

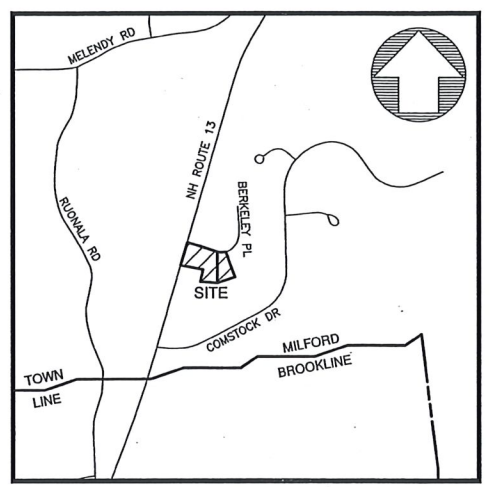
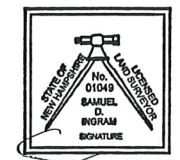
52-18
TOWN OF
MILFORD
1 UNION SQUARE
MILFORD, NH 03055
BK. 6765 PG. 19 11/19/2002

52-81
PHILLIP J.
PROVENCER
68 GREATBROOK RD
MILFORD, NH 03055
BK. 8831 PG. 189 2/17/16

- REFERENCE PLANS:**
- "SUBDIVISION RESUBMITTAL PLAN - BERKELEY PLACE - PREPARED FOR GARDNER HOMES INC - TAX LOT 52-78 - BROOKLINE ROAD MILFORD, N.H., SCALE 1"=50', PREPARED BY SANFORD SURVEYING & ENGINEERING DATED MARCH 23, 1993 AND RECORDED AT THE H.C.R.D. AS PLAN NO. 26613.
 - "LOT LINE ADJUSTMENT AND LOT CONSOLIDATION PLAN - PREPARED FOR WILLIAM E. KOKKO, JR. & NORMAN L. RACICOT - MILFORD, N.H., SCALE 1"=100', PREPARED BY MONADNOCK SURVEY, INC DATED SEPTEMBER 5, 1986 AND RECORDED AT THE H.C.R.D. AS PLAN NO. 19726.
 - "INDIVIDUAL SEPTIC SYSTEM DESIGN - GARDNER HOMES INC. - TAX LOT #52-78 - BERKELEY PLACE, MILFORD, N.H." PREPARED BY SANFORD SURVEYING & ENGINEERING.
 - "PROPOSED SEWAGE DISPOSAL SYSTEM PLAN - LOT 52-82 MILFORD, NEW HAMPSHIRE" PREPARED BY THIS OFFICE.

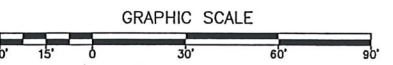
CERTIFICATION:

"I HEREBY CERTIFY THAT PARCELS "A" & "B" ARE THE RESULT OF AN ON-SITE INSTRUMENT SURVEY PERFORMED BY THIS OFFICE WHICH MEETS THE URBAN CLASSIFICATION PRECISION REQUIREMENT OF ONE PART IN TEN THOUSAND (1:10,000)."



NOTES:

- THE PURPOSE OF THIS PLAN IS TO DEPICT A LOT LINE ADJUSTMENT BETWEEN LOTS 52-78 AND 52-82. PARCEL A IS TO BE CONVEYED FROM LOT 52-78 TO LOT 52-82. PARCEL B IS TO BE CONVEYED FROM LOT 52-82 TO LOT 52-78. PARCELS A AND B ARE NOT TO BE CONSIDERED SEPARATE BUILDING LOTS.
- THE OWNER OF RECORD OF TAX MAP 52 LOT 78 IS COLE HULL, JR & LINDSEY MATHIAS, 15 BERKELEY PL, MILFORD, NH 03055. SEE HC RD BK. 9053, PG. 2894, DATED 03/02/2018.
- THE OWNER OF RECORD OF TAX MAP 52 LOT 82 IS SHAYNE I. & SAVANAH J. JETTE, 706 NH RTE 13 S, MILFORD, NH 03055. SEE HC RD BK. 9150 PG. 1702, DATED 03/06/2019.
- THE PROPERTIES ARE LOCATED WITHIN THE "R" RESIDENTIAL DISTRICT. LOTS WITHIN THE "R" DISTRICT MUST HAVE A MINIMUM LOT SIZE OF TWO ACRES. MINIMUM FRONTAGE IS TWO HUNDRED FEET ON A CLASS V OR BETTER ROAD, AND BUILDING SETBACKS OF 30' FRONT, 15' SIDE AND 15' REAR. THE PROPERTY MAY BE SUBJECT TO VARIOUS OVERLAY ZONES NOT SHOWN OR NOTED HEREON.
- THE BOUNDARY OF PARCELS "A" & "B" AND EXISTING OBSERVABLE IMPROVEMENTS SHOWN ARE THE RESULT OF A PRECISE ON-SITE FIELD SURVEY PERFORMED BY THIS OFFICE DURING JULY 2023. BOUNDARY LINES FOR THE RESULTING LOTS 52-82 & 52-78 ARE THE RESULT OF A FIELD SURVEY PERFORMED BY THIS OFFICE DURING JULY 2023, SUPPLEMENTED WITH INFORMATION FROM THE REFERENCE PLANS NOTED HEREON.
- NO WETLAND INVESTIGATION WAS PERFORMED BY THIS OFFICE AT THIS TIME. ADDITIONAL SETBACKS AND BUILDING RESTRICTIONS NOT NOTED OR SHOWN HEREON MAY APPLY.
- NO UNDERGROUND UTILITY INVESTIGATION WAS PERFORMED BY THIS OFFICE AT THIS TIME.
- HORIZONTAL ORIENTATION IS BASED UPON REFERENCE PLANS NOTED HEREON.
- THE LOTS LIE OUTSIDE OF THE 100 YEAR FLOOD ZONE PER FEMA FLOOD INSURANCE RATE MAP NO. 33011C0470D, EFFECTIVE DATE 9/25/09.
- PER GROUNDWATER PROTECTION AREA: MILFORD, NH MAP, BOTH LOTS LIE OUTSIDE GROUNDWATER PROTECTION DISTRICT.



REV.	DATE	DESCRIPTION	C/O	DR	CK
D	---	---	---	---	---
C	---	---	---	---	---
B	---	---	---	---	---
A	---	---	---	---	---

LEGEND:

- RIGHT-OF-WAY SIDELINE
- PROPERTY LINE
- - - ABUTTING LOT LINE
- - - FORMER LOT LINE
- - - EDGE OF PAVEMENT
- - - EXISTING GRAVEL ROAD
- - - EXISTING OH ELECTRIC LINE
- 52-78 EXISTING TAX MAP AND LOT NUMBER
- EXISTING STONE RETAINING WALL
- EXISTING BUILDING
- EXISTING CHAINLINK FENCE LINE
- EXISTING GRANITE BOUND FOUND
- EXISTING DRILL HOLE FOUND/SET
- EXISTING IRON PIPE FOUND
- LPIN/I.H. TO BE SET
- EXISTING CATCH BASIN SQUARE
- EXISTING UTILITY POLE & GUY WIRE

LOT SYNOPSIS

LOT NO.	EXISTING	PROPOSED	-	+
52-82	80,348 S.F. 1.845 ACRES	80,348 S.F. 1.845 ACRES	PARCEL B	PARCEL A
52-78	41,822 S.F. 0.960 ACRES	41,822 S.F. 0.960 ACRES	PARCEL A	PARCEL B

LOT LINE ADJUSTMENT PLAN
LANDS OF:
COLE HULL JR & LINDSEY MATHIAS
TAX MAP 52 LOT 78
AND
SHAYNE I. & SAVANAH J. JETTE
TAX MAP 52 LOT 82
MILFORD, NEW HAMPSHIRE
SCALE: 1" = 30'
AUGUST 8, 2023



MERIDIAN
LAND SERVICES, INC.
ENGINEERING | SURVEYING | PERMITTING
SOIL & WETLAND MAPPING | SEPTIC DESIGN
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MERIDIANLANDSERVICES.COM FAX 603-673-1584