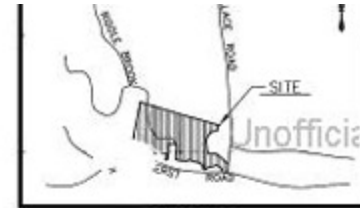


TO EUGENE M. & VERONICA A. VAN LOAN, NICHOLAS & NANCY N. VAN LOAN, ROBERT & M. CHRISTINA PIEJAK; PARCEL A WILL BE CONSOLIDATED WITH TAX MAP 14 LOT 70; AND THEN CONVEYED AS AN EASEMENT TO THE LAND TRUST.

- PREPARED BY: THOMAS T. MORAN, INC. H.C.R.D. PLAN # 0505.
- "AS-BUILT AND CORRECTIVE PLAN QUARANTY-FIRST TRUST CO. TAX LOTS 67-1 THRU 67-14 MAP 14 & 15 HARVARD LANE & DARTMOUTH CIRCLE, BEDFORD, NEW HAMPSHIRE" BY: SANFORD SURVEYING & ENGINEERING, SCALE: 1"=100', DATED: SEPTEMBER 19, 1991. H.C.R.D. PLAN # 25408.
- "MAP 19 LOT 1 PROPOSED SUBDIVISION HIGH MEADOW BEDFORD," N.H., SCALE: 1"=100', DATED: APRIL 07, 1985. BY: JOHN T. HILLS ENG., INC. H.C.R.D. PLAN # 18103.



- PARCEL (B) IS TO BE CONVEYED FROM EUGENE M. & VERONICA A. VAN LOAN, NICHOLAS & NANCY N. VAN LOAN, ROBERT & M. CHRISTINA PIEJAK TO EUGENE, JR. & ANNA S. VAN LOAN; PARCEL B WILL BE CONSOLIDATED WITH TAX MAP 14 LOT 67; AND THEN THE BEDFORD LAND TRUST EASEMENT WILL BE EXTINGUISHED BY THE BEDFORD LAND TRUST.
- PARCEL (C): PART OF TAX MAP 20 LOT 104 IS TO BE CONSOLIDATED WITH TAX MAP 14 LOT 67.
- PARCEL (D): IS TO BE CONVEYED FROM EUGENE, JR. & ANNA S. VAN LOAN TO EUGENE M. & VERONICA A. VAN LOAN, NICHOLAS & NANCY N. VAN LOAN, ROBERT & M. CHRISTINA PIEJAK; PARCEL D WILL BE CONSOLIDATED WITH TAX MAP 14 LOT 70; AND THEN CONVEYED AS AN EASEMENT TO THE LAND TRUST.
- PARCEL (E): IS TO BE CONVEYED FROM EUGENE M. & VERONICA A. VAN LOAN, NICHOLAS & NANCY N. VAN LOAN, ROBERT & M. CHRISTINA PIEJAK TO KATHLEEN E. BURL-CARDIN; PARCEL E WILL BE CONSOLIDATED WITH TAX MAP 20 LOT 70; AND THEN THE BEDFORD LAND TRUST EASEMENT WILL BE EXTINGUISHED BY THE BEDFORD LAND TRUST.

**LOT CONVEYANCES**

EXISTING AREA = 3,001,500 SF 68.90 AC.  
(LAND TRUST EASEMENT, TAX MAP 14 LOT 70)  
PARCEL (A) = +4,850 SF 0.11 AC.  
PARCEL (B) = -48,904 SF 1.12 AC.  
PARCEL (C) = +3,993 SF 0.09 AC.  
PARCEL (D) = -3,638 SF 0.08 AC.  
PROPOSED AREA = 2,957,861 SF 67.90 AC.  
(LAND TRUST EASEMENT, TAX MAP 14 LOT 70)

**LOT CONVEYANCES**

EXISTING AREA = 440,770 SF 10.12 AC.  
(EUGENE, JR. & ANNA S. VAN LOAN, TAX MAP 14 LOT 67)  
PARCEL (A) = -4,850 SF 0.11 AC.  
PARCEL (B) = +448,904 SF 1.12 AC.  
PARCEL (C) = +1,824 SF 0.04 AC.  
PROPOSED AREA = 486,578 SF 11.17 AC.  
(EUGENE, JR. & ANNA S. VAN LOAN, TAX MAP 14 LOT 67)



