

Holderness/Center Harbor Perambulation Report September, 2012

Prepared by Thomas J. Stepp
Holderness, NH

Holderness/Center Harbor Perambulation Report

September, 2012

Note: I originally started with this perambulation merely as a representative of the Town of Holderness and first went into the field during December of 2010 in the company of Jay Haines of Center Harbor and a surveyor who had been hired to complete both the field work and the report. Months later when it became apparent that the job was not going to be completed, I offered to take over those responsibilities. I then revisited all the found monuments to record much more detail than I had during that first day in the field and I have walked and ribboned all the mainland sections of the common Holderness/Center Harbor town line. Geodetic coordinates of Corner #1 below were scaled from the 1995 edition of the USGS 7.5-minute quadrangle titled "Squam Mountains, NH". Brad Washburn, the surveyor and cartographer who produced the "Chart of Squam Lake, NH" and the map "The Squam Range, NH" called this 4-town convergence "Otter Junction" due to its proximity to the Otter Islands. The bearing of the first leg of the common Holderness/Center Harbor boundary heading southeast through Squam Lake is based on GPS coordinates of the 6.8 mile eastern boundary of Holderness (from the northeast corner common with Sandwich to the southeast corner common with Center Harbor).

Corner #1

Beginning at a point in Squam Lake at the convergence of the town lines of Holderness, Center Harbor, Moultonboro, and Sandwich, said point being at a Latitude of N 43°-45'-53" and a Longitude of W 71°-31'-56". This corner is the northermost point of Center Harbor and is approximately 840 feet at a bearing of S 70° W (true) from the center of the largest of the Otter Islands. (Note: All bearings in this Report are based on a true north orientation.)

Thence heading S 7° E through the lake (3592.9 feet per Brad Washburn), passing east of Birch Island to town line Corner #2.

Corner #2

Corner #2 is a circular pile of stones (monument missing) about 11 feet south of the northern shoreline of Long Island at Latitude of N 43°-45'-18.7" and Longitude of W 71°-31'-51.3". This pile of stones is 6 feet south of a 9" diameter concrete post which is depicted on Plan Reference #1---(see Addendum.)



Town Line Corner #2 with Concrete Post in Background



9" Concrete Post Near Town Line

Thence continuing at S 7° E through the western portion of Long Island, east of The Three Sisters, Moon Island, and Bowman Island.

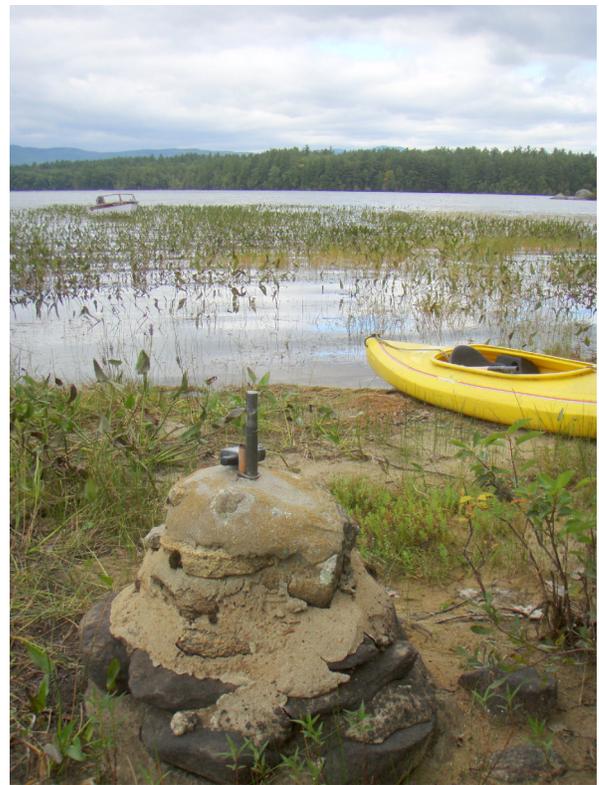
Thence continuing on the same course and roughly bisecting Great Island, then passing about 500 feet east of Laurel Island to Corner Monument #3 on the north shore of a low spit of land near the south side of a small bay. During spring high water levels of about 562.5 feet most of the spit and $\frac{3}{4}$ of the monument would be under water. Per Plan Reference #1 the distance from Corner #2 to Corner #3 is 14,938.65 feet.

