

OWNER'S SIGNATURE:

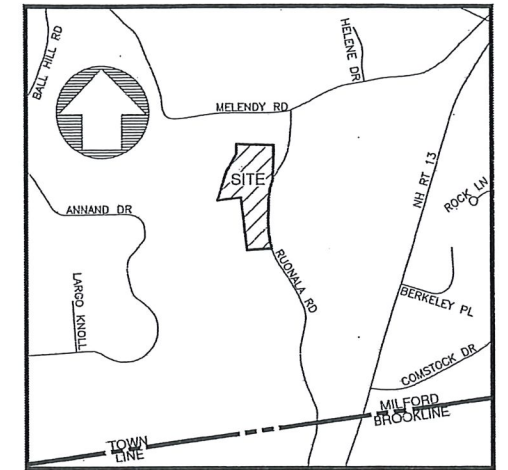
Sam Ingram - AS AGENT 1/22/2024  
OWNERS OF TAX MAP LOT 52-93 DATE

LEGEND:

- RIGHT-OF-WAY SIDELINE
- PROPERTY LINE
- ABUTTING LOT LINE
- - - BUILDING SETBACK LINE
- - - EDGE OF PAVEMENT
- - - EDGE OF GRAVEL
- - - EXISTING OH ELECTRIC LINE
- - - EDGE OF WETLANDS
- - - 25' WETLAND BUFFER LINE
- - - APPROX FLOOD HAZARD ZONE LINE
- - - EXISTING BROOK
- 52-93 EXISTING TAX MAP AND LOT NUMBER
- EXISTING BUILDING
- EXISTING TREE LINE
- EXISTING FENCE LINE
- EXISTING SPLIT RAIL FENCE LINE
- EXISTING GRANITE BOUND FOUND
- EXISTING IRON PIPE FOUND
- EXISTING PIN & CAP FOUND/SET
- EXISTING UTILITY POLE & GUY WIRE
- PROPOSED MONUMENT TO BE SET
- PROPOSED LOT LINE
- \* - - - POTENTIAL DRIVEWAY LOCATION

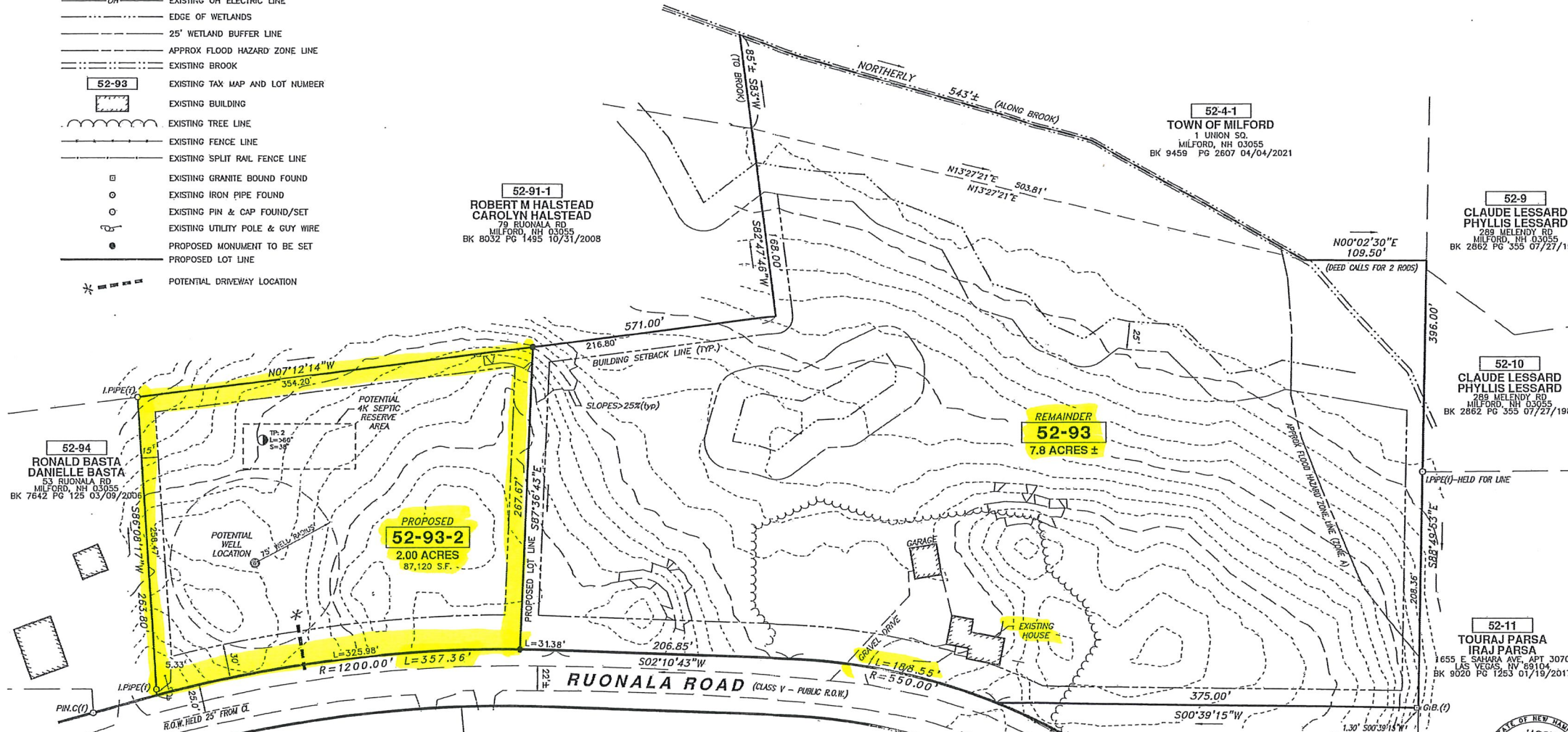
REFERENCE PLANS:

- "SUBDIVISION PLAN - LAND OF: - ROBERT M. HALSTEAD - TAX MAP 52 LOT 91 - MILFORD, NEW HAMPSHIRE - SCALE: 1"=100' - DATED: MARCH 6, 2007 - PREPARED BY THIS OFFICE - RECORDED: HCRD #35892.
- "LAND - SUBDIVIDED - FOR - LESTER ANDERSON - MILFORD, N.H." - DATED: NOVEMBER, 1972 - SCALE: 1"=50' - RECORDED: HCRD #7758
- "SUBDIVISION PLAN - LAND OF LESTER ANDERSON - MELENDY ROAD MILFORD N.H." - DATED: DECEMBER 1, 1980 - REVISED: MAY 6, 1981 - SCALE: 1"=50' - SURVEYED BY E.A LEACH - RECORDED: HCRD #14095.
- "MELENDY COUNTRY" - MILFORD, NEW HAMPSHIRE - PREPARED FOR - DONALD BOGGIS, REXFORD LINT, STEVEN - FRADES, STEVEN HORLITZ, SANDRA FRADES, - & LEON LEWANDOWSKI - SCALE: 1"=100' - DATED: NOVEMBER 20, 1978 - RECORDED; HCRD #11943.



NOTES:

- THE PURPOSE OF THIS PLAN IS TO DEPICT A TWO LOT RESIDENTIAL SUBDIVISION OF TAX MAP 52 LOT 93. LOTS WILL BE SERVICED BY ON-SITE SEWAGE DISPOSAL SYSTEMS AND PRIVATE WELLS.
- OWNER OF RECORD OF LOT 52-93 IS THE SHEILA M. WHITE REVOCABLE TRUST, C/O SHEILA M. WHITE 33 RUONALA RD, MILFORD NH, 03055. SEE H.C.R.D. BOOK 9706 PAGE 2791, DATED: 06/06/2023.
- PER THE ZONING MAP OF THE TOWN OF MILFORD, THIS LOT IS WITHIN THE RESIDENCE 'R' DISTRICT. MINIMUM LOT DIMENSION REQUIREMENTS INCLUDE A LOT SIZE OF 87,120 S.F. (2 ACRES), 200 FEET OF FRONTAGE, AND BUILDING SETBACK LINES OF 30 FEET FRONT, AND 15 FEET SIDE AND REAR.
- THE EXISTING AREA OF LOT 52-93 IS 9.8 ACRES ± (PRE-SUBDIVISION)
- WETLANDS ON LOT WERE DELINEATED IN ACCORDANCE WITH THE ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 AND THE NORTHEAST REGIONAL SUPPLEMENT, BY JASON C. BOLDUC C.W.S. OF THIS OFFICE IN OCTOBER, 2023.
- PER FEMA DFIRM MAP #33011C0470D, EFFECTIVE DATE 9/25/2009, THE PORTION OF LOT 52-93 SHOWN HEREON IS SUBJECT TO THE SPECIAL FLOOD HAZARD AREA.
- A PORTION OF THE SITE LIES WITHIN THE LEVEL 2 PROTECTION AREA OF THE GROUNDWATER PROTECTION OVERLAY DISTRICT AND IS SUBJECT TO GROUNDWATER PROTECTION OVERLAY DISTRICT REGULATIONS.
- HORIZONTAL ORIENTATION IS BASED UPON NEW HAMPSHIRE STATE PLAN COORDINATE SYSTEM AND VERTICAL DATUM IS BASED ON NAVD88 PER A GPS COORS SOLUTION DURING JULY, 2022.
- LOT 52-93 IS SUBJECT TO ALL EASEMENTS AND RIGHTS AS NOTED IN HCRD BOOK 9551 PAGE 551 TO THE EXTENT THEY MAY STILL APPLY.
- NO UNDERGROUND UTILITY INVESTIGATION WAS PERFORMED BY THIS OFFICE AT THIS TIME.
- THE BOUNDARY INFORMATION SHOWN AND OBSERVABLE SITE FEATURES ARE BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTHS OF NOVEMBER 2023, AND JANUARY 2024, SUPPLEMENTED WITH THE INFORMATION DEPICTED ON THE REFERENCE PLANS NOTED HEREON.
- ALL PROPOSED LOT CORNER MONUMENTS, AS SHOWN, SHALL BE SET PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ALL PROPOSED LOTS.
- NEW HAMPSHIRE DES SUBDIVISION APPROVAL NUMBER IS PENDING AT THIS TIME.
- CONTOURS DEPICTED WERE DERIVED FROM LIDAR POINT CLOUD DATA (CONNECTICUT RIVER WATERSHED CLASSIFIED LAS - PUBLISHED IN 2015). LIDAR DATA WAS ACQUIRED FROM THE NH GRANIT GIS CLEARINGHOUSE. VERTICAL DATUM IS REPORTED TO BE NAVD88 GEOD 12B.



