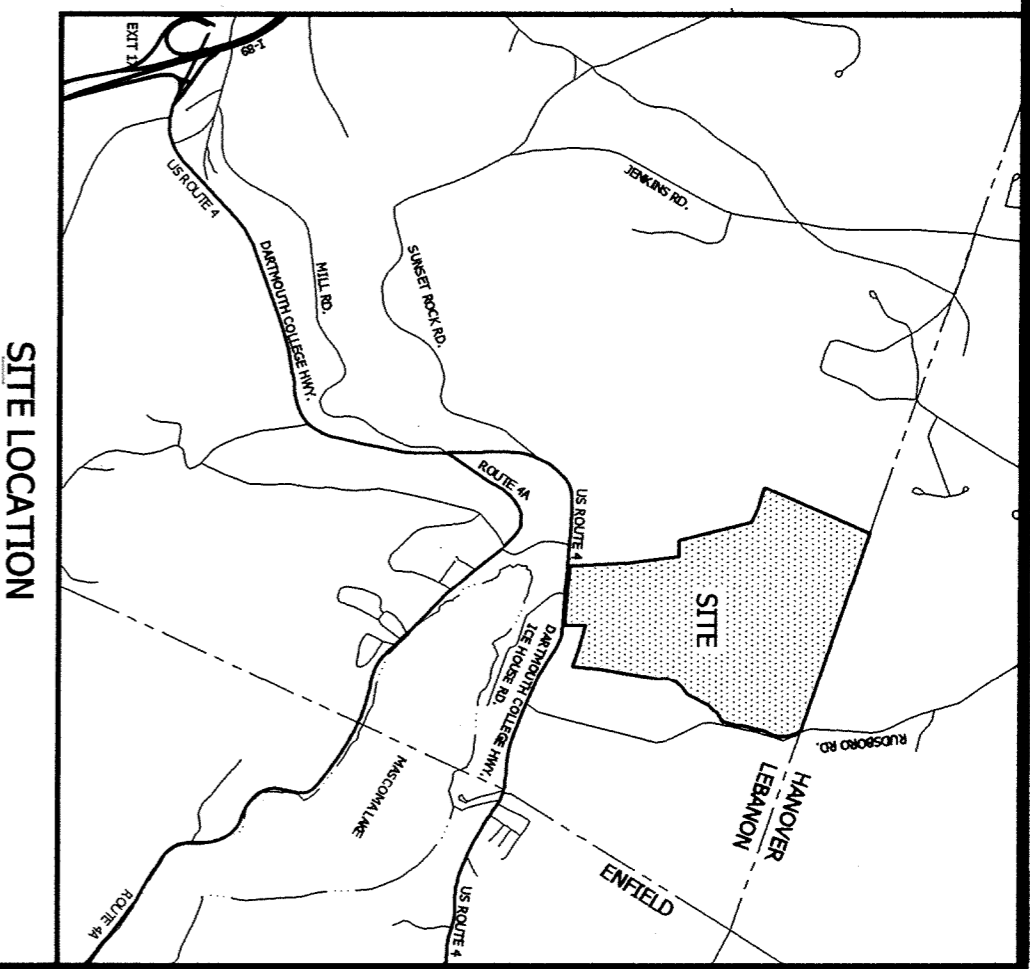


Area Summary-Tax Lot 56-3	
Parcel A	96.31± Acres
Parcel B	156.66± Acres
Total Area	252.97± Acres

LEBANON PLANNING BOARD	
APPROVED: <i>3/13/12</i>	CHAIRMAN
DATE OF SIGNATURE	<i>March 14, 2015</i>
TIME: <i>12:35 PM</i>	



"THE SUBDIVISION REGULATIONS OF THE CITY OF LEBANON AND THE NOTICE OF ACTION ARE A PART OF THE PLAT, AND APPROVAL OF THIS PLAT REQUIRES THE COMPLETION AND SUBMISSION OF THE PLAT TO THE CITY OF LEBANON AND SAID SUBDIVISION REGULATIONS RECEPTIVE OF AN ADJUDICATION OR WAIVER SET FORTH IN THE NOTICE OF ACTION."