**PRESENT OWNERS OF RECORD:**

LOT 70, TAX MAP 14 HORD VOL. 5902, PG. 1388 EUGENE M. VAN LOAN & VERONICA VAN LOAN 30 PRECINCT RD BEDFORD, NH 03110	<i>Eugene Van Loan, individually &amp; as agent for Veronica Van Loan</i>
LOT 70, TAX MAP 14 HORD VOL. 5902, PG. 1388 NICHOLAS VAN LOAN NANCY N. VAN LOAN 174 GERISH ROAD WESSIER, N.H. 03303	<i>Nicholas Van Loan, as agent for Nancy Van Loan</i>
LOT 70, TAX MAP 14 HORD VOL. 5902, PG. 1388 ROBERT PIEJAK M. CHRISTINA PIEJAK 80 ORCHARD LANE MAYLAND, MA 01778	<i>Robert Van Loan, as agent for Christina Piejak</i>
LOT 104, TAX MAP 20 HORD VOL. 766, PG. 201 & WEX 2978, PG. 474 EUGENE M. VAN LOAN, JR. ANNA S. VAN LOAN 318 WALLACE ROAD BEDFORD, NH 03110	<i>Eugene Van Loan, as agent for Anna S. Van Loan</i>
LOT 70, TAX MAP 20 HORD VOL. 2227, PG. 789 KATHLEEN E. BURL-CARDIN 107 NORTH AMHERST RD. BEDFORD, NH 03110	<i>Kathleen Burl-Cardin</i>

- NOTES:**
- THIS SITE MAY BE SUBJECT TO RIGHTS OF FLOWAGE FROM PREVIOUS DEEDS AS IT RELATES TO THE SURROUNDING OLD MILL PROPERTIES. SEE: H.C.R.D. 84,355, PG. 061.
  - TOP OF DAM AT DRILL HOLE FOUND IS AT ELEVATION 254.0' U.S.C.S. +/-
  - THE DRAINAGE SWALE IS RIP RAP IN THE STREET AND IS CUT OUT THROUGH THE PROPERTY AS AN ENCROACHMENT.
  - PARCEL D IS TO BE CONVEYED TO TAX MAP 20 LOT 70.
  - EXISTING TAX MAP 14 LOT 67 HAS A SINGLE FAMILY 4 BEDROOM RESIDENCE.
  - EXISTING TAX MAP 14 LOT 67 HAS AN INDIVIDUAL SEPTIC SYSTEM AND AN INDIVIDUAL ON SITE WELL.
  - TAX MAP 14 LOT 70 IS TO REMAIN UNDEVELOPED, SCENIC, AND OPEN SPACE CONDITION AS PURSUANT TO AN EASEMENT DEED CONVEYED TO THE BEDFORD LAND TRUST BY EUGENE M. VAN LOAN JR. ETAL. ON DECEMBER 26, 2000.
  - PRESENT ZONING: R & A - RESIDENTIAL AGRICULTURAL / HISTORICAL DISTRICT  
MINIMUM LOT SIZE = 1.0 ACRES  
MINIMUM FRONT SETBACK = 35'  
MINIMUM SIDE AND REAR SETBACK = 25'  
MINIMUM BUILDING HEIGHT = 35'  
MINIMUM ROAD FRONTAGE = 150'

**APPROVED BY THE BEDFORD PLANNING BOARD**  
CERTIFIED ON 2/20/03 BY: *Paul D. Nelson*  
6-8-03

**LOT LINE ADJUSTMENT & CONSOLIDATION PLAN**  
**BEDFORD LAND TRUST**  
TAX MAP 14 • LOTS 67 & 70  
TAX MAP 20 • LOTS 70 & 104  
NORTH AMHERST & WALLACE ROADS  
BEDFORD, N.H.

OWNERS OF RECORD (MAP 14 LOT 70):  
EUGENE M. AND VERONICA A. VAN LOAN III  
30 PRECINCT RD., BEDFORD, N.H. 03110  
NICHOLAS & NANCY N. VAN LOAN  
174 GERISH ROAD, WESSIER, N.H. 03303  
ROBERT & M. CHRISTINA PIEJAK  
80 ORCHARD LANE, MAYLAND, MA. 01778

OWNERS OF RECORD (MAP 14 LOT 67 & MAP 20 LOT 104):  
EUGENE VAN LOAN & ANNA S. VAN LOAN, JR.  
318 WALLACE ROAD, BEDFORD, N.H. 03110

OWNERS OF RECORD (MAP 20 LOT 70):  
KATHLEEN E. BURL-CARDIN  
107 NORTH AMHERST ROAD, BEDFORD, N.H. 03110