

# ROWE SUBDIVISION

## HILL ROAD & HUDSON ROAD TEMPLE, NEW HAMPSHIRE

PLAN INDEX

OVERVIEW PLAN

SUBDIVISION PLANS

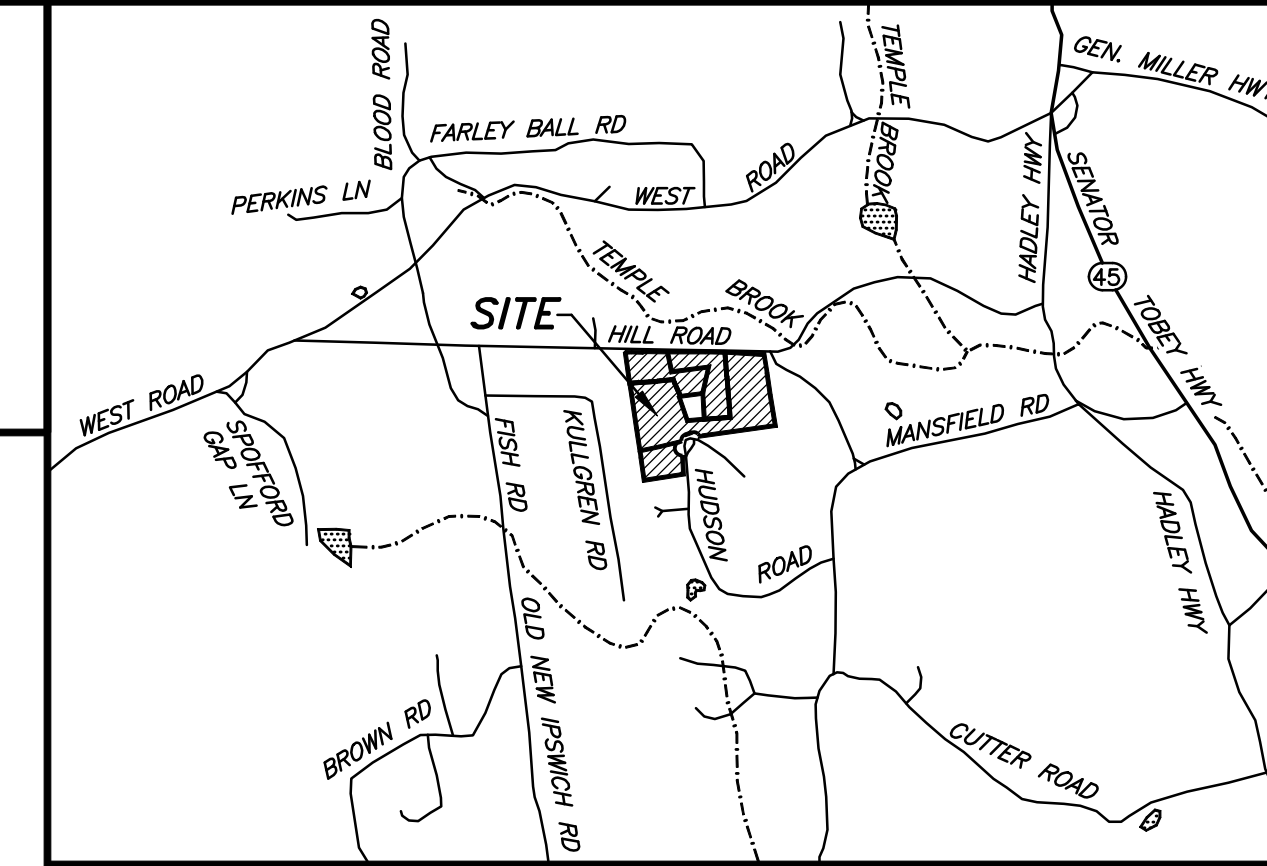
TOPOGRAPHIC PLANS

SHEET NO

OV1

S1-S3

T1-T3



LOCUS MAP

1"=2000'



**NOTES:**

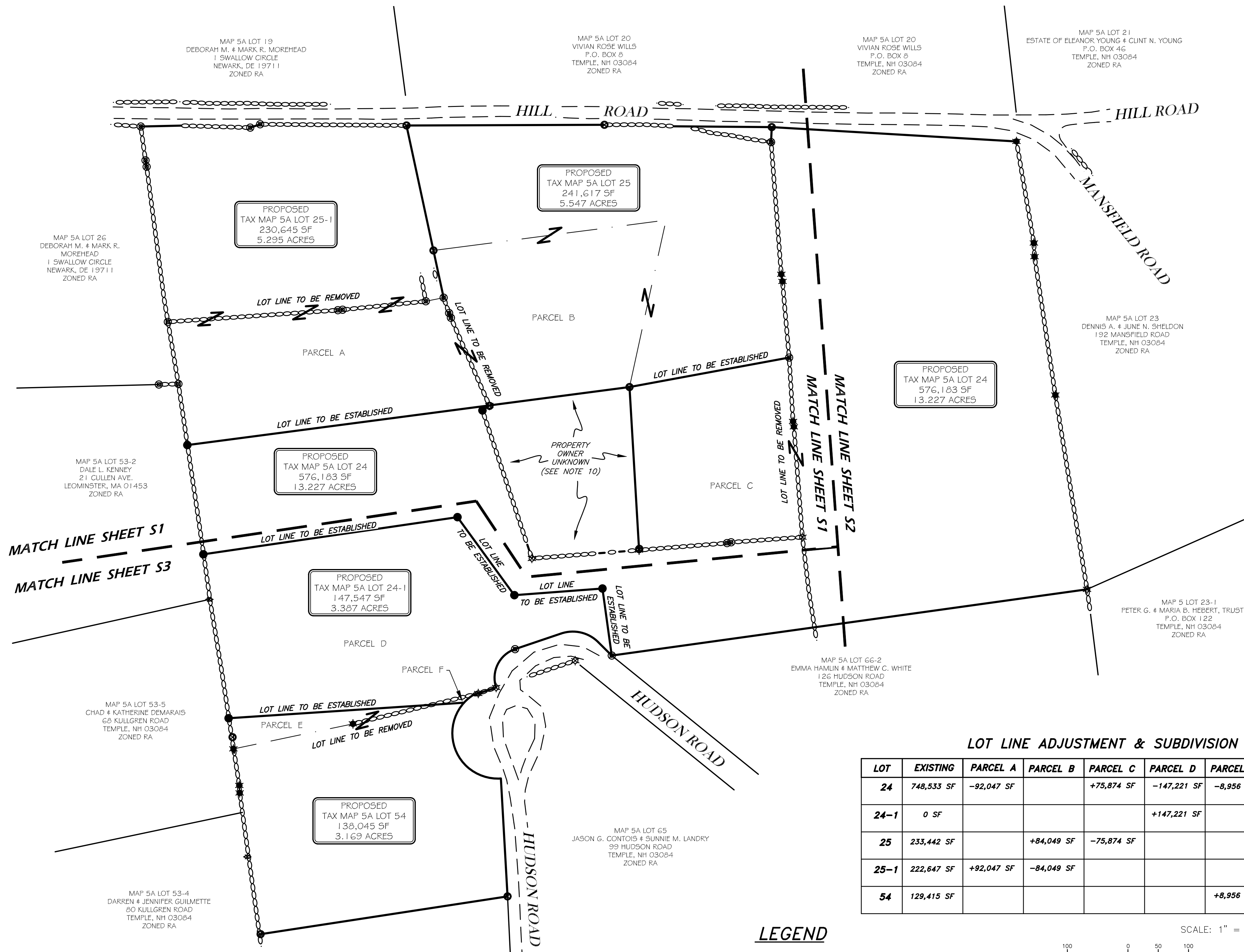
- OWNER OF RECORD:  

