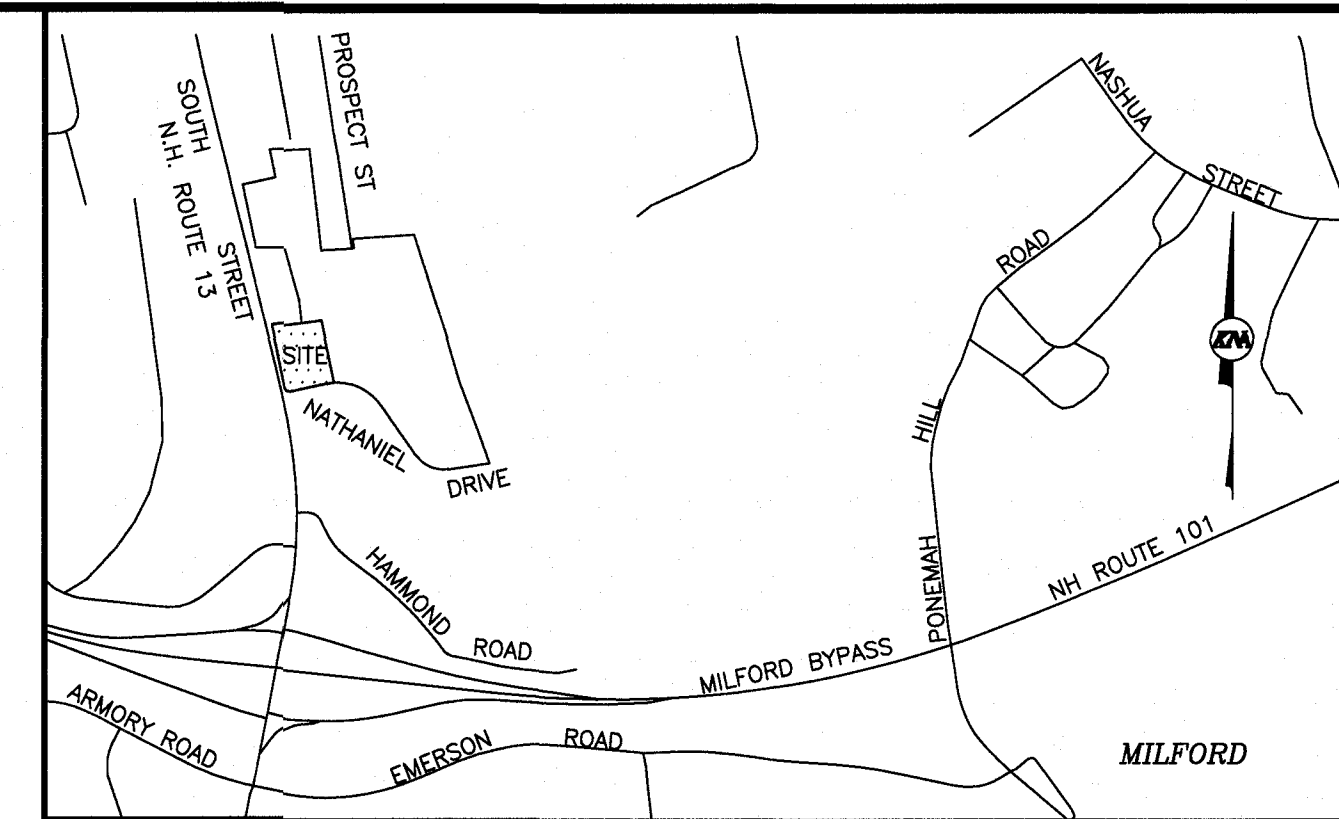


LEGEND

- GB-F GRANITE BOUND FOUND
- IPP-F IRON PIPE FOUND
- IR-F IRON ROD FOUND
- DH-F DRILL HOLE FOUND
- DH-S DRILL HOLE SET
- UTILITY POLE
- CATCH BASIN
- △ FLARED END SECTION
- ==== DRAINAGE LINE
- ABUTTER LINE
- PROPERTY LINE
- WETLAND
- OHU OVERHEAD UTILITIES
- EDGE OF PAVEMENT
- STONEWALL
- SETBACK
- WETLAND BUFFER
- EASEMENT