Restriction on Further Subdivision

A parcel of land which has been subjected to minor subdivision shall not be eligible for further subdivision under the Minor Subdivision procedures for a period of three (3) years from the date of the most recent minor subdivision approval.

Notes:

- 1) Bearings shown on this plat refer to New Hampshire Grid North as established by observations being taken by GPS receivers from known NH State Plane Coordinates. Magnetic Declination (M/D) = 14°59'±N. Convergence (C) = -0°21'.
- 2) The physical evidence shown on this plat is based upon a field survey by Bruno Associates Inc., P.C., dated January 21, 2009 under my direct supervision.
- 3) Boundaries are computed from a Nikon DTM 352 Total Station field survey, positional tolerance = 0.03' ± 100 ppm at 95% confidence. This survey meets accuracy standards for a rural class survey as established by New Hampshire Code of Administrative Rules 1000 effective 1/1/09.
- 4) Property subject to and/or benefited by all easements and rights-of-ways of record which may include, but not limited to, Utility Easements (see Bk.964, Pg.101 & Bk.821, Pg.157) and Water Rights (see Bk.1448, Pg.878 & Bk.2469, Pg.805).
- 5) Buried structures and/or utility lines may not be shown.
- 6) Stone wall and/or fences shown may have irregularities between the principal courses.
- 7) Boundaries on the plat represent the rearrangement of those previously described by deed and/or survey. Inconsistencies may be due in part to different survey methods and/or environmental impacts and human activities affecting physical evidence relied upon.
- 8) Streams shown are based in part on field survey locations and as digitized from the Entitled U.S.G.S. Quad Sheet.
- 9) Wetland areas and vernal pool shown based on field survey locations as delineated on the ground by VHB Pioneer Environmental Associates.

I certify that this survey is based on field measurements, nomenclature found and the information referenced. It is consistent with the information to the best of my knowledge and belief unless otherwise noted.

David N. Rose

N.H. L.L.S. 972

3/13/12

Date

ROSE LAND SURVEYING

P.O. BOX 72
LUDLOW, VERMONT 05149
(802) 228-6634

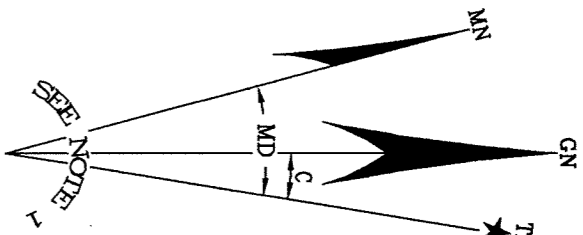
SUBDIVISION SURVEY

IN
LEBANON
GRAFTON COUNTY
NEW HAMPSHIRE
FOR
MASCOMA LAKE FARM, LLC

DATE:	THROWN:	DATE:	THROWN:
11/20/11	DNR	5-3	RIC
DATE:	THROWN:	DATE:	THROWN:

REVISIONS:
DRAWING NO.
11024-SU1

PLAT #	Description
1	5/8" Capped Rebar 10" Reveal Highway LLS#618/527
2	3/4" 11mpc 30" Reveal
3	6 X6 Granite Board 12" Reveal
4	3/4" 11mpc 6" Reveal
5	3/4" 11mpc 6" Reveal
6	3/4" 11mpc 6" Reveal
7	3/4" 11mpc 6" Reveal
8	11 Rebar 15" Reveal
9	3/4" 11mpc 24" Reveal
10	3/4" 11mpc 24" Reveal
11	7 X10 T&E 24" Reveal / Leaning
12	5/8" Capped Rebar 9" Reveal Rollins LLS #527 NH LLS#1144 ME
13	3/4" 11mpc 2" Reveal
14	3/4" Capped Rebar 10" Reveal LLS #528 NH T&E Assoc.
15	5/8" Capped Rebar 9" Reveal Rollins LLS #527 NH LLS#1144 ME
16	5/8" Capped Rebar 9" Reveal Rollins LLS #527 NH LLS#1144 ME
17	5/8" Capped Rebar 9" Reveal Rollins LLS #527 NH LLS#1144 ME
18	3/4" Capped Rebar 9" Reveal Rollins LLS #527 NH LLS#1144 ME
19	5/8" Capped Rebar 9" Reveal Rollins LLS #527 NH LLS#1144 ME
20	5/8" Capped Rebar 9" Reveal Rollins LLS #527 NH LLS#1144 ME
21	5/8" Capped Rebar 9" Reveal Rollins LLS #527 NH LLS#1144 ME
22	5/8" Capped Rebar 9" Reveal Rollins LLS #527 NH LLS#1144 ME
23	5/8" Capped Rebar 9" Reveal Rollins LLS #527 NH LLS#1144 ME
24	5/8" Capped Rebar 9" Reveal Rollins LLS #527 NH LLS#1144 ME
25	5/8" Capped Rebar 9" Reveal Rollins LLS #527 NH LLS#1144 ME
26	5/8" Capped Rebar 9" Reveal Rollins LLS #527 NH LLS#1144 ME
27	5/8" Capped Rebar 9" Reveal Rollins LLS #527 NH LLS#1144 ME
28	5/8" Capped Rebar 9" Reveal Rollins LLS #527 NH LLS#1144 ME
29	5/8" Capped Rebar 9" Reveal Rollins LLS #527 NH LLS#1144 ME
30	5/8" Capped Rebar 9" Reveal Rollins LLS #527 NH LLS#1144 ME
31	5/8" Capped Rebar 9" Reveal Rollins LLS #527 NH LLS#1144 ME
32	5/8" Capped Rebar 9" Reveal Rollins LLS #527 NH LLS#1144 ME
33	5/8" Capped Rebar 9" Reveal Rollins LLS #527 NH LLS#1144 ME
34	5/8" Capped Rebar 9" Reveal Rollins LLS #527 NH LLS#1144 ME
35	5/8" Capped Rebar 9" Reveal Rollins LLS #527 NH LLS#1144 ME
36	5/8" Capped Rebar 9" Reveal Rollins LLS #527 NH LLS#1144 ME
37	5/8" Capped Rebar 9" Reveal Rollins LLS #527 NH LLS#1144 ME
38	5/8" Capped Rebar 9" Reveal Rollins LLS #527 NH LLS#1144 ME
39	5/8" Capped Rebar 9" Reveal Rollins LLS #527 NH LLS#1144 ME
40	5/8" Capped Rebar 9" Reveal Rollins LLS #527 NH LLS#1144 ME
41	5/8" Capped Rebar 9" Reveal Rollins LLS #527 NH LLS#1144 ME
42	5/8" Capped Rebar 9" Reveal Rollins LLS #527 NH LLS#1144 ME
43	5/8" Capped Rebar 9" Reveal Rollins LLS #527 NH LLS#1144 ME
44	5/8" Capped Rebar 9" Reveal Rollins LLS #527 NH LLS#1144 ME
45	5/8" Capped Rebar 9" Reveal Rollins LLS #527 NH LLS#1144 ME
46	5/8" Capped Rebar 9" Reveal Rollins LLS #527 NH LLS#1144 ME
47	5/8" Capped Rebar 9" Reveal Rollins LLS #527 NH LLS#1144 ME
48	5/8" Capped Rebar 9" Reveal Rollins LLS #527 NH LLS#1144 ME
49	5/8" Capped Rebar 9" Reveal Rollins LLS #527 NH LLS#1144 ME
50	5/8" Capped Rebar 9" Reveal Rollins LLS #527 NH LLS#1144 ME
51	5/8" Capped Rebar 9" Reveal Rollins LLS #527 NH LLS#1144 ME