Corner #3

Corner #3 is a cone-shaped stone-and-concrete tower which is 30" in diameter at the base and about 2 feet tall. It was built in 1965 by the Washburn survey crew; a $\frac{1}{2}$ " pipe projects out the top next to a 1" bronze propeller shaft. Scribes in the concrete include "82", "89", and "96", plus the "2012" scribed into a stone this year. Latitude is N 43°-42'-52.0" and longitude is W 71°-31'-26.8".



Washburn Stone-and-Concrete Tower Monument



Washburn Tower Monument---View to North toward Great Island

The Holderness/Center Harbor common boundary then continues at S 7° E for about 200 feet across shallow water to the south shore of the lake, then about 1000 feet along some intermittent wire fence and a few blazes to the north end of a stone wall, then in the same direction about 480 feet along the wall to Corner #4.

Corner #4

Corner #4 is a 10"x12"x 5.5' tall granite post rounded over on top which is on the north side of College Road. (The 1982 Perambulation reported the top section missing; it has since been repaired.) Multiple years and letters are scribed into the monument:

West side---"94", "H CH", "1901", "08", "16", "23", "63", "75"
South side---"B", "82", "96"
East side---"30", "89"
North side---"G"

Other possible scribes are very hard to read.
Latitude is N 43°-42'-34.8" and longitude is W 71°-31'-23.8".



College Road Monument (Corner # 4)---View from the Northwest



College Road Monument---View from the Southeast

Thence the line continues at S 7° E across College Road then along an excellent stone wall for about 300 feet, then in the same direction along a segment with no town line evidence to where it diagonally crosses US Route 3. Then at S 7° E the Holderness/Center Harbor common boundary follows a steep bank down to Swainey Brook which it crosses at or near an apparent old mill site. Then on the same course the town line passes through a young forest with no definitive field evidence to the north end of the beaver pond which feeds Swainey Brook.

Thence the line continues across the pond at S 7° E, passes through a narrow peninsula jutting out from the eastern shore, then on to Corner #5; the leg through the beaver pond totals about 1550 feet. Corner #5 is at the southeast corner of Holderness in a swampy area; the total distance of the east line of Holderness along Center Harbor from Corner #1 to Corner #5 is about 4.6 miles.

Corner #5

Corner #5 is a 10"x15"x15" rounded granite boulder which sits just above the swamp water level and is about 150' west of the east edge of the swamp. The low monument is difficult to see amidst the marsh

grasses, but it is witnessed by a 3½ foot tall 1” pipe 1 foot to the south. Latitude is N 43°-41'-54.5” and Longitude is W 71°-31'-16.8”. Chiseled scribes in the boulder include the following: East side---”1808”, “H”, and “C”. Curiously, though, the letters seem backwards in that the “H” is toward the south end and the “C” is toward the north. Also, both letters are at ground level so it seems unlikely that they were chiseled with the monument in its present position. Fluctuating water levels could perhaps be a factor; both the 1982 and 1989 Perambulation Reports by Robert Woodward refer to this stone monument as being “submerged in a beaver pond.” South side scribe---”23”



Corner #5 from South



Corner #5 from North



"1808", "H", and "C" Scribes on the East Side of Corner #5 in the Swamp



"23" on the South Side of Corner#5

Thence the Center Harbor/Holderness town line heads across the swamp for about 1000 feet at S 82° W to a stone wall which it follows for about 200 feet, then continues in the same general direction for about 950 feet to a stone wall junction 75 feet southwest of an old barn foundation. The line then follows stone wall for about 1200 feet, wire fence for about 650 feet, and another section of stone wall for 500 feet, the west end of this last stone wall being in the general vicinity of a couple of woods roads which cross the town line. Thence the line continues in the same direction for about 2200 feet, crosses a brook, then on to Corner #6 on the west side of McCrillis Hill Road.