VICINITY PLAN
SCALE: 1" = 1,000'±

NOTES:

- THE PURPOSE OF THIS PLAN IS TO ADJUST THE LOT LINE BETWEEN TAX MAP 43 LOTS 20 & 20-2 BY CREATING PARCEL "A" (0.69 AC.) WHICH IS TO BE ADDED TO LOT 20-2 FROM LOT 20 AND IS NOT TO BE CONSIDERED A SEPARATE BUILDING LOT.
- PARCEL AREAS:

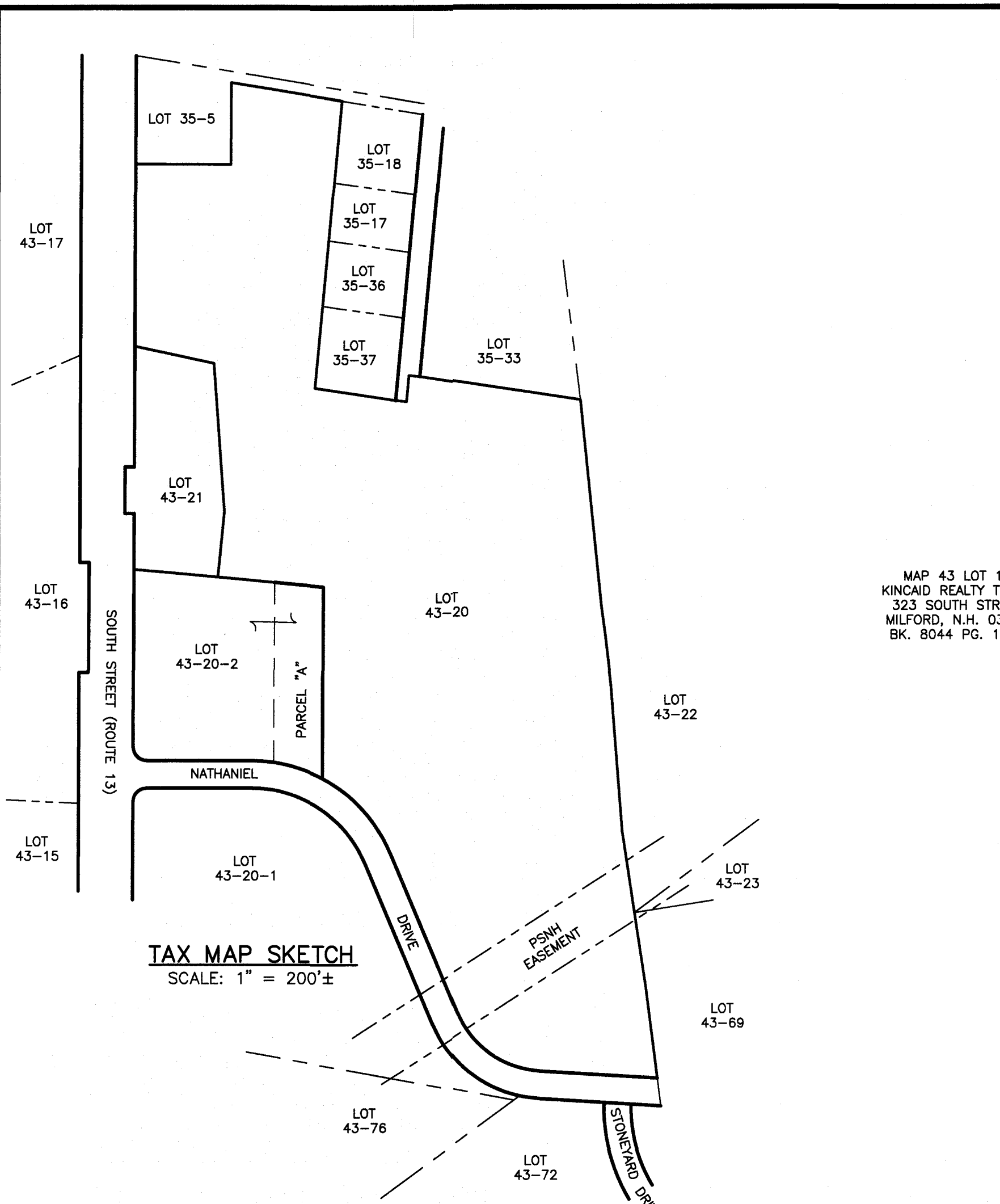
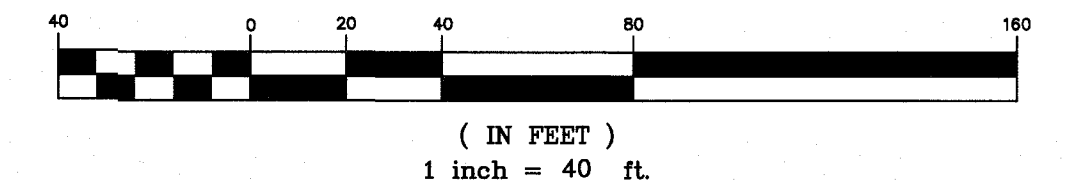
LOT 20 =	EXISTING 18,393 Ac.	ADJUSTED 18,393 Ac.
LOT 20-2 =	87,165 S.F. (2.001 Ac.)	117,060 S.F. (2.687 Ac.)
- THE SUBJECT PARCEL IS LOCATED WITHIN THE COMMERCIAL (C) AND LIMITED COMMERCIAL BUSINESS ZONING DISTRICT. DIMENSIONAL REQUIREMENTS WITH PUBLIC SEWER AND WATER ARE AS FOLLOWS:

FRONT:	30'
SIDE:	15' (30' IF BORDERING A STREET, LANE OR PUBLIC WAY)
REAR:	15'
- HORIZONTAL DATUM IS NAD 83 VERTICAL DATUM IS NAVD 88 OBTAINED THROUGH GPS OBSERVATIONS POST BASED UPON NHDOT CONTROL POINT 303-0340.
- BOUNDARY INFORMATION SHOWN HEREON IS THE RESULT OF AN ACTUAL FILED SURVEY PERFORMED BY THIS OFFICE IN SEPTEMBER OF 2022. THE REMAINDER OF LOT 20 HAS NOT BEEN SURVEYED BY THIS OFFICE AND IS BASED UPON PLAN REFERENCE 3.
- THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
- EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF MILFORD MAP NUMBER 330100455D, PANEL NUMBER 459 OF 701 EFFECTIVE DATE SEPTEMBER 25, 2009 INDICATES THAT NO PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.
- EASEMENTS, RIGHTS AND RESTRICTIONS SHOWN OR IDENTIFIED HEREON ARE THOSE FOUND DURING RESEARCH AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS. OTHER EASEMENTS, RIGHTS AND RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF THE SUBJECT PREMISES MAY DETERMINE.

REFERENCE PLANS:

- "BOUNDARY & SUBDIVISION PLAN, CUTTS ESTATE, N.H. ROUTE 13." SCALE: 1"=100'. DATED: JUNE 1, 1995. PREPARED BY: T.F. MORAN, INC. H.C.R.D. PLAN #27766
- "LOT LINE ADJUSTMENT PLAN OF LAND LOT 43-69 SALT CREEK PROPERTIES, LLC." SCALE: 1"=200'. DATED: NOVEMBER 18, 2013. PREPARED BY: MONADNOCK SURVEY, INC. H.C.R.D. PLAN #38077
- "MINOR SUBDIVISION PLAN OF LAND LOT 43-20 SALT CREEK PROPERTIES, LLC." SCALE: 1"=100'. DATED: SEPTEMBER 21, 2015. PREPARED BY: MONADNOCK SURVEY, INC. H.C.R.D. PLAN #39028