52-94 RONALD BASTA DANIELLE BASTA 53 RUONALA RD MILFORD, NH 03055 BK 7642 PG 125 03/09/2006

52-91-1 ROBERT M HALSTEAD CAROLYN HALSTEAD 79 RUONALA RD MILFORD, NH 03055 BK 8032 PG 1485 10/31/2008

52-4-1 TOWN OF MILFORD 1 UNION SQ MILFORD, NH 03055 BK 9459 PG 2607 04/04/2021

52-9 CLAUDE LESSARD PHYLLIS LESSARD 289 MELENDY RD MILFORD, NH 03055 BK 2862 PG 355 07/27/1981

52-10 CLAUDE LESSARD PHYLLIS LESSARD 289 MELENDY RD MILFORD, NH 03055 BK 2862 PG 355 07/27/1981

52-11 TOURAJ PARSA IRAJ PARSA 1655 E SAHARA AVE, APT 3070 LAS VEGAS, NV 89104 BK 9020 PG 1253 01/19/2017

52-18-2 ABHJJEET GHATAK JENNIFER FERREIRA 50 RUONALA RD MILFORD, NH 03055

52-18-3 AARON KRYCKI CORRINE A KRYCKI 44 RUONALA RD MILFORD, NH 03055

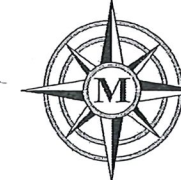
52-18-4 JOSE L. SANCHEZ PING YANG SANCHEZ 28 RUONALA RD MILFORD, NH 03055

52-93-1 SAN-KEN HOMES INC. 586 TURNPIKE RD NEW IPSWICH, NH 03071 BK 9710 PG 779 05/25/2023



**SUBDIVISION PLAN**  
LAND OF:  
**THE SHEILA M. WHITE**  
**REV. TRUST OF 2022**  
TAX MAP 52 LOT 93-1  
RUONALA ROAD  
MILFORD, NEW HAMPSHIRE

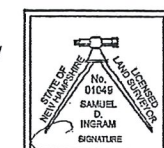
SCALE: 1" = 60' JANUARY 22, 2024



**MERIDIAN**  
LAND SERVICES, INC.  
ENGINEERING | SURVEYING | PERMITTING  
SOIL & WETLAND MAPPING | SEPTIC DESIGN  
31 OLD NASHUA ROAD, AMHERST, NH 03031 TEL. 603-673-1441  
MERIDIANLANDSERVICES.COM FAX 603-673-1584

**APPROVED**  
MILFORD, NH PLANNING BOARD  
SUB DIVISION #: \_\_\_\_\_  
DATE APPROVED: \_\_\_\_\_  
SIGNED: \_\_\_\_\_

**CERTIFICATION:**  
"I HEREBY CERTIFY THAT PROPOSED LOT 52-93-2 SHOWN HEREON IS THE RESULT OF AN ON-SITE INSTRUMENT SURVEY PERFORMED BY THIS OFFICE DURING THE MONTH OF NOVEMBER 2023 AND JANUARY 2024, WHICH MEETS THE URBAN CLASSIFICATION PRECISION OF ONE PART IN TEN THOUSAND (1:10,000).



Issued for State and/or Municipal review only 1/22/24

TOWN OF MILFORD RECEIVED  
JAN 22 2024  
PB ZBA



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

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