

area reserved for registry use

APPROVED BY THE

KEENE PLANNING BOARD on 12/17/07

CERTIFIED BY CHAIRMAN *[Signature]*

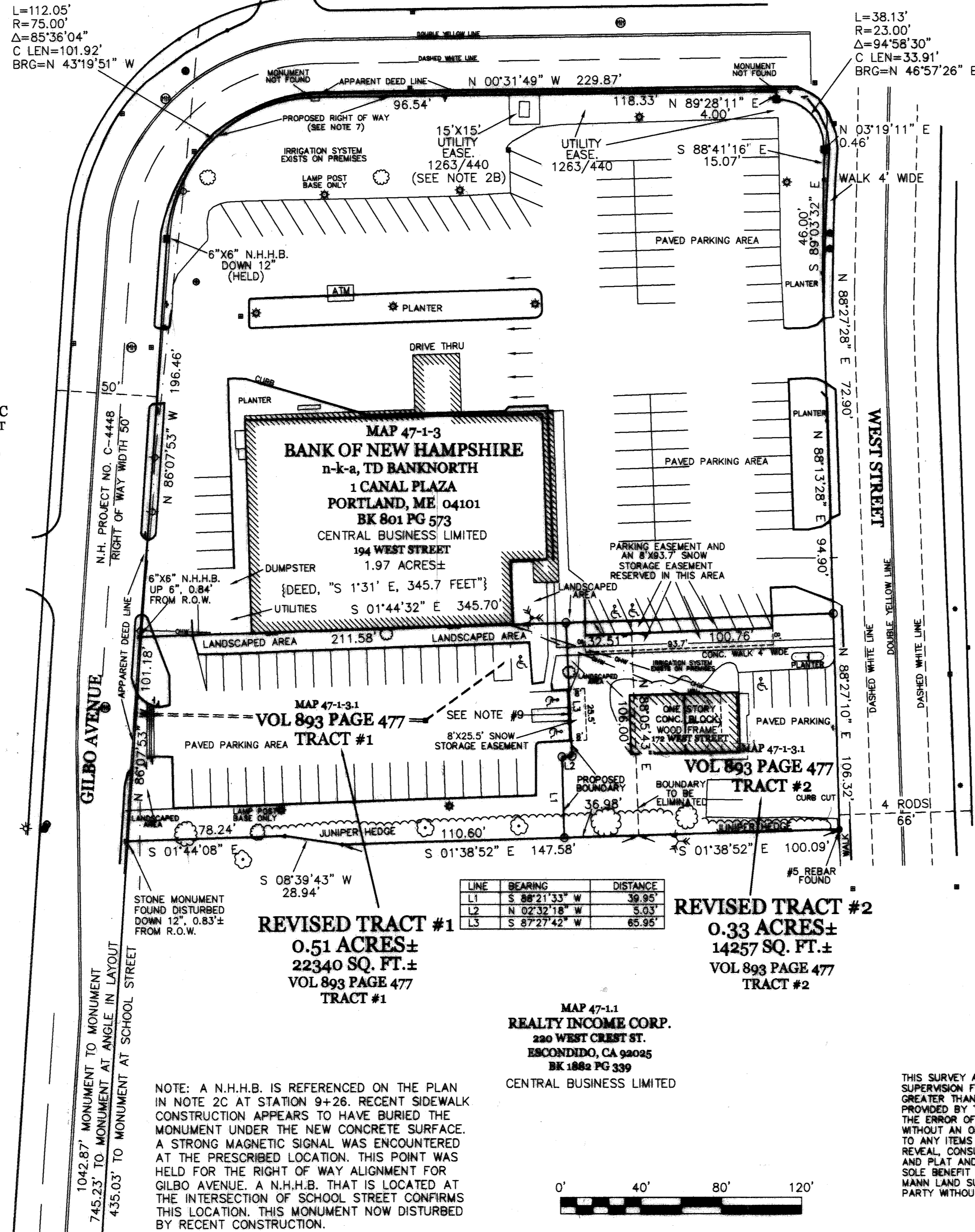
EXISTING CONDITIONS

EXISTING TRACT #1 25,937 SQ. FT.
 BUILDING 67 SQ. FT., 0.25%
 PAVEMENT 15050 SQ. FT., 58%
 IMPERVIOUS 15117 SQ. FT., 58%
 EXISTING TRACT #2 10,660 SQ. FT.
 BUILDING 1518 SQ. FT., 14%
 PAVEMENT 4900 SQ. FT., 60%
 IMPERVIOUS 6420 SQ. FT., 60%