Pyramid-shaped Corner #6 West of McCrillis Hill Road with Orange-painted Drillhole in Background

Corner #6

Corner #6 is a 3'x4'x2' tall pyramid-shaped stone about 8 feet west of the McCrillis Hill Road travel way; Latitude is N 43°-41'-44.1" and Longitude is W 71°-32'-44.2". (During the initial field checks in December of 2010 we were joined at this corner by Randy Mattson of the Center Harbor Board of Selectmen.) Scribes on the south face are "82", "89", and "96". According to the R. V. Woodward perambulation reports (1975-1996) there was a stone post at this corner reset in the 1980s by Center Harbor Road Agent Jeff Haines, but this stone post "was stolen sometime after 1990." There is also a 8"x18"x6" rounded stone nearby with a 3/4" drillhole; this drillhole was apparently set by the land surveyor Peter Hodges in 1987 in conjunction with a private land survey (see Plan Reference #8).

Note regarding Latitude and Longitude: All GPS coordinates in this report were recorded with a *Garmin GPS Map 60CS hand held* unit. While at times it is capable of remarkable accuracy (e.g. within less than 10 feet) the integrity of the triangulation calculations of any hand held GPS receiver can be compromised by a few unpredictable factors which can result in readings with a lot more error. So while a hand held GPS is a very useful tool for field work, it should be understood that its accuracy is nowhere near that of a typical modern total station used by land surveyors.



Stone with Drillhole near Corner #6



"82", "89", & "96" Scribes on Corner #6

Thence heading west and initially uphill from McCrillis Hill Road the Center Harbor/Holderness town line follows an excellent stone wall for about 1190 feet (see Reference Plans #8 and #9) to a stone monument scribed "1916" at a stone wall junction. (Peter Hodges reported also finding a "JK" scribe [for John Keniston] on this monument in Plan Reference #8.)



*"1916" Scribed Monument at Stone
Wall Junction*



"1916" Scribe

By hand compass and GPS coordinates the bearing of this 1190-foot section of stone wall at S 76° W is 6° counterclockwise from the straight line bearing (S 82° W) from the town line monument at the southeast corner of Holderness (Corner #5 in the swamp) to the monument at the southwest corner of Holderness (Corner #8). This results in the stone wall at the "1916" monument (which has been long accepted as the town line) being 200 feet +/- south of the straight line between the monuments at Corner #5 and Corner #8. The field evidence then continues roughly parallel to the S 82° W straight line following wire fence for about 1400 feet and a 400-foot section of stone wall to a point about 200 feet short of the northeast corner of Hawkins Pond. Heading west from this point toward Corner #7 by the Merrill Cemetery on the east side of Hawkins Pond Road, the town line converges on the straight line between Corner #5 and Corner #8, following stone wall for the last 1200 feet.

Corner #7

Corner #7 is a 12"x18"x22" rounded stone at the junction of the west end of a stone wall and the split stone wall which frames the Merrill Cemetery on Hawkins Pond Road. The corner is 9 feet east of the east edge of the travel way and has scribes of "82", "89", and "96". Latitude is N 43°-41'-36.1" and Longitude is W 71°-34'-03.9".



Corner #7 at the Southwest Corner of the Merrill Cemetery



"82" Scribe on Corner #7

Thence the common Center Harbor/Holderness town line crosses Hawkins Pond Road and continues at about S 82° W along stone wall for about 600 feet, then along intermittent wire fence for another 1100 feet to a brook 300 feet downstream from a beaver pond. The line then follows the same course for about 2200 feet without field evidence to a cliff in the vicinity of major rock outcroppings. (For much of this segment there is meandering wire fence south of the town line---see R.V. Woodward's "Drawing #8" from his Perambulation Report referenced as Plan #11 in the Addendum.) Then the town line continues at S 82° W for about 200 feet to Corner #8 on a steep side hill with a southwest exposure.