TAX MAP 5A LOT 24 NICHOLAS B. ROWE 754 ELM STREET MILFORD, NH 03055 BOOK 9629 PAGE 471	KERRY E. THOMPSON 29 ADAMS STREET GREENVILLE, NH 03055	LEAH THOMPSON 56 N. MAST ROAD GOFFSTOWN, NH 03045
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- THE INTENT OF THIS PLAN IS TO SHOW THE LOT LINE ADJUSTMENT BETWEEN TAX MAP 5A LOTS 24, 25, 25-1 & 54 AND THE SUBDIVISION OF TAX MAP 5A LOT 24 INTO 2 RESIDENTIAL LOTS. THE LOTS ARE TO BE SERVICED WITH INDIVIDUAL WELLS AND SEPTIC SYSTEMS.
- EXISTING LOT SIZE:  

LOT 24	748,533 SF OR 17.184 AC
LOT 25	233,442 SF OR 5.359 AC
LOT 25-1	222,647 SF OR 5.111 AC
LOT 54	129,415 SF OR 2.971 AC
- PROPOSED LOT SIZE:  

LOT 24	576,183 SF OR 13.227 AC
LOT 24-1	147,547 SF OR 3.387 AC
LOT 25	241,617 SF OR 5.547 AC
LOT 25-1	230,645 SF OR 5.295 AC
LOT 54	138,045 SF OR 3.169 AC
- CURRENT ZONING: RURAL RESIDENTIAL/AGRICULTURAL DISTRICT (RA)
- DIMENSIONAL REQUIREMENTS  

MINIMUM LOT SIZE	3 ACRES
MINIMUM FRONTAGE	300'
FRONT/SIDE/REAR SETBACK	35'
- THE ZONING ORDINANCE REQUIRES EACH LOT TO HAVE A 250' x 250' SQUARE BOX.
- THE SITE IS NOT LOCATED WITHIN 250 FEET OF SHORELAND PROTECTION AREA.
- THIS SURVEY WAS PERFORMED BY BEDFORD DESIGN CONSULTANTS, INC. IN THE SUMMER OF 2022.
- THIS SITE IS NOT IN THE 100 YEAR FLOOD ZONE PER: FLOOD INSURANCE RATE MAP, TEMPLE, NEW HAMPSHIRE MAP NUMBER 33011C0430D AND 33011C044D, EFFECTIVE DATE SEPTEMBER 25, 2009.
- THIS AREA WAS INCLUDED IN DEED FROM EDGAR L. LEIGHTON JR. TO ALVIN W. HOLT RECORDED IN BOOK 1064 PAGE 163 ON JUNE 7, 1944.  
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- NHDES SUBDIVISION APPROVAL FOR LOT 24-1: PENDING

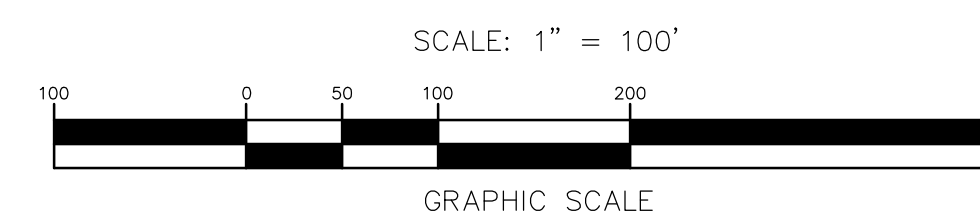


LOT LINE ADJUSTMENT & SUBDIVISION TABLE

LOT	EXISTING	PARCEL A	PARCEL B	PARCEL C	PARCEL D	PARCEL E	PARCEL F	PROPOSED
24	748,533 SF	-92,047 SF		+75,874 SF	-147,221 SF	-8,956 SF		576,183 SF 13.227 AC
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54	129,415 SF					+8,956 SF	-326 SF	138,045 SF 3.169 AC

**LEGEND**

- BOUNDARY/PROPERTY LINE
- ABUTTING PROPERTY LINE
- LOT LINE TO BE REMOVED
- EXISTING ROAD
- MATCH LINE
- EXISTING STONE WALL



OVERVIEW PLAN

SCALE: 1" = 100'

G:\PROJECT\1675001 Rowe Hill & Hudson\DWG\1675001s02.dwg



**TAX MAP 5A LOT 24**  
**LLA & SUBDIVISION PLAN**  
**ROWE SUBDIVISION**  
 LOCATED AT:  
**HILL ROAD & HUDSON ROAD**  
**TEMPLE, NEW HAMPSHIRE**  
 PREPARED FOR/OWNER:

NICHOLAS B. ROWE 754 ELM STREET MILFORD, NH 03055	KERRY E. THOMPSON 29 ADAMS STREET GREENVILLE, NH 03048	LEAH THOMPSON 56 N. MAST ROAD GOFFSTOWN, NH 03045
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VIVIAN ROSE WILLS  
P.O. BOX 8  
TEMPLE, NH 03084

