



- NOTES:**
1. THE OWNER OF RECORD OF EXISTING TAX MAP LOT 31-4 THE AMY AUGUSTA MARSHALL REVOCABLE TRUST, C/O AMY AUGUSTA MARSHALL TRUSTEE, 15 SHERRILL HILL ROAD, BEDFORD, NH 03110, THE RECD REFERENCE FOR THE PARCEL IS VOL. 7504, PG. 2005 DATED SEPTEMBER 33, 2000.
 2. THE PURPOSE OF THIS PLAN IS SUBDIVIDE EXISTING TAX MAP LOT 31-4 INTO THREE (3) LOTS AS ALLOWED BY THE BEDFORD ZONING ORDINANCE.
 3. THE TOTAL AREA OF EXISTING TAX MAP LOT 31-4 IS 356,924 SQ.FT. OR 8.164 AC.
 4. [Symbol] DENOTES THE TAX MAP PAGE AND PARCEL NUMBER.
 5. ZONING FOR THE PARCEL IS RESIDENTIAL-AGRICULTURAL. MINIMUM CONTIGUOUS LOT SIZE IS 1/2 ACRES WITH 150 FT. OF FRONTAGE. MINIMUM BUILDING SETBACK DISTANCES ARE 30 FT. FROM 1/2, 25 FT. SIDE AND REAR, AND 50 FT. FROM WETLANDS.
 6. WETLANDS SHOWN HEREIN WERE DELINEATED IN ACCORDANCE WITH THE TERMS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 AND "NEW ENGLAND FIELD INDICATORS 1992" BY THOMAS L. CARL, CHIEF OF WETLAND SERVICES, INC. SURVEY NUMBER 2004.
 7. BOUNDARY INFORMATION SHOWN HEREON IS BASED ENTIRELY ON REFERENCE PLAN NO. 1 AND IS NOT THE RESULT OF A FIELD SURVEY PERFORMED BY THE OFFICE.
 8. THE EXISTING ROAD RIGHT-OF-WAY WIDTH VARIES. THERE IS AN EXISTING CONCRETE AND MAINTENANCE EASEMENT IDENTIFYING THE TOWN OF BEDFORD THAT PERMITS FOR FUTURE ROAD WIDENING AND IMPROVEMENTS 25 FT. FROM THE CENTERLINE OF THE PAVED ROAD. SIX (6) FEET REFERENCE WETLAND BUFFER DATED SEPTEMBER 14, 1992 AND REFERENCE PLAN NO. 1.
 9. ALL RIGHT-OF-WAY POINTS AND LOT CORNERS AT THE RIGHT-OF-WAY BOUNDARY SHALL BE MONUMENTED BY STONE BOUNDARY MARKERS OR DRILL HOLES AT ALL OTHER LOT CORNERS NOT PRECISELY ADJACENT.
 10. THE PARCEL IS NOT SUBJECT TO THE 100-YEAR FLOOD HAZARD AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR BEDFORD, NH - COMMUNITY PANEL NUMBER 330003 0300 C AND 330003 0010 C, DATED MAY 2, 1994.
 11. ALL PROPOSED LOTS SHALL BE SERVICED BY INDIVIDUAL ON-SITE SUBSURFACE SEWERAGE DISPOSAL. INSTANT WATER SHALL BE SUPPLIED BY PENNSHUCK WATER WORKS.
 12. ALL UTILITIES (ELECTRIC, TELEPHONE, CABLE, ETC.) SHALL BE PLACED UNDERGROUND.
 13. DEBRIS FROM THE DEVELOPMENT OF THE SITE SHALL BE DISPOSED OF IN NON-WETLAND, ON-SITE UPWARD LOCATIONS ONLY.
 14. SEE NH DES WEPD SUBDIVISION APPROVAL NO. SA000000054, DATED 2/16/06 AND NH DES WETLANDS PERMIT NO. 2005-0273, DATED 2/3/06.
 15. THE RECD WMAH ACCOMPANIES THE SALES PROMOTION FOR EACH LOT IN THIS SUBDIVISION SHALL STATE THAT THERE SHALL BE NO FURTHER ATTENTION OR DELAY FOR THE PURPOSE OF LOT DEVELOPMENT, DRAINAGE, CONDUITS OR SEPTIC SYSTEMS.

REFERENCE PLAN

1. SUBDIVISION PLAN OF LAND - KENNY COHENY - TAX MAP 31 LOT 4 - SHERRILL HILL ROAD & JENKINS ROAD - BEDFORD, NEW HAMPSHIRE. SCALE 1"=100'. DATED JUNE 30, 1992 AND LAST REVISED SEPTEMBER 14, 1992, BY SANDFORD SURVEYING & ENGINEERING, INC. PLAN NO. 2565A.

OWNER'S SIGNATURE

Amy Augusta Marshall
 Amy Augusta Marshall
 DATE: 8/21/06

LEGEND

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- STONE WALL
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- EDGE OF WETLANDS
- EDGE OF PAVEMENT
- EDGE OF DRIVEWAY, DRIVE
- 3' CONTOUR INTERVAL
- 10' CONTOUR INTERVAL
- ⊙ D.H. FND. DRILL HOLE FOUND
- ⊙ D.H. SET. DRILL HOLE SET
- ⊙ D.H. T.B.S. DRILL HOLE TO BE SET
- ⊙ L.P.N. T.B.S. IRON P.N. TO BE SET
- ⊙ G.S. T.B.S. CONCRETE BOUND TO BE SET

CERTIFICATION
 I HEREBY CERTIFY THAT THE BOUNDARY INFORMATION SHOWN WAS DEVELOPED FROM THE REFERENCE PLAN CITED HEREON AND THAT IT IS MATHEMATICALLY CORRECT.

APPROVED BY BEDFORD PLANNING BOARD
 ON: 8-25-06
 CHAIRMAN: [Signature]
 SECRETARY: [Signature]



SUBDIVISION PLAN OF LAND
TAX MAP LOT 31-4
PREPARED FOR
THE AMY AUGUSTA MARSHALL
REVOCABLE TRUST
BEDFORD, NEW HAMPSHIRE
 SCALE: 1" = 50' JUNE 21, 2005

MERIDIAN
Land Services, Inc.
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ENGINEERS - LAND SURVEYORS - SCIENTISTS - LAND PLANNERS

GRAPHIC SCALE

REV. DATE	DESCRIPTION	C/O	DR	CHK
E 5/17/06	FINAL REV. PER SPS	SPS	TJB	KCC
D 5/9/06	ADD DRAINAGE EASEMENTS	SPS	TJB	KCC
C 4/13/06	UPDATE JENKINS RD. TOPO	TJB		KCC
B 3/27/06	NOTES	JAC		KCC
A 12/16/05	REV. PER K&A REVIEW	K&A	TJB	KCC

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