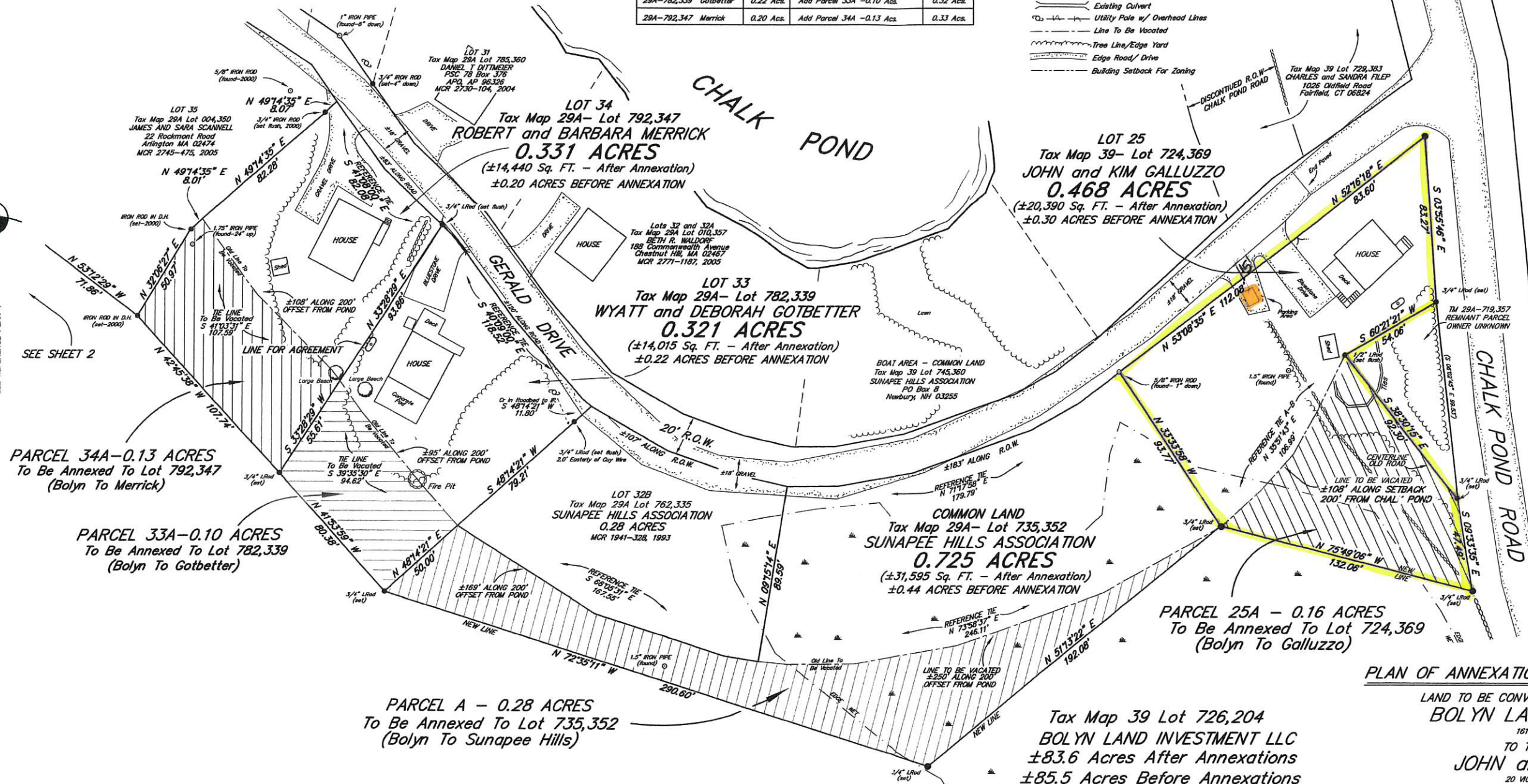
KEY

- Boundary Stone Wall
- Interior Stone Wall
- 1/2" Iron Rod (found) - or as noted
- 3/4" Iron Rod (set - 2013) or as noted
- Granite Bound (set - 2013) or as noted
- Existing Culvert
- Utility Pole w/ Overhead Lines
- Line To Be Vacated
- Tree Line/Edge Yard
- Edge Road/ Drive
- Building Setback For Zoning



Tax Map 39 Lot 702,340
STEVEN RUSSELL
372 Chalk Pond Road
Newbury, NH 03255

Tax Map 39 Lot 702,340
JEFFREY AGIE
PO Box 822
Graham, NH 03753



PLAN OF ANNEXATIONS AND BOUNDARY AGREEMENTS

LAND TO BE CONVEYED FROM TAX MAP 39 LOT 726,204
BOLYN LAND INVESTMENT LLC

161 KEYES ROAD, SUNAPEE, NH 03782

TO TAX MAP 39 LOT 724,369

JOHN and KIM GALLUZZO

20 VICTORIA DRIVE LONDONDERRY NH 03503

TO TAX MAP 29A LOT 735,352

SUNAPEE HILLS ASSOCIATION Inc

PO BOX 8 NEWBURY, NH 03255

TO TAX MAP 29A LOT 782,339

WYATT A. and DEBORAH S. GOTBETTER

31 GOLDEN BALL ROAD WESTON, MA 02493

TO TAX MAP 29A LOT 792,347

ROBERT J. and BARBARA K. MERRICK

118 CORTLAND WAY NORTH GRANBY CT 06060

LOCATED IN
NEWBURY, N.H.