JEREMY J. JUDKINS 106 HUDSON ROAD TEMPLE, NH 03084
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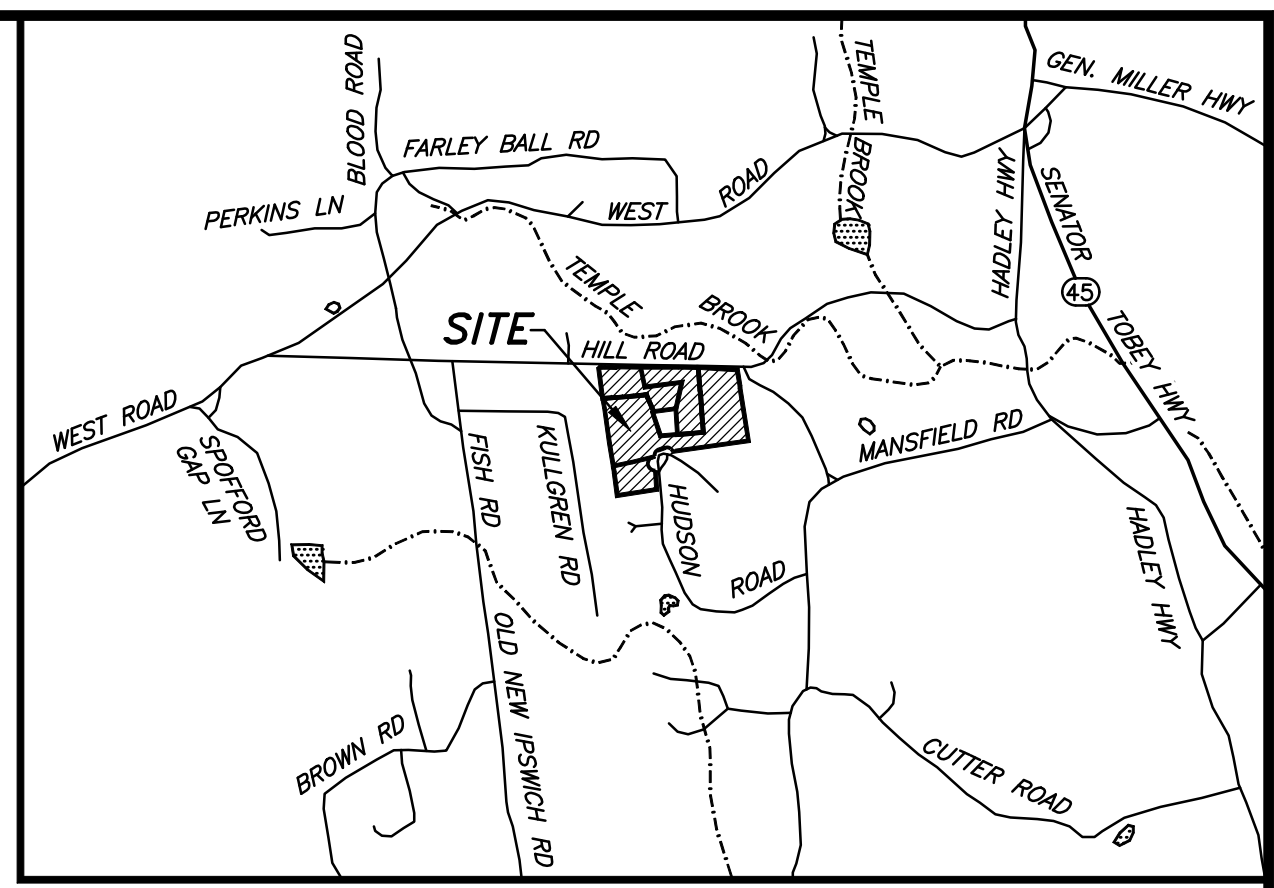
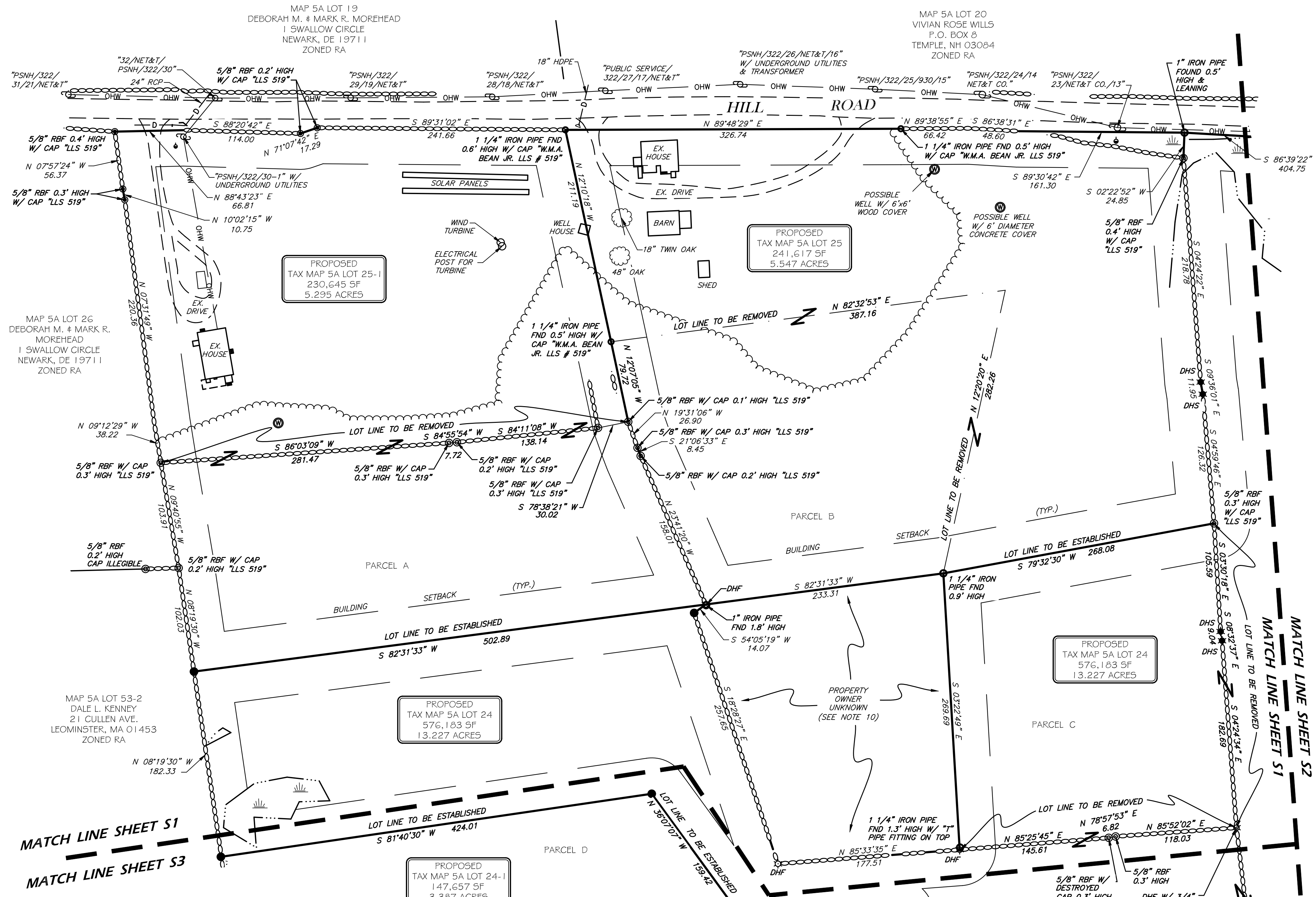
SCALE: 1" = 60'      OCTOBER 5, 2022      SHEET OV1

DESIGN: CAF	DRAWN: MKH	CHECKED: CAF	FB: 654	PG: 003	1675-01
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**Bedford Design Consultants** inc.  
 ENGINEERS AND SURVEYORS  
 592 Harvey Road, Manchester, NH 03103  
 Telephone: (603) 622-5533  
 www.bedforddesign.com

DATE	DESCRIPTION	BY	REV.

SEE SHEET S2 FOR PLAN REFERENCES



**NOTES:**

- OWNER OF RECORD:
  - TAX MAP 5A LOT 24: NICHOLAS B. ROWE, 754 ELM STREET, MILFORD, NH 03055, BOOK 9629 PAGE 471
  - KERRY E. THOMPSON, 29 ADAMS STREET, GREENVILLE, NH 03055
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- NHDES SUBDIVISION APPROVAL FOR LOT 24-1: PENDING

APPROVED BY THE TEMPLE PLANNING BOARD

DATE: \_\_\_\_\_

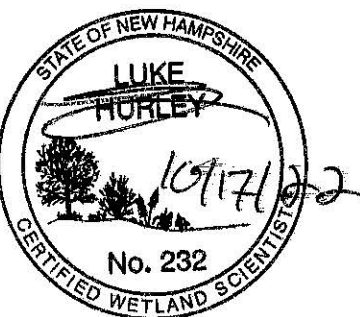
CHAIRMAN: \_\_\_\_\_

SECRETARY: \_\_\_\_\_

**WETLAND CERTIFICATION**

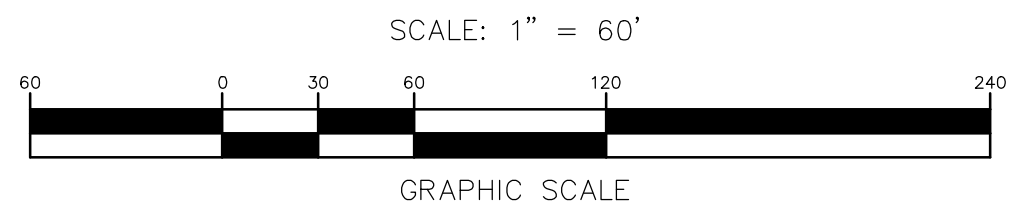
WETLANDS WERE DELINEATED BY LUKE D. HURLEY, CWS # 232 OF GOVE ENVIRONMENTAL SERVICES, INC. ON LOTS 24 & 24-1 IN JUNE OF 2022 UTILIZING THE FOLLOWING STANDARDS:

- REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
- FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.2, UNITED STATES DEPARTMENT OF AGRICULTURE (2018).
- NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE, 2020 VERSION 4, FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA.
- NATIONAL WETLAND PLANT LIST, VERSION 3.2 (2016).