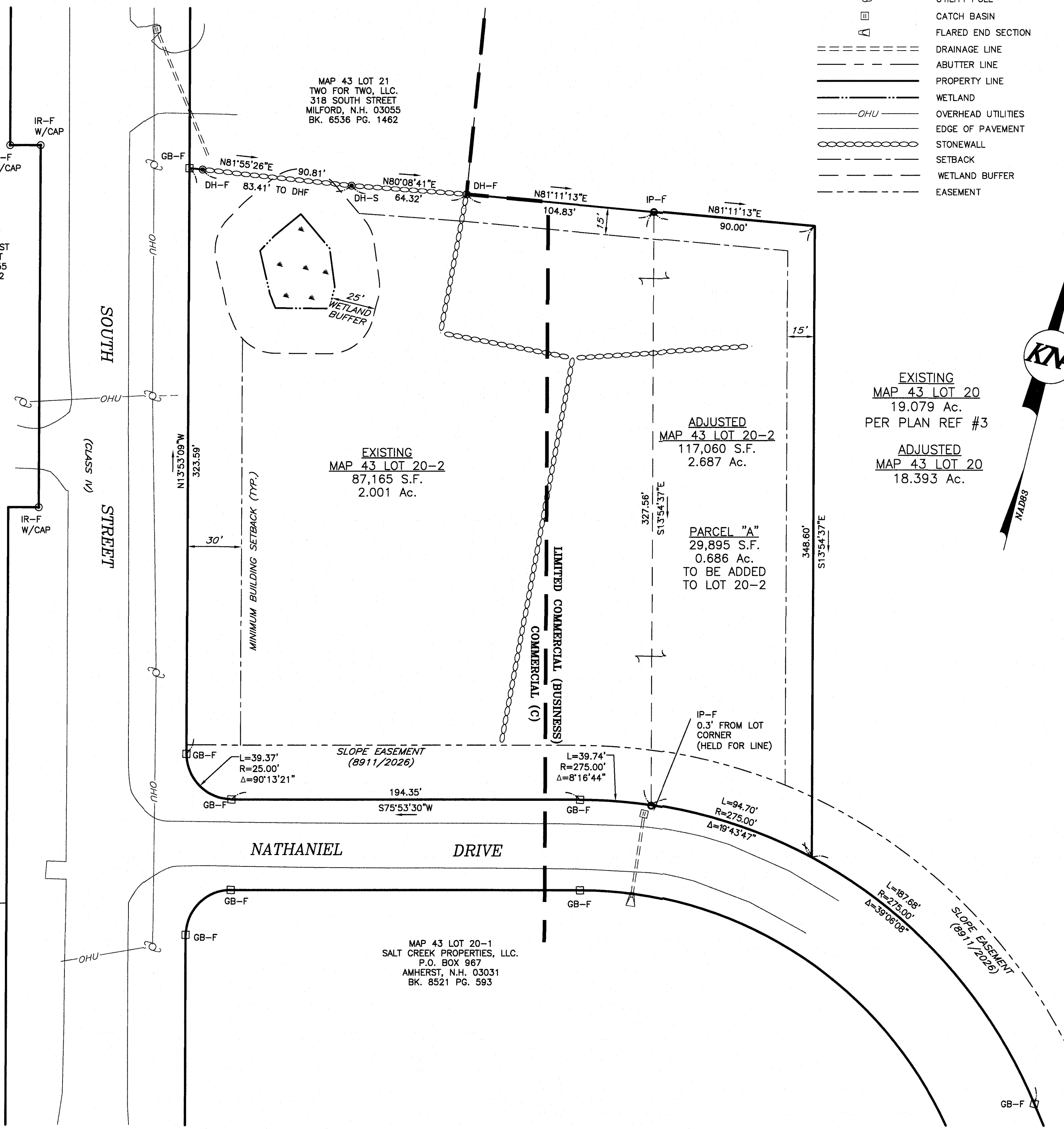
GRAPHIC SCALE



TAX MAP SKETCH
SCALE: 1" = 200'±

ADDITIONAL ABUTTERS

- | | |
|--|--|
| MAP 35 LOT 4
BRONCO REAL ESTATE, LLC
276 SOUTH STREET
MILFORD, N.H. 03055
BK. 8903 PG. 0271 | MAP 35 LOT 37
SUSAN M. SEXTON FAMILY REV. TRUST OF 2021
139 PROSPECT STREET
MILFORD, N.H. 03055
BK. 9498 PG. 234 |
| MAP 35 LOT 5
TOWN OF MILFORD
1 UNION SQUARE
MILFORD, N.H. 03055
BK. 502 PG. 63 | MAP 43 LOT 17
TOWN OF MILFORD
1 UNION SQUARE
MILFORD, N.H. 03055 |
| MAP 35 LOT 17
STEPHEN & BLANCA GOODWIN
131 PROSPECT STREET
MILFORD, N.H. 03055
BK. 8328 PG. 261 | MAP 43 LOT 22
LYNN L. REVOCABLE TRUST 2010
LYNN L. CHAPUT, TRUSTEE
510 EDGEWATER DRIVE
GILFORD, N.H. 03249 |
| MAP 35 LOT 18
JAMES WESTINE
125 PROSPECT STREET
MILFORD, N.H. 03055
BK. 5449 PG. 755 | MAP 43 LOT 33
MILRED TWO FORTY, LLC
409 ELM STREET
MANCHESTER, N.H. 03103
BK. 8380 PG. 1263 |
| MAP 35 LOT 19
LORI A. & GARY L. FRANCIS SR
115 PROSPECT STREET
MILFORD, N.H. 03055
BK. 6974 PG. 1900 | MAP 43 LOT 69
SALT CREEK PROPERTIES, LLC
PO BOX 967
AMHERST, N.H. 03031
BK. 8420 PG. 1596 |
| MAP 35 LOT 33