LEGEND

- IRON PIN FOUND
- MONUMENT FOUND
- MONUMENT TO BE SET
- IRON PIN TO BE SET
- ⊕ LIGHT POLE
- ⊙ GUY WIRE
- ⊙ SIGN
- ⊙ UTILITY POLE
- ⊙ MANHOLE
- ⊙ WATER VALVE
- ⊙ HYDRANT
- ⊙ DECIDUOUS TREE
- ⊙ CONIFEROUS TREE
- ⊙ OVERHEAD WIRES
- ⊙ CATCH BASIN

MAP 47-2-4
 MAYO SEVEN LLC
 28 DAMRELL STREET
 SUITE 300
 BOSTON, MA 02127
 BK 2091 PG 123
 COMMERCE



NOTE: A N.H.H.B. IS REFERENCED ON THE PLAN IN NOTE 2C AT STATION 9+26. RECENT SIDEWALK CONSTRUCTION APPEARS TO HAVE BURIED THE MONUMENT UNDER THE NEW CONCRETE SURFACE. A STRONG MAGNETIC SIGNAL WAS ENCOUNTERED AT THE PRESCRIBED LOCATION. THIS POINT WAS HELD FOR THE RIGHT OF WAY ALIGNMENT FOR GILBO AVENUE. A N.H.H.B. THAT IS LOCATED AT THE INTERSECTION OF SCHOOL STREET CONFIRMS THIS LOCATION. THIS MONUMENT NOW DISTURBED BY RECENT CONSTRUCTION.