52	5/8" Capped Rebar 9" Reveal Rollins LLS #527 NH LLS#1144 ME
53	5/8" Capped Rebar 9" Reveal Rollins LLS #527 NH LLS#1144 ME
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59	5/8" Capped Rebar 9" Reveal Rollins LLS #527 NH LLS#1144 ME
60	5/8" Capped Rebar 9" Reveal Rollins LLS #527 NH LLS#1144 ME
61	5/8" Capped Rebar 9" Reveal Rollins LLS #527 NH LLS#1144 ME
62	5/8" Capped Rebar 9" Reveal Rollins LLS #527 NH LLS#1144 ME
63	5/8" Capped Rebar 9" Reveal Rollins LLS #527 NH LLS#1144 ME
64	5/8" Capped Rebar 9" Reveal Rollins LLS #527 NH LLS#1144 ME
65	5/8" Capped Rebar 9" Reveal Rollins LLS #527 NH LLS#1144 ME
66	5/8" Capped Rebar 9" Reveal Rollins LLS #527 NH LLS#1144 ME
67	5/8" Capped Rebar 9" Reveal Rollins LLS #527 NH LLS#1144 ME
68	5/8" Capped Rebar 9" Reveal Rollins LLS #527 NH LLS#1144 ME
69	5/8" Capped Rebar 9" Reveal Rollins LLS #527 NH LLS#1144 ME
70	5/8" Capped Rebar 9" Reveal Rollins LLS #527 NH LLS#1144 ME
71	5/8" Capped Rebar 9" Reveal Rollins LLS #527 NH LLS#1144 ME
72	5/8" Capped Rebar 9" Reveal Rollins LLS #527 NH LLS#1144 ME
73	5/8" Capped Rebar 9" Reveal Rollins LLS #527 NH LLS#1144 ME
74	5/8" Capped Rebar 9" Reveal Rollins LLS #527 NH LLS#1144 ME
75	5/8" Capped Rebar 9" Reveal Rollins LLS #527 NH LLS#1144 ME
76	5/8" Capped Rebar 9" Reveal Rollins LLS #527 NH LLS#1144 ME
77	5/8" Capped Rebar 9" Reveal Rollins LLS #527 NH LLS#1144 ME
78	5/8" Capped Rebar 9" Reveal Rollins LLS #527 NH LLS#1144 ME
79	5/8" Capped Rebar 9" Reveal Rollins LLS #527 NH LLS#1144 ME
80	5/8" Capped Rebar 9" Reveal Rollins LLS #527 NH LLS#1144 ME
81	5/8" Capped Rebar 9" Reveal Rollins LLS #527 NH LLS#1144 ME
82	5/8" Capped Rebar 9" Reveal Rollins LLS #527 NH LLS#1144 ME
83	5/8" Capped Rebar 9" Reveal Rollins LLS #527 NH LLS#1144 ME
84	5/8" Capped Rebar 9" Reveal Rollins LLS #527 NH LLS#1144 ME
85	5/8" Capped Rebar 9" Reveal Rollins LLS #527 NH LLS#1144 ME
86	5/8" Capped Rebar 9" Reveal Rollins LLS #527 NH LLS#1144 ME
87	5/8" Capped Rebar 9" Reveal Rollins LLS #527 NH LLS#1144 ME
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89	5/8" Capped Rebar 9" Reveal Rollins LLS #527 NH LLS#1144 ME
90	5/8" Capped Rebar 9" Reveal Rollins LLS #527 NH LLS#1144 ME
91	5/8" Capped Rebar 9" Reveal Rollins LLS #527 NH LLS#1144 ME
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93	5/8" Capped Rebar 9" Reveal Rollins LLS #527 NH LLS#1144 ME
94	5/8" Capped Rebar 9" Reveal Rollins LLS #527 NH LLS#1144 ME
95	5/8" Capped Rebar 9" Reveal Rollins LLS #527 NH LLS#1144 ME
96	5/8" Capped Rebar 9" Reveal Rollins LLS #527 NH LLS#1144 ME
97	5/8" Capped Rebar 9" Reveal Rollins LLS #527 NH LLS#1144 ME
98	5/8" Capped Rebar 9" Reveal Rollins LLS #527 NH LLS#1144 ME
99	5/8" Capped Rebar 9" Reveal Rollins LLS #527 NH LLS#1144 ME
100	5/8" Capped Rebar 9" Reveal Rollins LLS #527 NH LLS#1144 ME