PAUL P. & JOAN-MARIE DARGIE
136 PROSPECT STREET
MILFORD, N.H. 03055
BK. 7553 PG. 343 | MAP 43 LOT 72
SALT CREEK PROPERTIES, LLC
PO BOX 967
AMHERST, N.H. 03031
BK. 8818 PG. 1183 |
| MAP 35 LOT 36
SHAWN K. & ELISA L. DINSMORE
135 PROSPECT STREET
MILFORD, N.H. 03055
BK. 8980 PG. 1961 | MAP 43 LOT 76
PSNH TAX ACCOUNTING
PO BOX 330
1000 ELM STREET
MANCHESTER, N.H. 03105 |
| MAP 35 LOT 36-1
103 WEBSTER, LLC
1083 VINE STREET #838
HEALDSBURG, CA 95448
BK. 9632 PG. 1681 | MAP 43 LOT 15
BRENDA J. SILVA, TRUSTEE
BRENDA SILVA REVOCABLE TRUST
184 NASHUA STREET
MILFORD, N.H. 03055
BK. 5626 PG. 1752 |



EXISTING
MAP 43 LOT 20
19,079 Ac.
PER PLAN REF #3

ADJUSTED
MAP 43 LOT 20
18,393 Ac.

ADJUSTED
MAP 43 LOT 20-2
117,060 S.F.
2.687 Ac.

EXISTING
MAP 43 LOT 20-2
87,165 S.F.
2.001 Ac.

PARCEL "A"
29,895 S.F.
0.686 Ac.
TO BE ADDED
TO LOT 20-2

APPROVED

MILFORD, NH PLANNING BOARD

SUBDIVISION # _____

DATE APPROVED: _____

SIGNED: _____

JURISDICTIONAL WETLANDS WERE DELINEATED BY CYNTHIA M. BALCIUS, CWS #061, CSS & CPESC OF STONEY RIDGE ENVIRONMENTAL, LLC. IN FEBRUARY 2024, UTILIZING THE FOLLOWING STANDARDS:

- United States Department of Agriculture, Natural Resources Conservation Service. 2018. *Field Indicators of Hydric Soils in the United States*, version 8.2. L.M. Vasilos, G.W. Hurt, and J.F. Berkowitz (eds.), USDA, NRCS, in cooperation with the National Technical Committee for Hydric Soils.
- Field Indicators for Identifying Hydric Soils in New England*, Version 4, April 2019, New England Hydric Soils Technical Committee.
- U.S. Army Corps of Engineers 2020: *National Wetland Plant List*, version 3.5 (<http://wetland.plants.usace.army.mil/>).
- U.S. Army Corps of Engineers, Engineer Research and Development Center, Cold Regions Research and Engineering Laboratory, Hanover, NH.
- The National Wetland Plant List: 2016 wetland ratings*, Lievbar, R.W., D.L. Banks, W.N. Kirchner, and N.C. Melvin. 2016. Phytoneuron 2016-30: 1-12. Published 28 April 2016. ISSN 2153-733X.
- Corps of Engineers Wetlands Delineation Manual*, January 1987, Wetlands Research Program Technical Report Y-87-1.
- Regional Supplement to the Corps of Engineers Wetland Delineation Manual*, Northcentral and Northeast Region, January 2012, Version 2, U.S. Army Corps of Engineers, Environmental Laboratory ERDC/EL TR-12-1.
- Classification of Wetlands and Deepwater Habitats of the United States*, December 1979, L. Cowardin, V. Carter, F. Golet, and E. LaRoe, US Department of the Interior, Fish and Wildlife Service, FWS/OBS-79/31.

OWNER OF MAP 43 LOTS 20 & 20-2

SIGNATURE: *[Signature]*

DATE: 2/15/24

CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FURTHER, THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE DURING SEPTEMBER OF 2022. SAID SURVEY HAS A RELATIVE ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) OR BETTER.

[Signature] 2/19/24
LICENSED LAND SURVEYOR DATE

LOT LINE ADJUSTMENT PLAN
MILFORD RASHID GAS STATION
MAP 43 LOTS 20 & 20-2
SOUTH STREET
MILFORD, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER: SALT CREEK PROPERTIES, LLC. P.O. BOX 967 AMHERST, N.H. 03031 BK. 8521 PG. 593	APPLICANT: 689 NORTH MAIN STREET, LLC. 689 NORTH MAIN STREET LEOMINSTER, MA. 10453
--	--

KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: FEBRUARY 15, 2024 SCALE: 1" = 40'
PROJECT NO: 21-0526-1A SHEET 1 OF 2

