

FOR REGISTRY USE

JOHANNA MARIE CICOTTE  
P.O. BOX 1010  
LEBANON, NH 03766  
MAP 78 LOT 61

EDWARDS PROPERTIES LLC  
P.O. BOX 600  
LEBANON, NH 03766  
MAP 78 LOT 48

GLOBAL MONTELLO GROUP CORP.  
800 SOUTH ST., STE 500  
WALTHAM, MA 02453  
MAP 64 LOT 29

GLOBAL MONTELLO GROUP CORP.  
800 SOUTH ST., STE 500  
WALTHAM, MA 02453  
MAP 78 LOT 44

LOT 78-56  
EDWARDS PROPERTIES, LLC  
6.924 ACRES

STATE OF NEW HAMPSHIRE  
INTERSTATE 89

26 PERSHING ST., LLC  
41 HAMILTON LANE  
GLENMONT, NY 12077  
MAP 78 LOT 50  
VOL. 4172 PAGE 342

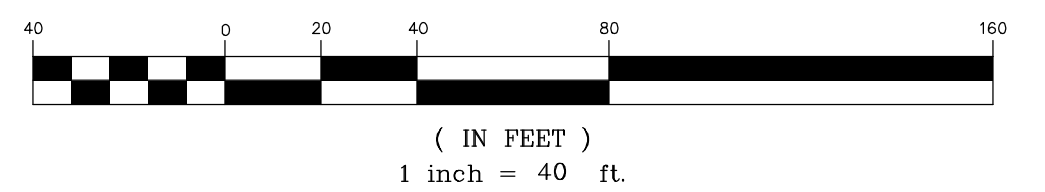
**NOTES**

- OWNER OF RECORD OF MAP 78 LOTS 49, 54 & 58: EDWARDS PROPERTIES, LLC, P.O. BOX 600, LEBANON, NH 03766.
- HORIZONTAL DATUM IS REFERENCED TO THE NEW HAMPSHIRE STATE GRID SYSTEM. VERTICAL DATUM IS BASED ON NORTH AMERICA VERTICAL DATUM OF 1988 (NAVD88).
- THE SUBJECT PROPERTIES ARE IN THE INDL ZONING DISTRICT.
- THE LOCATION OF THE WATER LINES IS BASED ON THE CITY OF LEBANON GEOGRAPHIC INFORMATION SYSTEM AND FIELD LOCATION OF WATER VALVES AND HYDRANTS VISIBLE ON THE SURFACE. IT IS INTENDED THAT THE LOCATION OF THE PROPOSED WATER LINE EASEMENT IS 15 FEET EITHER SIDE OF THE EXISTING WATER LINES.
- THE PROPOSED HAMMERHEAD EASEMENT INCLUDE AREAS FOR SNOW PLOW TRUCK TURNING AND SNOW STORAGE.
- LOT 78-55 AND LOT 78-56 HAVE BEEN MERGED INTO ONE LOT. SEE VOL. 4890 PAGE 755.

**LEGEND**

- CONCRETE BOUND FOUND
- IRON PIPE OR PIN FOUND
- REBAR TO BE SET
- BOUNDARY CORNER - UNMARKED
- ⊕ UTILITY POLE
- OVERHEAD ELECTRIC
- ⊙ SEWER MANHOLE
- S — SEWER LINE
- ⊕ HYDRANT
- ⊕ WATER GATE VALVE
- W — WATER LINE
- ▨ WATER LINE OR UTILITY EASEMENT
- ▨ HAMMERHEAD EASEMENT

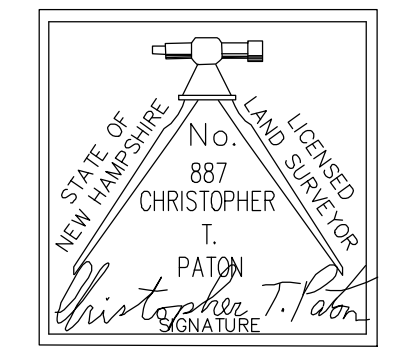
**GRAPHIC SCALE**



**REFERENCE PLANS**

- "HEATER ROAD PLAT", DATED JULY 1925; PREPARED BY L.G. BASSO, C.E.; RECORDED IN BOOK 530 PAGE 192 G.C.R.D.
- "BOUNDARY SURVEY PLAT FOR LOT MERGER FOR VOLUNTARY LOT MERGER WILLIAM T. CORRETTIE OF LANDS FROM THE CITY OF LEBANON, FOCH AVE., LEBANON, NH"; DATED 12/02/2020; PREPARED BY ROCKWOOD LAND SERVICES; RECORDED AS PLAN 16105 G.C.R.D.
- BOUNDARY SURVEY PREPARED FOR EDWARDS PROPERTIES, LLC IN LEBANON, NH"; DATED 03/28/2021; PREPARED BY VIVE LIBRE GEOMATICS; UNRECORDED.

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO N.H.R.S.A. TITLE LXIV AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN RSA 676:18,III



NOV. 11, 2024  
DATE  
Christophe T. Paton  
LICENSED LAND SURVEYOR (SEAL)

ROAD DISCONTINUANCE AND EASEMENT PLAN  
CITY OF LEBANON AND  
EDWARDS PROPERTIES, LLC  
LITTLE HEATER ROAD, EDWARDS ST.  
GRAFTON COUNTY, LEBANON, NEW HAMPSHIRE  
PREPARED BY  
PATON LAND SURVEYING, LLC  
150 SOUTHRIDGE ST., SPRINGFIELD, VT 05156  
DATED: NOV. 11, 2024 SCALE: 1"=40'  
DRAWN BY: CP CK'D BY: CTP  
SURVEYED BY: TR, CTP, JM  
PROJ. NO. 2021-282-60