MAP 47-1-1
 REALTY INCOME CORP.
 290 WEST CREST ST.
 ESCONDIDO, CA 92025
 BK 1882 PG 339
 CENTRAL BUSINESS LIMITED

MAP 2-3-24
 GEORGE SKIPITARIS
 9 ASHUELOT STREET
 KEENE, NH 03431
 BK 1567 PG 002
 CENTRAL BUSINESS LIMITED

MAP 2-3-12.1
 S.S. BAKERS REALTY CO LLC
 441 MAIN ST.
 KEENE, NH 03431
 BK 1390 PG 288
 CENTRAL BUSINESS LIMITED

MAP 2-3-12
 S.S. BAKERS REALTY CO LLC
 441 MAIN ST.
 KEENE, NH 03431
 BK 1886 PG 29
 CENTRAL BUSINESS LIMITED

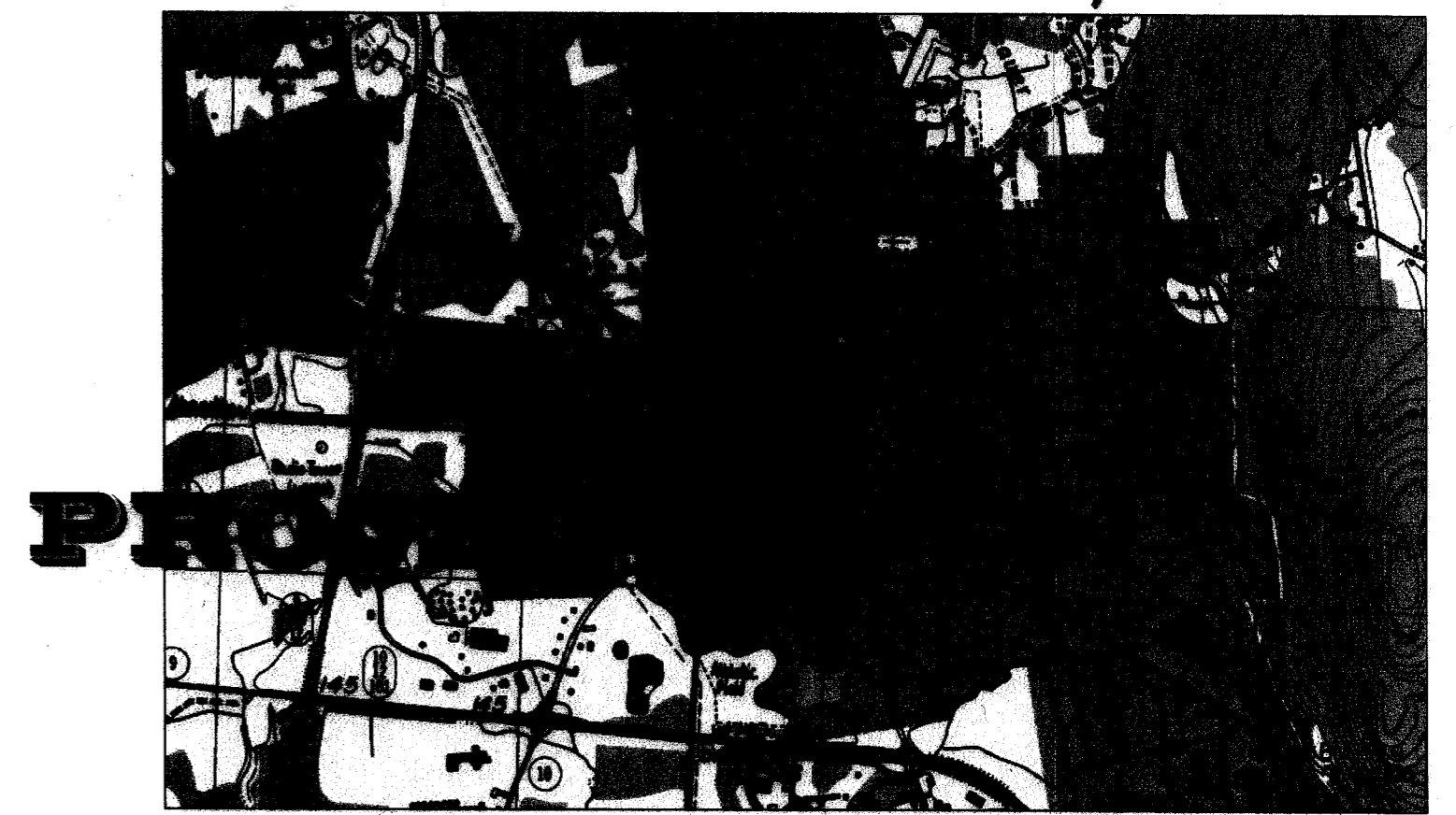
MAP 2-3-13
 O.K. FAIRBANKS HOLDING CORP.
 151 WEST ST.
 KEENE, NH 03431
 BK 1733 PG 71
 CENTRAL BUSINESS LIMITED

MAP 2-2-11
 TRIJA REALTY INC.
 151 WEST ST.
 KEENE, NH 03431
 BK 1651 PG 368
 CENTRAL BUSINESS LIMITED

THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION FROM A TOTAL STATION RANDOM OFFSET TRAVERSE WITH A CLOSURE GREATER THAN 1:5000 AND IS A RURAL SURVEY AND IS BASED ON INFORMATION PROVIDED BY THE CLIENT/AGENT. DIMENSIONS SHOWN HEREON ARE SUBJECT TO THE ERROR OF CLOSURE PREVIOUSLY STATED. THIS SURVEY AND PLAT ARE INVALID WITHOUT AN ORIGINAL SIGNATURE AND SEAL. THIS SURVEY AND PLAT ARE SUBJECT TO ANY ITEMS THAT A TRUE AND ACCURATE TITLE ABSTRACT AND OPINION MAY REVEAL. CONSULT LEGAL COUNSEL FOR ALL MATTERS REGARDING TITLE. THIS SURVEY AND PLAT AND ALL INFORMATION ON WHICH IT IS BASED WAS PREPARED FOR THE SOLE BENEFIT OF BANK OF N.H. AND IS THE SOLE PROPERTY OF DAVID A. MANN LAND SURVEYOR AND MAY NOT BE USED OR RELIED UPON BY ANY THIRD PARTY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.