Corner #8

Corner #8 is a magnificent pyramid-shaped split granite post which is 5-½ feet tall with a 2 foot square base. It is the town corner for Center Harbor, Holderness, Ashland, and New Hampton, and is also the corner of Belknap and Grafton Counties. It is located about 800 feet up the steep hill from Winona Road at a Latitude of N 43°-41'-31.0" and a Longitude of W 71°-34'-58.5". The total length of the southern line of Holderness in common with Center Harbor is 3.1 miles. Corner monument #8 has a scribed initial for each of the 4 adjoining towns and multiple dates scribed as follows:

Southeast side---"C", "96", "1877", "1906", "40", "23"

Northeast side---"H", "1878", "08", "16", "92", "01", "06"

Northwest side---"A", "91", "1877", "85", "05", "12"

Southwest side---"N", "1871", "DKS", "40", "47", "54", "61", "68", "82", "89", "91", "98", "1905",
 "12", "19", plus a new aluminum disc stamped "2005 A" set by Tony Randall for the
 Ashland perambulation.

(All 4 sides have other unreadable dates.)



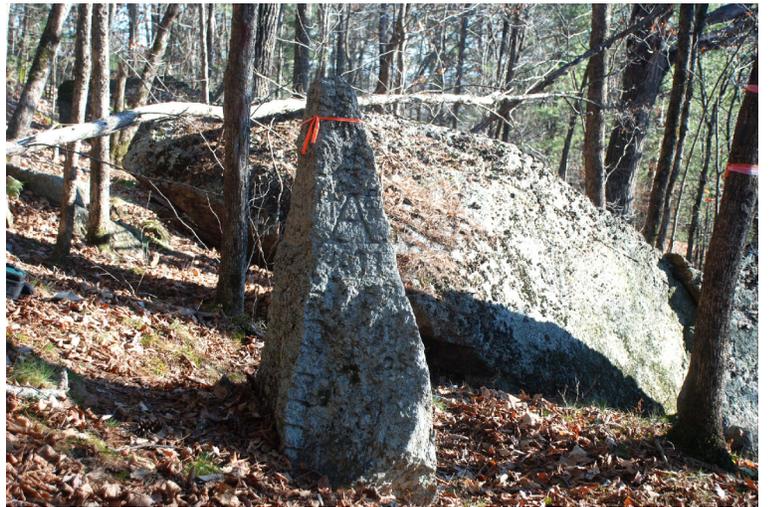
Center Harbor and Holderness sides of Corner Monument #8



Scribe Details on "C" Side



Scribe Closeup



Northwest (Ashland) Side of Corner #8

Information for this Perambulation Report was compiled by the following methods:

- 1.) Deed and map research at the respective town halls, the Grafton and Belknap County Registries of Deeds, and the Squam Lakes Conservation Society
- 2.) Visiting all town corner monuments (including the corner on Long Island and the Washburn tower monument by boat), photographing them and documenting their locations with a hand held GPS
- 3.) Walking all non-island boundaries and recording details based on compass and pace measurements
- 4.) Documenting field evidence (stone walls, wire fence, etc.) with multiple GPS shots
- 5.) Plotting GPS points by computer to illustrate relative locations, distances, & bearings
- 6.) Analyzing previous perambulation reports and referencing or directly quoting them to add details or historical perspective to this Report
- 7.) Accessing detailed data from the Brad Washburn Archives at the Squam Lakes Natural Science Center

Perambulation Notes

There is no question that field evidence for the town line between Corners #6 and #7 indicates that the town line deviates somewhat to the south of the straight line between Corners #5 and #8. Multiple survey maps and deeds corroborate this finding and show that the stone walls, wire fence and monumentation referred to in this Report has been accepted as the Center Harbor/Holderness town line for many years. In his four Perambulation Reports (1975-1996) R.V. Woodward also clearly identifies the stone walls and wire fence as the town line, both in his narrative and his drawings.

As of September of this year I have chiseled "2012" into all the granite monuments representing corners common to Holderness and Center Harbor.