Tax Lot 54-32-100
Joseph Burden Trust
133 Hardy Hill Road
Lebanon, NH 03766
Bk.2096, Pg.347

Tax Lot 54-34
Cable Hobeco Exchange III LLC
Denver, CO 80212-3838
Bk.3318, Pg.133

Parcel B
Mascoma Lake Farm, LLC
P.O. Box 1019
Water Mill, NY 11976
Bk.3572, Pg.264
156.66 ± Acres
6,874,140 ± Sq. Ft.

Parcel A
Mascoma Lake Farm, LLC
P.O. Box 1019
Water Mill, NY 11976
Bk.3572, Pg.264
96.31 ± Acres
4,195,260 ± Sq. Ft.

Legend

- Computed Point
- Rebar/Tiron Rod (Found)
- Capped Rebar (Found)
- Iron Pin (Found)
- Granite Monument (Found)
- Relic/Tree (Found)
- Capped Rebar-NH LLS972
- Survey Point
- Utility Pole
- Map Reference
- Drilled Well
- Handwood Tree
- Rural Lands One District
- Rural Lands Two District
- Rural Lands Three District
- Boundary Line
- Right-Of-Way / Easement Line
- USGS Stream
- Delineated Centerline of Stream
- Sewer
- Wire Fence
- Chain Link Fence
- Guardrail
- Edge of Pavement
- Edge of Gravel
- Overhead Electric & Telephone
- Conduit
- Existing Building

1) "Land in Hanover And Lebanon, N.H. Owned By National Aero Service Inc. And Arthur & Eleanor Williams" prepared by Christopher E. Rollins dated June 25, 1985, recorded in the Grafton County Registry of Deeds Plan #2785.

2) "Land Of Eugene D. And Yanna M. Lebrun, Situated In The Towns Of Lebanon And Hanover, N.H., County Of Grafton" sheets 1-3 prepared by Rollins Land Survey dated Mar. 14, 1990, recorded in the Grafton County Registry of Deeds Plan #7183.

3) "Plan of Proposed Boundary Line Agreement, Land of Frederick & Pamela A. Fielder and Land of Carl Patten Construction, Inc. Situated on Rudbrook Road in Lebanon, N.H., County of Grafton" prepared by Rollins Land Survey, dated Dec. 9, 1992, recorded in the Grafton County Registry of Deeds Plan #7779.

4) "Subdivision For Lawrence & Nicole Leonard, Property Of Nance M. Lyons, City Of Lebanon, Grafton County, New Hampshire" prepared by Patten Surveys dated 02/09/94 with a revision date of 3/15/94, recorded in the Grafton County Registry of Deeds Plan #7922.

5) "Standard Boundary Survey, Wayner Land, Located on Route 4, in the City of Lebanon County of Grafton, State of New Hampshire" prepared by Rollins Land Survey dated April 29, 1994, recorded in the Grafton County Registry of Deeds Plan #7867.

6) "Subdivision Plan For Frederick Fielder, Pamela A. Fielder, #35 Rudbrook Rd, Lebanon, Grafton County, New Hampshire" prepared by RMI Associates, Inc. dated 9/4/2001, recorded in the Grafton County Registry of Deeds Plan #10555.

7) "Subdivision Plat For Carl F. Patten Revocable Trust, Rudbrook Road, City Of Lebanon, Grafton County, NH" prepared by Pathways Consulting, LLC dated April 8, 2002 last revised on 08/06/02, recorded in the Grafton County Registry of Deeds Plan #10740.

8) "Subdivision Plat For Carl F. Patten Revocable Trust, Rudbrook Road, City Of Lebanon, Grafton County, NH" prepared by Pathways Consulting, LLC dated April 8, 2002 last revised on 08/06/02, recorded in the Grafton County Registry of Deeds Plan #10740.

9) "Subdivision Plat For Carl F. Patten Revocable Trust, Rudbrook Road, City Of Lebanon, Grafton County, NH" prepared by Pathways Consulting, LLC dated April 8, 2002 last revised on 08/06/02, recorded in the Grafton County Registry of Deeds Plan #10740.