DAVID A. MANN LLS 641



NOTES

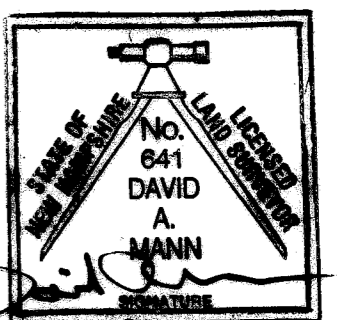
- BEARINGS ARE BASED ON A 2007 MAGNETIC OBSERVATION.
- PLAN REFERENCES:
 - A. PLAN WINTHROP FAULKNER, PREPARED BY R.K. PIPER DATED APRIL 11, 1958, ON FILE AT KEENE ENGINEERING DEPT.
 - B. PLAN NEW ENGLAND TEL.&TEL. CO., PREPARED BY R.F. OBERMAN, DATED 10-6-88, ON FILE AT KEENE ENGINEERING DEPT.
 - C. PLAN NHDOT TRA-A PROJ. NO. C-4448, DATED MAY 1961, ON FILE AT KEENE ENGINEERING DEPT.
- ASSESSOR INFORMATION BASED ON TOWN RECORDS:

MAP 47-1-3 & 3.1
 BANK OF NEW HAMPSHIRE
 n-k-a, TD BANKNORTH
 1 CANAL PLAZA
 PORTLAND, ME 04101
 DEEDS INTO CHESHIRE COUNTY SAVINGS BANK
 BK 893 PG 477
 BK 801 PG 573

- THE PURPOSE OF THIS SURVEY IS TO ADJUST THE BOUNDARY. BETWEEN 893/477 TRACT #1 AND 893/477 TRACT #2. THESE PREMISES ARE SUBJECT ALL EASEMENTS THAT EXIST BY RECORD OR IN FACT.
- ZONING DISTRICT: CENTRAL BUSINESS LIMITED/ CBL

- THE RIGHT OF WAY OF WEST STREET IS BASED ON PHYSICAL EVIDENCE FOUND I.E. IRON PINS/MONUMENTATION AND IS PRESUMED TO BE A 4' ROAD AND IS SUBJECT TO AND BENEFITED BY THE LAYOUT. HOWEVER, ALTERATIONS HAVE OCCURRED THAT HAVE EXPANDED THE R.O.W. IN THE VICINITY OF THE INTERSECTIONS.
- THE RIGHT OF WAY OF GILBO AVENUE IS BASED ON PHYSICAL EVIDENCE FOUND I.E. IRON PINS/MONUMENTATION, THE PLAN IN 2C AND IS A 50' WIDE ROAD AND IS SUBJECT TO AND BENEFITED BY THE LAYOUT. (SEE NOTE 7)
- THE DESCRIPTION CONTAINED IN BOOK 801 PAGE 573 CONTAINS SEVERAL INCONSISTENCIES WITH RESPECT TO PHYSICAL EVIDENCE FOUND AND THE DESCRIPTION CONTAINS INHERENT ERRORS WHICH APPEAR TO BE RELATED TO THE CURVE AT THE SOUTHWEST CORNER OF THE LOT. SUBSEQUENT SURVEYS HAVE ADDRESSED THIS ISSUE IN VARYING WAYS. THE BOUNDARY IN COMMON WITH GILBO AVENUE I.E. THE CITY OF KEENE IS SUBJECT TO REVIEW. LEGAL COUNSEL SHOULD BE CONSULTED.
- THESE PREMISES ARE SUBJECT TO A UTILITY EASEMENT AS DESCRIBED IN BOOK 658 PAGE 504, "ON THE SOUTHERLY SIDE OF WEST STREET". THIS EASEMENT SUPERCEDED BY EASEMENT CONVEYED IN 1263/440. UNDERGROUND UTILITIES AND SERVICES EXIST ON THESE PREMISES. CALL DIGSAFE PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITIES.
- REFERENCE IS MADE TO AN AREA VARIANCE APPROVED ON NOVEMBER 5, 2007, PERMIT NUMBER ZBA 07-27.

BOUNDARY LINE ADJUSTMENT
 PREPARED FOR
BANK OF NEW HAMPSHIRE
 NOW KNOWN AS
TD BANKNORTH
 172 WEST STREET
CITY OF KEENE
COUNTY OF CHESHIRE
STATE OF NEW HAMPSHIRE
 SCALE: 1 INCH = 40 FEET
 AUGUST 3, 2007
 REVISED: NOVEMBER 20, 2007



DAVID A. MANN, LAND SURVEYOR
 3 GREENBRIAR ROAD
 KEENE, N.H. 03431
 603 357 5904

REVISED: NOVEMBER 20, 2007, DAM, GENERAL
 REVISED: NOVEMBER 14, 2007, DAM, ADD LOT 47-1-3

Final FILE COPY

S13-07
 DEC 17 2007