UTILITY NOTE

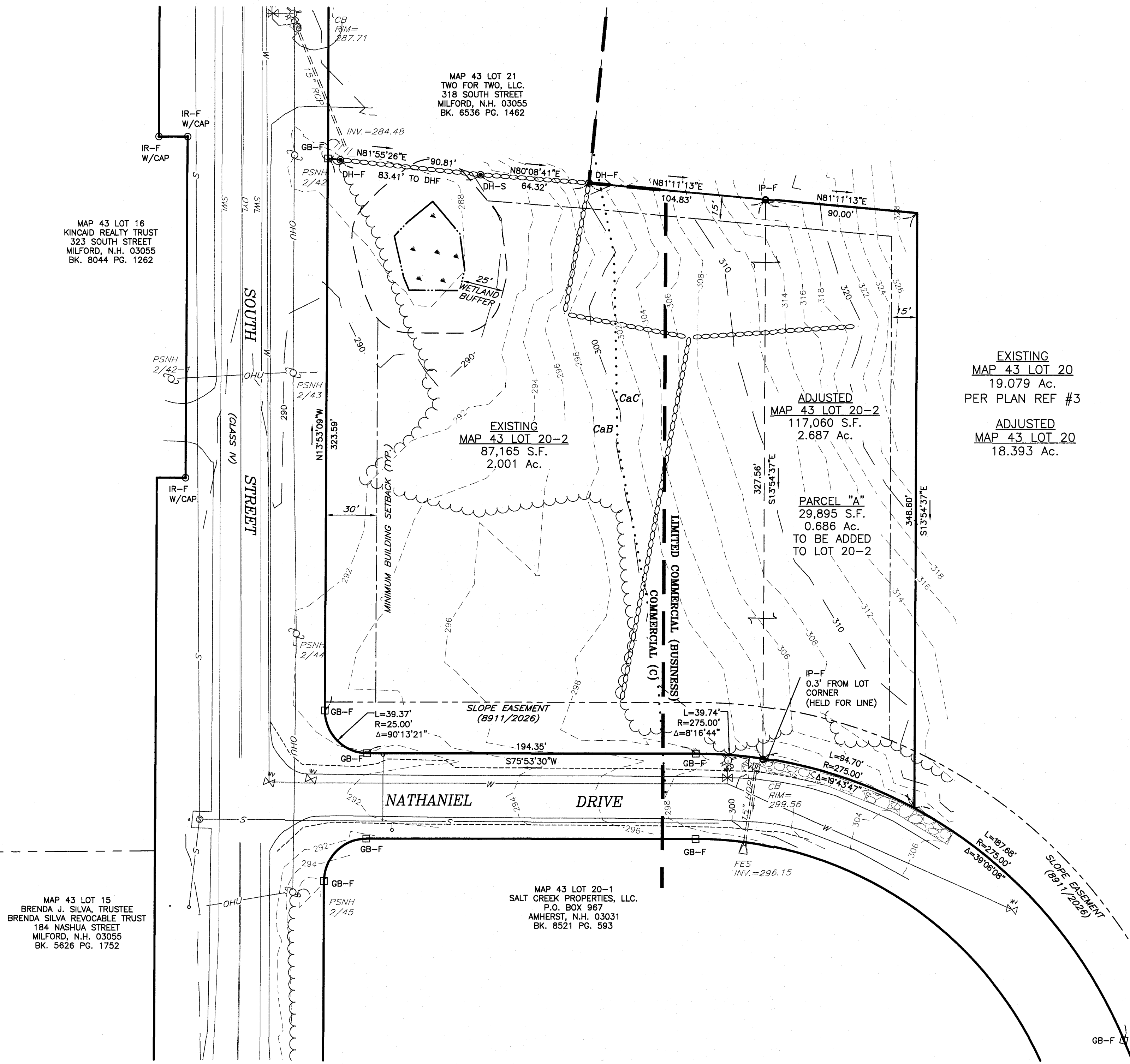
THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN DRAWN FROM FIELD SURVEY INFORMATION AND PLOTTED FROM EXISTING DRAWINGS. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, KEACH-NORDSTROM ASSOCIATES, INC. DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. KEACH-NORDSTROM ASSOCIATES, INC. HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.

LEGEND

- GB-F GRANITE BOUND FOUND
- IPP-F IRON PIPE FOUND
- ⊙ IR-F IRON ROD FOUND
- ⊙ DH-F DRILL HOLE FOUND
- ⊙ DH-S DRILL HOLE SET
- ⊙ UTILITY POLE
- ▭ CATCH BASIN
- ▭ FLARED END SECTION
- DRAINAGE LINE
- WATER LINE
- SEWER LINE
- ABUTTER LINE
- PROPERTY LINE
- WETLAND
- OHU OVERHEAD UTILITIES
- EDGE OF PAVEMENT
- STONEWALL
- SETBACK
- WETLAND BUFFER
- EASEMENT
- 10' CONTOUR
- 2' CONTOUR
- TREELINE

MAP 43 LOT 16
KINCAID REALTY TRUST
323 SOUTH STREET
MILFORD, N.H. 03055
BK. 8044 PG. 1262

MAP 43 LOT 21
TWO FOR TWO, LLC.
318 SOUTH STREET
MILFORD, N.H. 03055
BK. 6536 PG. 1462

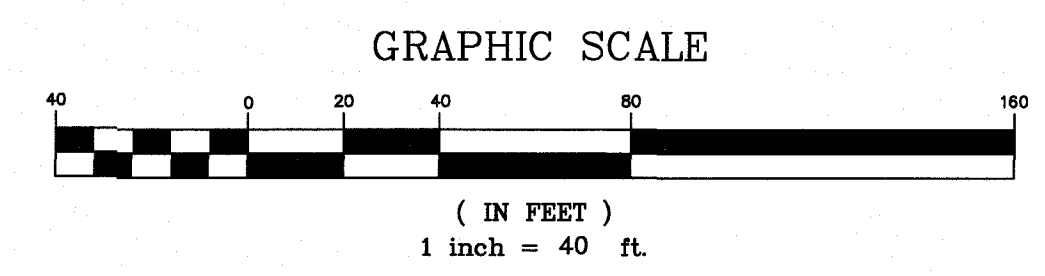


EXISTING
MAP 43 LOT 20
19.079 Ac.
PER PLAN REF #3

ADJUSTED
MAP 43 LOT 20-2
117,060 S.F.
2.687 Ac.

