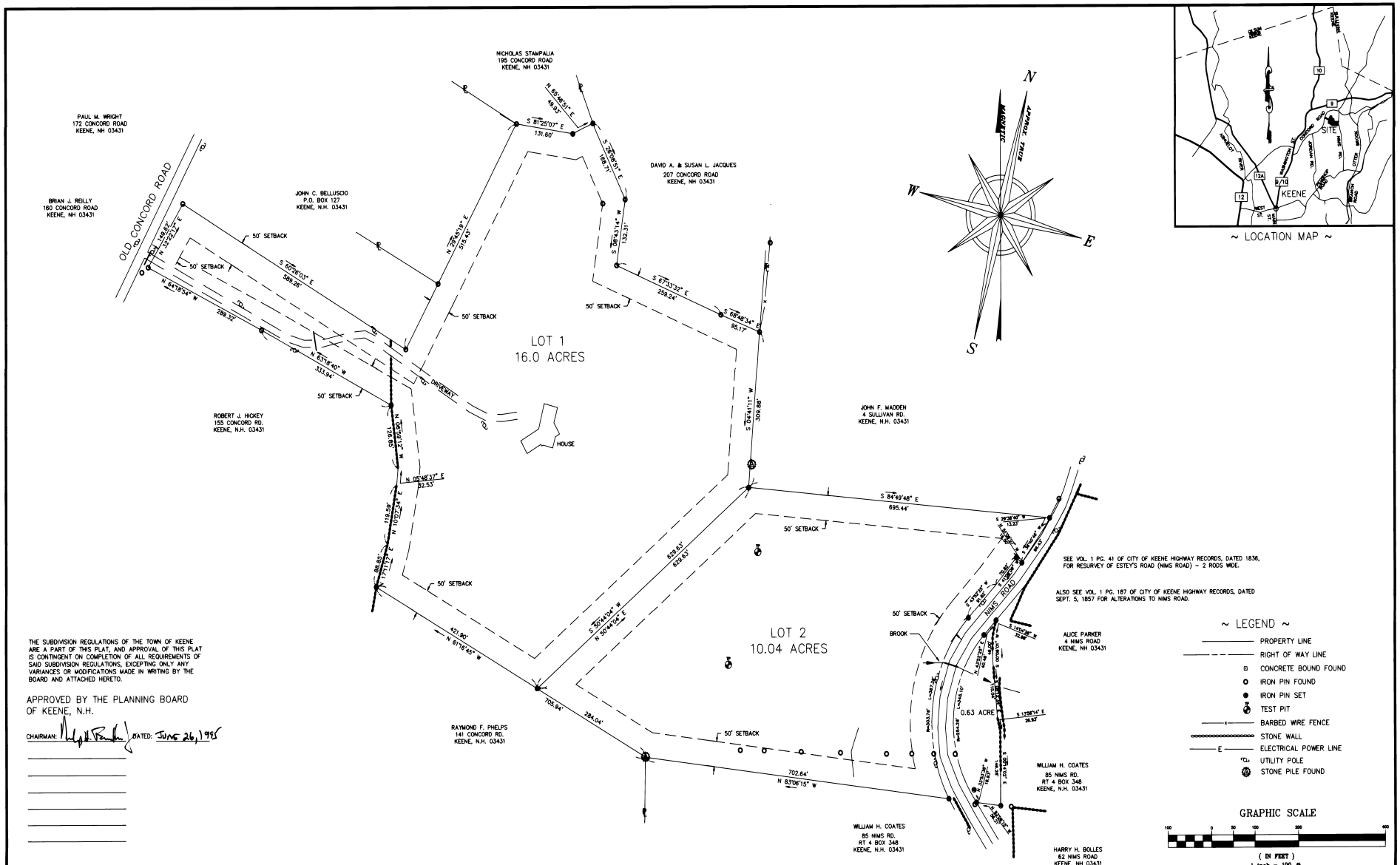

SEE VOL. 1 PG. 41 OF CITY OF KEENE HIGHWAY RECORDS, DATED 1836, FOR RESURVEY OF ESTEY'S ROAD (NIMS ROAD) - 2 RODS WIDE.