**LOT LINE ADJUSTMENT & SUBDIVISION TABLE**

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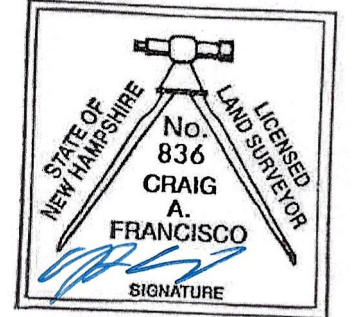


**SURVEYOR CERTIFICATION**

"I CERTIFY THAT THIS SURVEY AND SURVEY PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION."

"I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000)."

10-18-2022  
DATE



**LEGEND**

- IRON PIPE FOUND
- TELEPHONE POLE
- GUY WIRE
- STONE BOUND FOUND
- DRILL HOLE FOUND
- DRILL HOLE SET
- DRILL HOLE OR REBAR TO BE SET
- REBAR FOUND
- WETLANDS
- STONE BOUND TO BE SET
- BENCHMARK SET
- MAILBOX
- EXISTING TREE
- BOUNDARY/PROPERTY LINE
- ABUTTING PROPERTY LINE
- BUILDING SETBACK LINE
- LOT LINE TO BE REMOVED
- EXISTING ROAD/DRIVEWAY
- EDGE OF JURISDICTIONAL WETLANDS
- MATCH LINE
- EXISTING TREE LINE
- EXISTING STONE WALL
- D EXISTING STORM DRAINS
- OHW EXISTING OVERHEAD WIRES



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**PLAN REFERENCES**

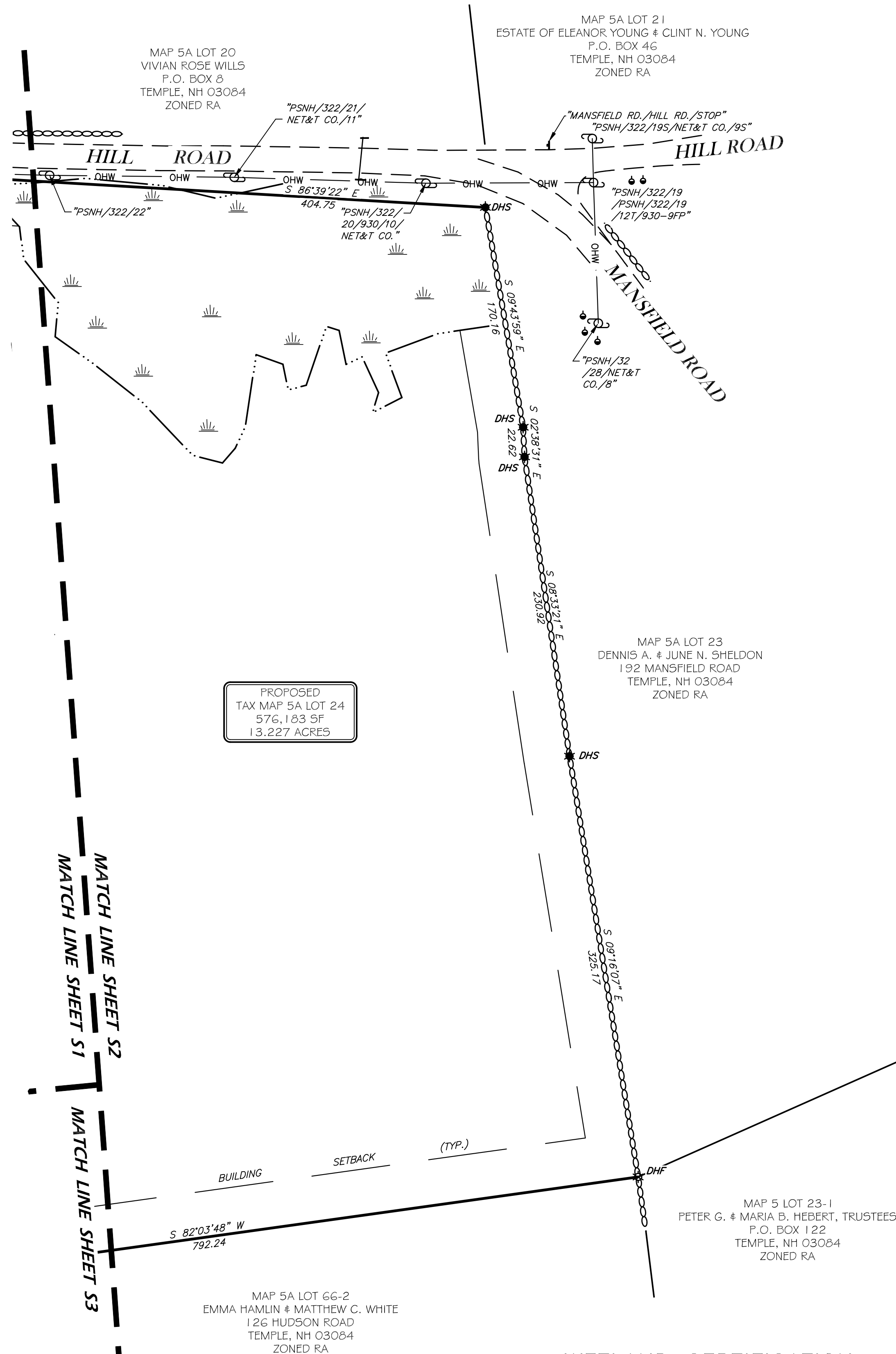
- "JOHN B. HARLING ET UX SUBDIVISION OF HARLING LAND ON WEST SIDE OF MANSFIELD ROAD" DATED AUG. 1968, PREPARED BY D. JACKSON, H.C.R.D. PLAN NO. 4036.
- "TEMPLE HEIGHTS SUBDIVISION, PROPERTY OF DOUGLAS R. GUY" DATED AUG. 31, 1976, PREPARED BY J.M. ATTRIDGE, H.C.R.D. PLAN NO. 9793.
- "DIVISION OF SARAH WILSON LAND, HUDSON AND HILL ROADS" DATED APRIL 1977, PREPARED BY DONALD W. SMITH, H.C.R.D. PLAN NO. 10310.
- "REVISION OF SUBDIVISION OF JOHN B. HARLING ET. UX. PROPERTY" DATED AUG. 1978, PREPARED BY WILLIAM A. BEAN, JR., H.C.R.D. PLAN NO. 11769.
- "PROPOSED SUBDIVISION PLAN OF LAND OF GIUSEPPE SPINA" APPROVED BY TEMPLE PLANNING BOARD ON 2/21/79, SURVEYED ON NOVEMBER 21, 1978, PREPARED BY E.C. GOODRICH, JR., H.C.R.D. PLAN NO. 12027.
- "PLAN OF LAND OF MARION H. MARR ESTATE HILL ROAD", DATED JUNE 17, 1980, PREPARED BY WILLIAM A. BEAN, JR., H.C.R.D. PLAN NO. 13195.
- "SUBDIVISION PLAN OF LAND, PREPARED FOR EVERETT WILSON" DATED 29 MAY 1986, PREPARED BY HOWARD G. WATKINS ASSOCIATES, H.C.R.D. PLAN NO. 19371.
- "SUBDIVISION PLAN OF LAND LOCATED ON HILL ROAD" DATED APRIL 22, 1993, PREPARED JOHN D. MARR, JR., H.C.R.D. PLAN NO. 26495.
- "PLAN OF LAND OF MARION H. MARR ESTATE, HILL ROAD" DATED JUNE 17, 1980, PREPARED BY WILLIAM A. BEAN, JR., H.C.R.D. PLAN NO. 26891.
- "LOT LINE ADJUSTMENT PLAN OF LAND JOHN WALTER YOUNG & ELEANOR E. YOUNG" DATED JULY 31, 1997, PREPARED BY PHILIP E. TUOMALA OF MONADNOCK SURVEY, INC., H.C.R.D. PLAN NO. 28769.
- "SUBDIVISION PLAN OF LAND LOCATED ON HILL ROAD" DATED JUNE 26, 2000, PREPARED BY WILLIAM A. BEAN, JR., H.C.R.D. PLAN NO. 30632.
- "PLAN OF LAND LOCATED ON HILL ROAD, KULLGREN ROAD AND MUD ROAD" DATED NOVEMBER 13, 2001, PREPARED BY WILLIAM A. BEAN, JR., H.C.R.D. PLAN NO. 35389.