ADJUSTED
MAP 43 LOT 20
18.393 Ac.

SEE SHEET 1 FOR NOTES,
REFERENCE PLANS &
ADDITIONAL ABUTTERS



SCS SOILS LEGEND

- CaB** CANTON FINE SANDY LOAM
3 TO 8 PERCENT SLOPES
 - CaC** CANTON FINE SANDY LOAM
8 TO 15 PERCENT SLOPES
- SOURCE: USDA-SCS WEB SOIL SURVEY
HILLSBOROUGH COUNTY

MAP 43 LOT 15
BRENDA J. SILVA, TRUSTEE
BRENDA SILVA REVOCABLE TRUST
184 NASHUA STREET
MILFORD, N.H. 03055
BK. 5626 PG. 1752

MAP 43 LOT 20-1
SALT CREEK PROPERTIES, LLC.
P.O. BOX 967
AMHERST, N.H. 03031
BK. 8521 PG. 593

UTILITY NOTE

THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN DRAWN FROM FIELD SURVEY INFORMATION AND OR PLOTTED FROM EXISTING DRAWINGS. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, KEACH-NORDSTROM ASSOCIATES, INC. DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. KEACH-NORDSTROM ASSOCIATES, INC. HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.

JURISDICTIONAL WETLANDS WERE DELINEATED BY CYNTHIA M. BALCIUS, CWS #061, CSS & CPESC OF STONEY RIDGE ENVIRONMENTAL, LLC. IN FEBRUARY 2024, UTILIZING THE FOLLOWING STANDARDS:

- United States Department of Agriculture, Natural Resources Conservation Service. 2018. *Field Indicators of Hydric Soils in the United States*, version 8.2. L.M. Vasiles, G.W. Hurt, and J.F. Berkowitz (eds.), USDA, NRCS, in cooperation with the National Technical Committee for Hydric Soils.
- Field Indicators for Identifying Hydric Soils in New England*, Version 4, April 2019, New England Hydric Soils Technical Committee.
- U.S. Army Corps of Engineers 2020: *National Wetland Plant List, version 3.5* (<http://wetland.plants.usace.army.mil/>).
- U.S. Army Corps of Engineers, Engineer Research and Development Center, Cold Regions Research and Engineering Laboratory, Hanover, NH.
- The National Wetland Plant List: 2016 wetland ratings*, Lichvar, R.W., D.L. Banks, W.N. Kirchner, and N.C. Melvin. 2016. Phytoneuron 2016-30: 1-17. Published 28 April 2016. ISSN 2153 733X.
- Corps of Engineers Wetlands Delineation Manual, January 1987, Wetlands Research Program Technical Report Y-87-1.
- Regional Supplement to the Corps of Engineers Wetland Delineation Manual, Northcentral and Northeast Region, January 2012, Version 2, U.S. Army Corps of Engineers, Environmental Laboratory ERDC/EL TR-12-1.
- Classification of Wetlands and Deepwater Habitats of the United States*, December 1979, L. Cowardin, V. Carter, F. Golet, and E. LaRoe. US Department of the Interior, Fish and Wildlife Service. FWS/OBS-79/31.

TOPOGRAPHIC LOT LINE ADJUSTMENT PLAN
MILFORD RASHID GAS STATION
MAP 43 LOTS 20 & 20-2
SOUTH STREET
MILFORD, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER: SALT CREEK PROPERTIES, LLC. P.O. BOX 967 AMHERST, N.H. 03031 BK. 8521 PG. 593	APPLICANT: 689 NORTH MAIN STREET, LLC. 689 NORTH MAIN STREET LEOMINSTER, MA. 10453
--	--

KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: FEBRUARY 15, 2024 SCALE: 1" = 40'
PROJECT NO: 21-0526-1A SHEET 2 OF 2