SCALE = 1" = 30'

OCTOBER 28, 2013

REVISED NOVEMBER 25, 2013

PENNYROYAL HILL LAND SURVEYING & FORESTRY LLC

CLAYTON E. PLATT LIC. SURVEYOR NO. 833

418 Pine Hill Road Croydon, NH 03773 (603) 863-0981

REFERENCE PLANS

- MCR Plan No. 2202 - "Section No. 1, Sunapee Hills On Chalk Shores..." by J. R. Blais, and G.B.Perry, dated August, 1967.
- MCR Plan No. 2360 - "Revised Section No. 1, Sunapee Hills On Chalk Shores..." by J. R. Blais, and G.B.Perry, last dated September 30, 1969.
- MCR Plan No. 2819 - "Revision Lots 47-41 Incl., Sunapee Hills West Shore..." by G.B.Perry, last dated January 27, 1972.
- MCR Plan No. 15224 - "Lots 35-38, Chalk Pond, Plan of Annexation..." by this office dated August 11, 2000.
- Unrecorded Plan - "Plan of Land, Property of Paul and Anne Marie Reeves..." by Pierre Bedard, December, 1998. (Lot 25, now Galluzzo).
- Unrecorded Plan - "Plan of Standard Property Survey, Bolyn Land Investment, LLC..." by this office dated July, 2000.

The Subdivision Regulations of the Town of Newbury are a part of this plan and approval of this plan is contingent on the completion of all requirements of said Subdivision Regulations excepting only any variances or modifications made in writing by the Board and attached hereto.

APPROVED BY THE NEWBURY, N.H. PLANNING BOARD

Hearing Date _____

Approval Date _____

NOTES

- Deed References:
A. TM 39 Lot 726,204 - MCR Book 2183 Page 1818, Geraldine Dean (Trustee) to Bolyn Land Investment LLC, November 16, 1999.
B. TM 39 Lot 724,369 - MCR Book 3134 Page 1429, Robert Clark to John and Kim Galluzzo, June 4, 2009.
C. TM 29A Lot 735,352 - MCR Book 1391 Page 507 (Tr.3), Kaarsarge Land Co. to Sunapee Hills Association, February 23, 1981.
D. TM 29A Lot 782,339 - MCR Book 2075 Page 1953, Curt and Shirley Graf to Wyatt and Deborah Gotbetter, October 21, 1997.
E. TM 29A Lot 792,347 - MCR Book 2344 Page 1398, Denver Gray to Robert and Barbara Merrick, February 13, 2002.
- This plan is the result of a Nikon total station survey of the Bolyn property in June, 2000, having a control traverse relative error of closure greater than 1:10,000. Additional surveying in Sunapee Hills was conducted 2000-2013. All bearings are referenced to a 1988 observed magnetic meridian from the High Meadow survey by Pierre Bedard.
- The purpose of this plan is to show the following:
A. The annexation of Parcel 25A, 0.16 acres, from TM 726,204 (Bolyn) to TM 724,369 (Galluzzo).
B. The annexation of Parcel A, 0.28 acres, from TM 726,204 (Bolyn) to TM 735,352 (Sunapee Hills Assoc.).
C. The annexation of Parcel 33A, 0.10 acres, from TM 726,204 (Bolyn) to TM 782,339 (Gotbetter).
D. The annexation of Parcel 34A, 0.13 acres, from TM 726,204 (Bolyn) to TM 792,347 (Merrick).
- This property is located in the Residential Zoning District; the required setbacks are 15' from all property lines and 30' from roadways.
- The property conveyed as a result of these annexations shall not be deemed or considered separate lots of record, but shall be regarded as merged into and made an integral part of the contiguous lot of land previously owned by the grantees so that the shall hereafter be one confirmed single lot of record.
- Lots shown along Gerald Drive are serviced by community water along Gerald Drive and Hilltop Drive.
- Because of historical problems with the lot layout for Sunapee Hills Section 1 and 40 years of historical occupation, many of the sidelines of the lots along Gerald Drive are indeterminable based on the plans and deeds of record. Boundary Line Agreements as set forth in RSA 472:1-4 are recommended for these lines.



REVISIONS

11/25/13 - Add monuments set; Area Bolyn, Abutters

**BOLYN ANNEXATIONS
SHEET 1 OF 3**