**LEGEND**

- BOUNDARY/PROPERTY LINE
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- BUILDING SETBACK LINE
- LOT LINE TO BE REMOVED
- EXISTING ROAD/DRIVEWAY
- EDGE OF JURISDICTIONAL WETLANDS
- MATCH LINE
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PROPOSED  
TAX MAP 5A LOT 24  
576,183 SF  
13.227 ACRES

**NOTES:**

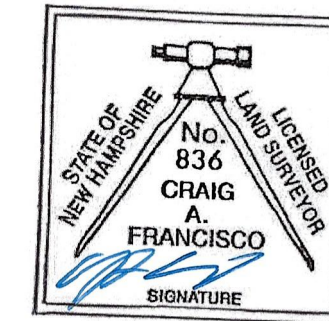
- OWNER OF RECORD:
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  - TAX MAP 5A LOT 25 & 25-1: VIVIAN ROSE WILLS, P.O. BOX 8, TEMPLE, NH 03084, BOOK 9145 PAGE 1069
  - TAX MAP 5A LOT 54: JEREMY J. JUDKINS, 106 HUDSON ROAD, TEMPLE, NH 03084, BOOK 8827 PAGE 1742
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*[Signature]*  
LICENSED LAND SURVEYOR SEAL      10-18-2022  
DATE



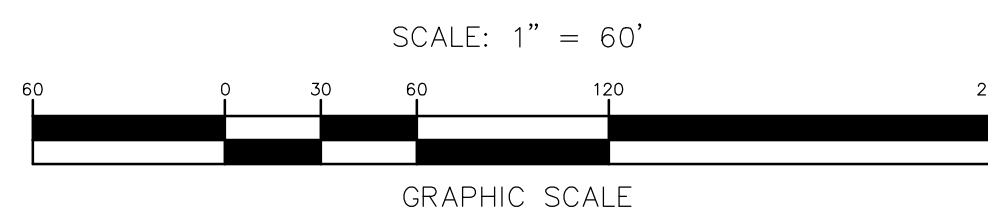
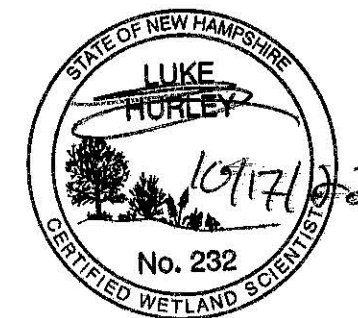
APPROVED BY THE TEMPLE PLANNING BOARD

DATE: \_\_\_\_\_  
CHAIRMAN: \_\_\_\_\_  
SECRETARY: \_\_\_\_\_

**WETLAND CERTIFICATION**

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DATE	DESCRIPTION	BY	REV.

**TAX MAP 5A LOT 24**  
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**ROWE SUBDIVISION**  
LOCATED AT:  
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**TEMPLE, NEW HAMPSHIRE**  
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NICHOLAS B. ROWE      KERRY E. THOMPSON      LEAH THOMPSON  
754 ELM STREET      29 ADAMS STREET      56 N. MAST ROAD  
MILFORD, NH 03055      GREENVILLE, NH 03048      GOFFSTOWN, NH 03045

VIVIAN ROSE WILLS      JEREMY J. JUDKINS  
P.O. BOX 8      106 HUDSON ROAD  
TEMPLE, NH 03084      TEMPLE, NH 03084

SCALE: 1" = 60'      OCTOBER 5, 2022      SHEET S2

DESIGN: CAF      DRAWN: MKH      CHECKED: CAF      FB: 654      PG: 003      1675-01

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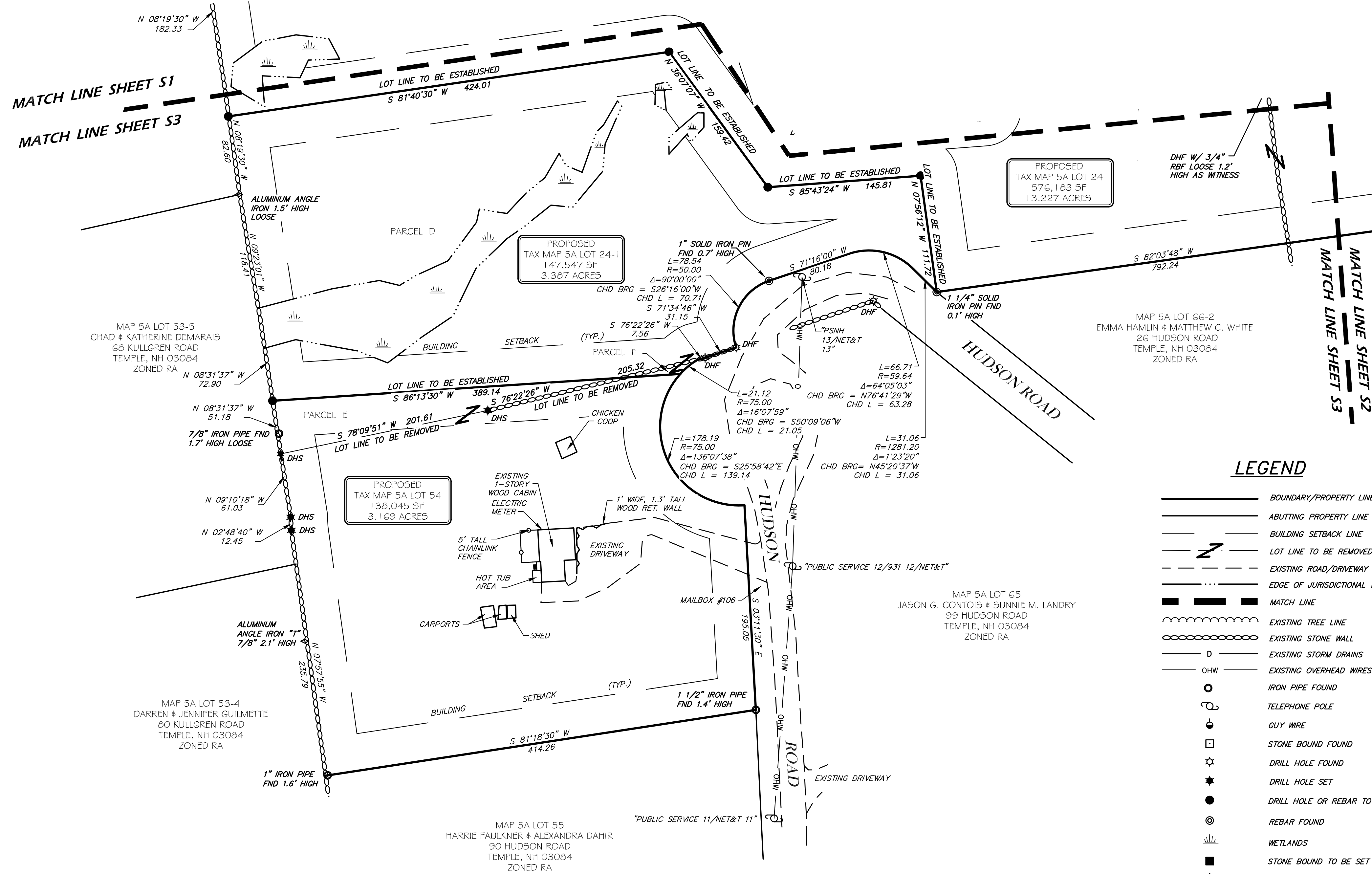