ALSO SEE VOL. 1 PG. 187 OF CITY OF KEENE HIGHWAY RECORDS, DATED SEPT. 5, 1857 FOR ALTERATIONS TO NIMS ROAD.

~ LEGEND ~

- PROPERTY LINE
- RIGHT OF WAY LINE
- CONCRETE BOUND FOUND
- IRON PIN FOUND
- IRON PIN SET
- TEST PIT
- BARBED WIRE FENCE
- STONE WALL
- ELECTRICAL POWER LINE
- UTILITY POLE
- STONE PILE FOUND

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

THE SUBDIVISION REGULATIONS OF THE TOWN OF KEENE ARE A PART OF THIS PLAT, AND APPROVAL OF THIS PLAT IS CONTINGENT ON 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 PLANNING BOARD OF KEENE, N.H.

CHAIRMAN: _____ DATED: JUNE 26, 1995

N O T E S

1. METHOD OF SURVEY: THEODOLITE & E.D.M.
2. BEARINGS ARE REFERENCED TO A 1995 MAGNETIC OBSERVATION.
3. THE LAND WITHIN THESE MAPPED BOUNDS IS ALL AND THE SAME AS DESCRIBED IN A DEED FORM H. HIRSCH COHEN AND ARTHUR E. COHEN TO JAMES T. & CHERYL A. POTTER DATED APRIL 16, 1985, AND RECORDED IN VOL. 1091, PAGE 810 IN THE CHESHIRE COUNTY REGISTRY OF DEEDS. ALSO SEE VOL. 1091, PAGE 813 DATED APRIL 26, 1985.

REFERENCE PLANS

1. PLAN ENTITLED "PLAN OF THE HOUSE FARM BELONGING TO THE HEIRS OF EPHRAIM WRIGHT, LATE OF KEENE, DECEASED"; SURVEYED APRIL 9, 1842, BY GEORGE W. STURTEVANT.
2. PLAN ENTITLED "THE JAMES WRIGHT FARM"; SURVEYED IN 1866 BY GEORGE W. STURTEVANT; COPIED BY SAMUEL WADSWORTH IN JULY 1909.
3. PLAN ENTITLED "PLAN OF LAND FOR BELLUSCIO REALTY CO. INC."; DATED JUNE 28, 1965; PREPARED BY GEORGE M. GLINE.
4. PLAN ENTITLED "PART OF RUTH S. KIRK PROPERTY ON BEECH HILL, KEENE, N.H."; DATED JULY 1958; PREPARED BY R.K. PIPER.
5. PLAN ENTITLED "SUBDIVISION LAYOUT FOR C.G.O. INVESTORS, INC., KEENE, N.H."; DATED 5/24/74; PREPARED BY JOHN C. CALHOUN JR.
6. PLAN ENTITLED "PROPOSED SUBDIVISION FOR JAMES T. POTTER & CHERYL A. POTTER"; DATED JULY 1988; PREPARED BY HARRY H. HARRINGTON.

SUBDIVISION OF
PROPERTY OF

JAMES T. & CHERYL A. POTTER

KEENE, NEW HAMPSHIRE

DIBERNARDO ASSOCIATES
VT. N.H.
LICENSED LAND SURVEYOR
KEENE, NH BELLOWS FALLS, VT

DATE 5/30/95	SCALE 1"=100'
DRAWN BY C.P.	CK'D BY A.D.
SURVEYED BY C.P. K.C.	
DWG.NO. 95-1982	

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR No. 256 AURELIUS DIBERNARDO

Recorded June 28, 1995 Cab #11 Dr #10 Pg. 012 Cheshire Registry of Deeds