Tom Stepp
September, 2012

Addendum---Plan References

- 1.) "Subdivision Plan of Land—Estate of Harold J. Coolidge, Long Island, Holderness, NH", 6/4/90 by Holden Engineering and Surveying, Inc.", Scale: 1"=50', GCRD Plan #6649
- 2.) "Boundary Line Adjustment Prepared for Peter J. Coolidge and Nicole Coolidge Rousmaniere, Center Harbor, Belknap County, & Holderness, Grafton County, NH, August 20, 2001, Scale 1"=60 feet" by Associated Surveyors, Meredith, NH, BCRD Drawer L39, Plan #96
- 3.) "Plan of Great Island on Squam Lake, Center Harbor—Belknap County and Holderness—Grafton County, New Hampshire, 1 May 1990" by Dolan and DeForest, Moultonboro, NH, BCRD Drawer L12, Plan #8
- 4.) "Subdivision of Land Prepared for Anne Twombly Anderson, William N. Twombly, and the Alexander S. Twombly III Trust, College Road, Center Harbor, NH, Jan. 4, 2002, 1"=100" by Frank Yerkes, Laconia, NH, BCRD Drawer L41, Plan #5
- 5.) "Subdivision Plan of Land of Hale Partnership, Route 3, Center Harbor, Belknap County, NH, 21 June 2004" by David Dolan Associates, Moultonboro, NH, BCRD Drawer L53, Plan #87
- 6.) "Plan of Adie Property, Holderness, NH, Surveyed 1917 by L.K. Perley, C.E., 1"=200 feet", GCRD Plan File Bk.530, Pg.110
- 7.) "Sketch Map—Eastman Lot Owned by Pierce Beij, Center Harbor and Holderness, NH, Scale 1"=500', From Tax Maps, Deeds, and Unrecorded Plans, By N & H, 6/91"
- 8.) "Proposed Subdivision—Property of David R. MacCrellish, Belknap County, Center Harbor, NH", by Peter Hodges Associates, Holderness, NH, 1"=100', 11/2/87, BCRD Plan Bk.146, Pg.80
- 9.) "Plan for O. Kent Lawrence, Jr., Holderness, NH, July 1981, 1"=100', by Harold E. Johnson, Inc., Laconia, NH", Holderness Town Plan Files--#12
- 10.) "Land of Maude Pulsifer, Town of Holderness, County of Grafton, Surveyed June, 1976 by D.P. Preece", Scale: 1"=200 feet, Holderness Town Plan Files--#16
- 11.) "White Pine Blister Rust Control, Block 34-B (1959) & Block 31 (1964), Holderness, NH, Scale: 6"= 1 mile" By R.V. Woodward, Laconia, NH. Robert Woodward also included 9 drawings of the common Center Harbor/Holderness town lines in his Perambulation Reports dated from 1975 to 1996. The drawings show stone walls, wire fence, brook crossings, islands, monuments, etc.. These documents reside in the Center Harbor Perambulation files.
- 12.) "Subdivision Plan of Ilene Segal, Piper Hill Road, Center Harbor, Belknap County, NH, 23 April 2002" by David Dolan Associates, Moultonboro, NH, Scale: 1"= 100 ft., BCRD Drawer L47, Plan #24
- 13.) "Subdivision Survey Plan of Land Prepared for Lisa P. Lovett, East Holderness Road, Holderness, NH, December 15, 2004" by Yerkes Surveying Consultants, Laconia, NH, Scale: 1"=100 ft., GCRD Plan #12399
- 14.) "Subdivision Survey Plan of Land of Hawkins Pond, LLC, Hawkins Pond Rd., Holderness (Grafton Co.), NH, March 25, 2009" by Yerkes Surveying Consultants, Laconia, NH, GCRD Plan #13473
- 15.) "Subdivision for Louise M. DeSousa, Belknap County, Center Harbor, NH, 1/17/84" by Hodges and Hayden, Holderness, NH, BCRD Plan Bk. 107, Pg. 92
- 16.) "Subdivision Plan of Converse & Haire, Centre Harbor & New Hampton, NH, October, 1989, Scale: 1"=100 feet" by Associated Surveyors, Meredith, NH, BCRD Drawer M1, Plan #200

TO THE SELECTMEN OF THE TOWNS OF HOLDERNESS AND CENTER HARBOR

In accordance with your instructions to perambulate the common town boundary lines as required by law, I have attended to this duty and respectfully submit this Perambulation Report.

Thomas J. Stepp

Holderness, NH

Date: _____

In Witness Whereof, we have hereunto set our hands this _____ day of _____, 20____

Holderness Board of Selectmen

Holderness Town Administrator

Center Harbor Board of Selectmen