SEE SHEET S2 FOR PLAN REFERENCES



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MILFORD, NH 03055  
BOOK 9629 PAGE 471
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    - LEAH THOMPSON  
56 N. MAST ROAD  
GOFFSTOWN, NH 03045
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BOOK 9145 PAGE 1069
  - TAX MAP 5A LOT 54  
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    - LOT 25-1 230,645 SF OR 5.295 AC
    - LOT 54 138,045 SF OR 3.169 AC
  - CURRENT ZONING: RURAL RESIDENTIAL/AGRICULTURAL DISTRICT (RA)
  - DIMENSIONAL REQUIREMENTS
    - MINIMUM LOT SIZE 3 ACRES
    - MINIMUM FRONTAGE 300'
    - FRONT/SIDE/REAR SETBACK 35'
  - THE ZONING ORDINANCE REQUIRES EACH LOT TO HAVE A 250' x 250' SQUARE BOX.
  - THE SITE IS NOT LOCATED WITHIN 250 FEET OF SHORELAND PROTECTION AREA.
  - THIS SURVEY WAS PERFORMED BY BEDFORD DESIGN CONSULTANTS, INC. IN THE SUMMER OF 2022.
  - THIS SITE IS NOT IN THE 100 YEAR FLOOD ZONE PER: FLOOD INSURANCE RATE MAP, TEMPLE, NEW HAMPSHIRE MAP NUMBER 33011C04300 AND 33011C04400, EFFECTIVE DATE SEPTEMBER 25, 2009.
  - THIS AREA WAS INCLUDED IN DEED FROM EDGAR L. LEIGHTON JR. TO ALVIN W. HOLT RECORDED IN BOOK 1064 PAGE 163 ON JUNE 7, 1944.
  - ALVIN W. HOLT JR., AS CONSERVATOR OF THE ESTATE OF ALVIN W. HOLT SR., INCLUDED THIS AREA IN DEED TO EVERETT J. WILSON AND SARAH B. WILSON RECORDED IN BOOK 1691 PAGE 124 ON JUNE 5, 1962.
  - THEN ALVIN W. HOLT JR., AS CONSERVATOR OF THE ESTATE OF ALVIN W. HOLT SR., EXCLUDED THIS AREA IN DEED TO EVERETT J. WILSON AND SARAH B. WILSON RECORDED IN BOOK 1782 PAGE 432. THERE IS A PARAGRAPH IN THIS DOCUMENT THAT STATES "THIS DEED IS GIVEN TO CORRECT THE DESCRIPTION..." NO CONVEYANCE OF THIS AREA HAS BEEN FOUND.
  - NHDES SUBDIVISION APPROVAL FOR LOT 24-1: PENDING

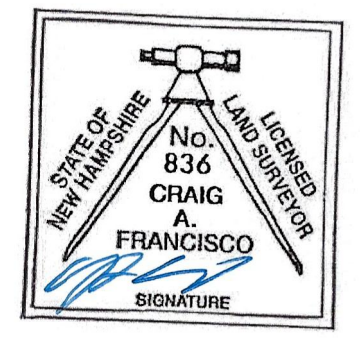


**LEGEND**

- BOUNDARY/PROPERTY LINE
- ABUTTING PROPERTY LINE
- BUILDING SETBACK LINE
- - - LOT LINE TO BE REMOVED
- - - EXISTING ROAD/DRIVEWAY
- ... EDGE OF JURISDICTIONAL WETLANDS
- MATCH LINE
- EXISTING TREE LINE
- EXISTING STONE WALL
- EXISTING STORM DRAINS
- EXISTING OVERHEAD WIRES
- IRON PIPE FOUND
- TELEPHONE POLE
- GUY WIRE
- STONE BOUND FOUND
- ☆ DRILL HOLE FOUND
- ★ DRILL HOLE SET
- DRILL HOLE OR REBAR TO BE SET
- ⊙ REBAR FOUND
- ▨ WETLANDS
- STONE BOUND TO BE SET
- ⊕ BENCHMARK SET
- ⊞ MAILBOX
- ⊙ EXISTING TREE

**SURVEYOR CERTIFICATION**

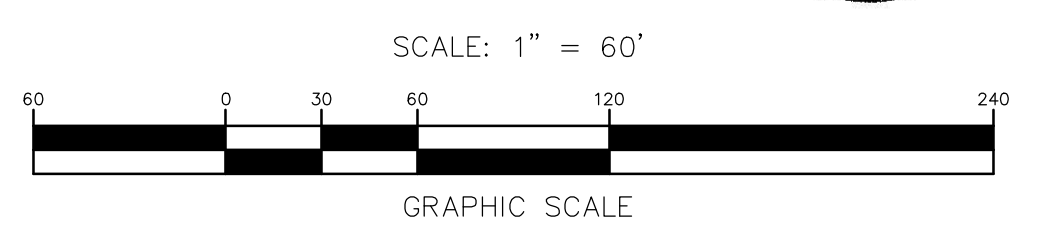
"I CERTIFY THAT THIS SURVEY AND SURVEY PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION."  
 "I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000)."  
 LICENSED LAND SURVEYOR SEAL DATE 10.08.2022



APPROVED BY THE TEMPLE PLANNING BOARD  
 DATE: \_\_\_\_\_  
 CHAIRMAN: \_\_\_\_\_  
 SECRETARY: \_\_\_\_\_

**LOT LINE ADJUSTMENT & SUBDIVISION TABLE**

LOT	EXISTING	PARCEL A	PARCEL B	PARCEL C	PARCEL D	PARCEL E	PARCEL F	PROPOSED
24	748,533 SF	-92,047 SF		+75,874 SF	-147,221 SF	-8,956 SF		576,183 SF 13.227 AC
24-1	0 SF				+147,221 SF		+326 SF	147,547 SF 3.387 AC
25	233,442 SF		+84,049 SF	-75,874 SF				241,617 SF 5.547 AC
25-1	222,647 SF	+92,047 SF	-84,049 SF					230,645 SF 5.295 AC
54	129,415 SF					+8,956 SF	-326 SF	138,045 SF 3.169 AC



**WETLAND CERTIFICATION**

WETLANDS WERE DELINEATED BY LUKE D. HURLEY, CWS # 232 OF GOVE ENVIRONMENTAL SERVICES, INC. ON LOTS 24 & 24-1 IN JUNE OF 2022 UTILIZING THE FOLLOWING STANDARDS:  
 1. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.  
 2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.2, UNITED STATES DEPARTMENT OF AGRICULTURE (2018).  
 3. NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE, 2020 VERSION 4, FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA.  
 4. NATIONAL WETLAND PLANT LIST, VERSION 3.2 (2016).



DATE	DESCRIPTION	BY	REV.

**TAX MAP 5A LOT 24**

**LLA & SUBDIVISION PLAN  
 ROWE SUBDIVISION**  
 LOCATED AT:  
**HILL ROAD & HUDSON ROAD  
 TEMPLE, NEW HAMPSHIRE**  
 PREPARED FOR/OWNER:

NICHOLAS B. ROWE  
754 ELM STREET  
MILFORD, NH 03055

KERRY E. THOMPSON  
29 ADAMS STREET  
GREENVILLE, NH 03048

LEAH THOMPSON  
56 N. MAST ROAD  
GOFFSTOWN, NH 03045

VIVIAN ROSE WILLS  
P.O. BOX 8  
TEMPLE, NH 03084

JEREMY J. JUDKINS  
106 HUDSON ROAD  
TEMPLE, NH 03084

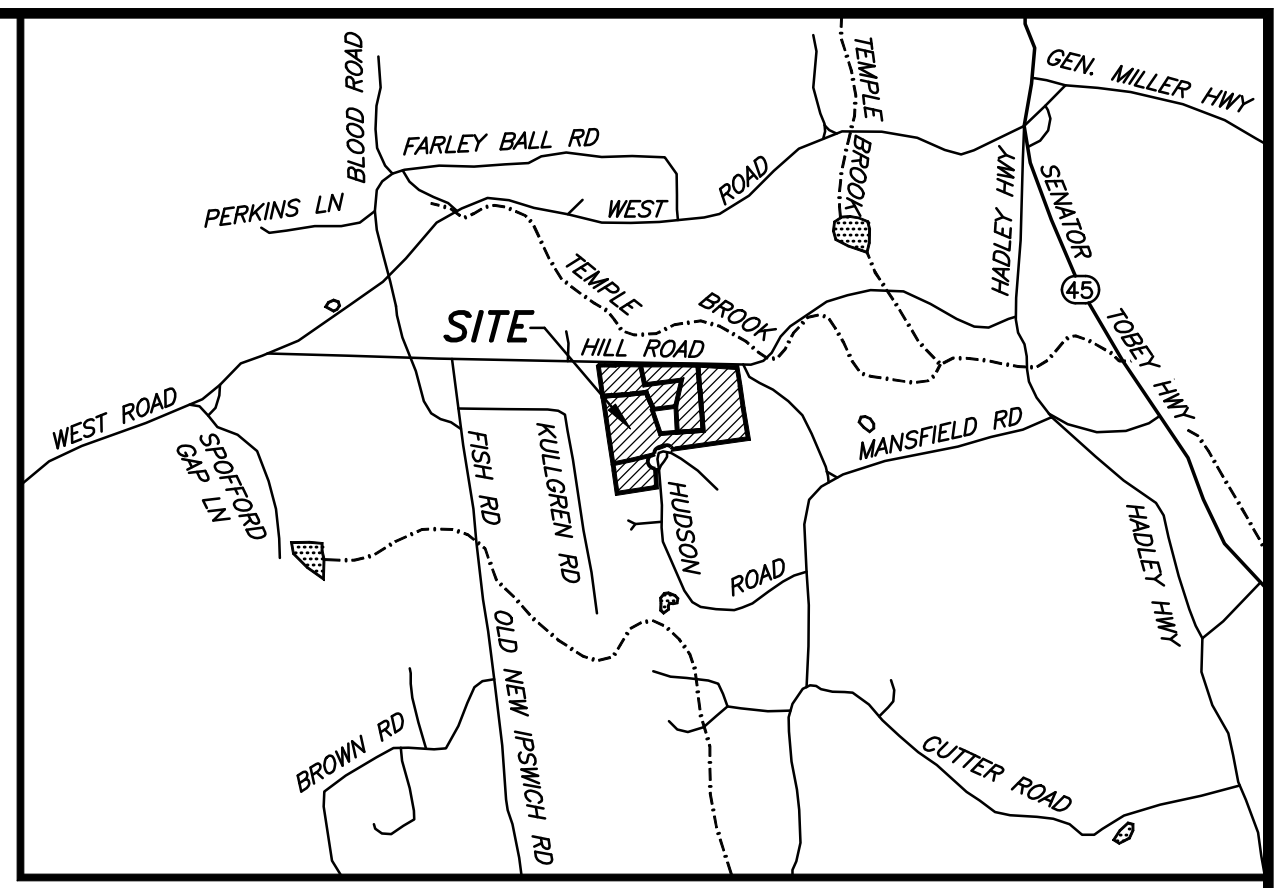
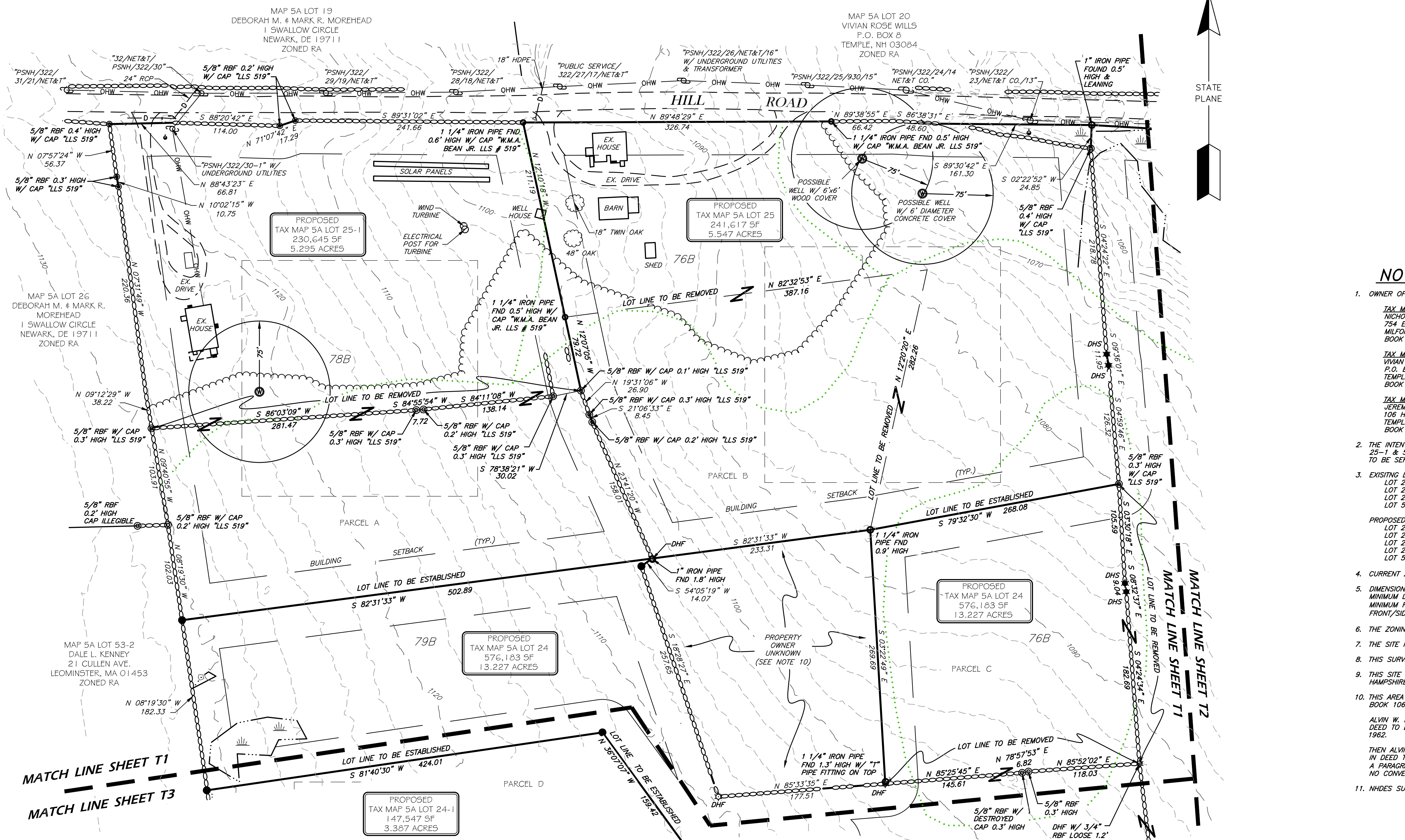
SCALE: 1" = 60'      OCTOBER 5, 2022      SHEET S3  
 DESIGN: CAF      DRAWN: MKH      CHECKED: CAF      FB: 654      PG: 003      1675-01

**Bedford Design Consultants** inc.  
 ENGINEERS AND SURVEYORS  
 592 Harvey Road, Manchester, NH 03103  
 Telephone: (603) 622-5533  
 www.bedforddesign.com

G:\PROJECT\1675001 Rowe Hill & Hudson\DWG\1675001s02.dwg



SEE SHEET T2 FOR PLAN REFERENCES



LOCUS MAP  
1"=2000'

**NOTES:**

- OWNER OF RECORD:
  - TAX MAP 5A LOT 24: NICHOLAS B. ROWE, 754 ELM STREET, MILFORD, NH 03055, BOOK 9629 PAGE 471
  - TAX MAP 5A LOT 25 & 25-1: VIVIAN ROSE WILLS, P.O. BOX 8, TEMPLE, NH 03084, BOOK 9145 PAGE 1069
  - TAX MAP 5A LOT 54: JEREMY J. JUDKINS, 106 HUDSON ROAD, TEMPLE, NH 03084, BOOK 8827 PAGE 1742
- THE INTENT OF THIS PLAN IS TO SHOW THE LOT LINE ADJUSTMENT BETWEEN TAX MAP 5A LOTS 24, 25, 25-1 & 54 AND THE SUBDIVISION OF TAX MAP 5A LOT 24 INTO 2 RESIDENTIAL LOTS. THE LOTS ARE TO BE SERVICED WITH INDIVIDUAL WELLS AND SEPTIC SYSTEMS.
- EXISTING LOT SIZE:
  - LOT 24: 748,533 SF OR 17.184 AC
  - LOT 25: 233,442 SF OR 5.359 AC
  - LOT 25-1: 222,647 SF OR 5.111 AC
  - LOT 54: 129,415 SF OR 2.971 AC
- PROPOSED LOT SIZE:
  - LOT 24: 576,183 SF OR 13.227 AC
  - LOT 24-1: 147,547 SF OR 3.387 AC
  - LOT 25: 241,617 SF OR 5.547 AC
  - LOT 25-1: 230,645 SF OR 5.295 AC
  - LOT 54: 138,045 SF OR 3.169 AC
- CURRENT ZONING: RURAL RESIDENTIAL/AGRICULTURAL DISTRICT (RA)
- DIMENSIONAL REQUIREMENTS:
  - MINIMUM LOT SIZE: 3 ACRES
  - MINIMUM FRONTAGE: 300'
  - FRONT/SIDE/REAR SETBACK: 35'
- THE ZONING ORDINANCE REQUIRES EACH LOT TO HAVE A 250' x 250' SQUARE BOX.
- THE SITE IS NOT LOCATED WITHIN 250 FEET OF SHORELAND PROTECTION AREA.
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- THIS SITE IS NOT IN THE 100 YEAR FLOOD ZONE PER: FLOOD INSURANCE RATE MAP, TEMPLE, NEW HAMPSHIRE MAP NUMBER 33011C0430D AND 33011C044D, EFFECTIVE DATE SEPTEMBER 25, 2009.
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- NHDES SUBDIVISION APPROVAL FOR LOT 24-1: PENDING

**LEGEND**

- IRON PIPE FOUND
- TELEPHONE POLE
- GUY WIRE
- STONE BOUND FOUND
- DRILL HOLE FOUND
- DRILL HOLE SET
- DRILL HOLE OR REBAR TO BE SET
- REBAR FOUND
- WETLANDS
- STONE BOUND TO BE SET
- BENCHMARK SET
- MAILBOX
- EXISTING TREE
- TEST PIT LOCATION
- BOUNDARY/PROPERTY LINE
- ABUTTING PROPERTY LINE
- BUILDING SETBACK LINE
- LOT LINE TO BE REMOVED
- EXISTING ROAD/DRIVEWAY
- EDGE OF JURISDICTIONAL WETLANDS
- MATCH LINE
- 290
- EXISTING CONTOUR
- EXISTING TREE LINE
- EXISTING STONE WALL
- NRCS SOILS
- EXISTING STORM DRAINS
- EXISTING OVERHEAD WIRES

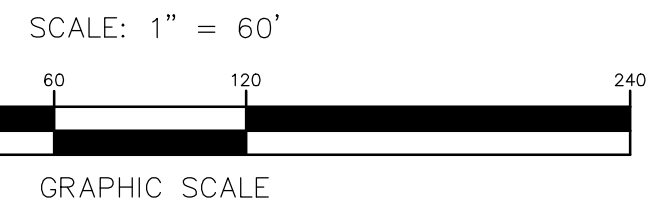
**WETLAND CERTIFICATION**

WETLANDS WERE DELINEATED BY LUKE D. HURLEY, CWS # 232 OF GOVE ENVIRONMENTAL SERVICES, INC. ON LOTS 24 & 24-1 IN JUNE OF 2022 UTILIZING THE FOLLOWING STANDARDS:

- REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
- FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.2, UNITED STATES DEPARTMENT OF AGRICULTURE (2018).
- NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE, 2020 VERSION 4, FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA.
- NATIONAL WETLAND PLANT LIST, VERSION 3.2 (2016).

**LOT LINE ADJUSTMENT & SUBDIVISION TABLE**

LOT	EXISTING	PARCEL A	PARCEL B	PARCEL C	PARCEL D	PARCEL E	PARCEL F	PROPOSED
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24-1	0 SF				+147,221 SF		+326 SF	147,547 SF 3.387 AC
25	233,442 SF		+84,049 SF	-75,874 SF				241,617 SF 5.547 AC
25-1	222,647 SF	+92,047 SF	-84,049 SF					230,645 SF 5.295 AC
54	129,415 SF				+8,956 SF	-326 SF		138,045 SF 3.169 AC



**SURVEYOR CERTIFICATION**

I CERTIFY THAT THIS SURVEY AND SURVEY PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION.

I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000).

DATE: 10-18-2022



**TAX MAP 5A LOT 24**

**LLA & TOPOGRAPHIC PLAN  
ROWE SUBDIVISION**

LOCATED AT:  
**HILL ROAD & HUDSON ROAD  
TEMPLE, NEW HAMPSHIRE**

PREPARED FOR/OWNER:

NICHOLAS B. ROWE  
754 ELM STREET  
MILFORD, NH 03055

KERRY E. THOMPSON  
29 ADAMS STREET  
GREENVILLE, NH 03048

LEAH THOMPSON  
56 N. MAST ROAD  
GOFFSTOWN, NH 03045

VIVIAN ROSE WILLS  
P.O. BOX 8  
TEMPLE, NH 03084

JEREMY J. JUDKINS  
106 HUDSON ROAD  
TEMPLE, NH 03084

SCALE: 1" = 60'      OCTOBER 5, 2022      SHEET T1

DESIGN: CAF      DRAWN: MKH      CHECKED: CAF      FB: 654      PG: 003      1675-01

**Bedford Design Consultants**

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G:\PROJECT\1675001 Rowe Hill & Hudson\DWG\1675001s02.dwg



**PLAN REFERENCES**

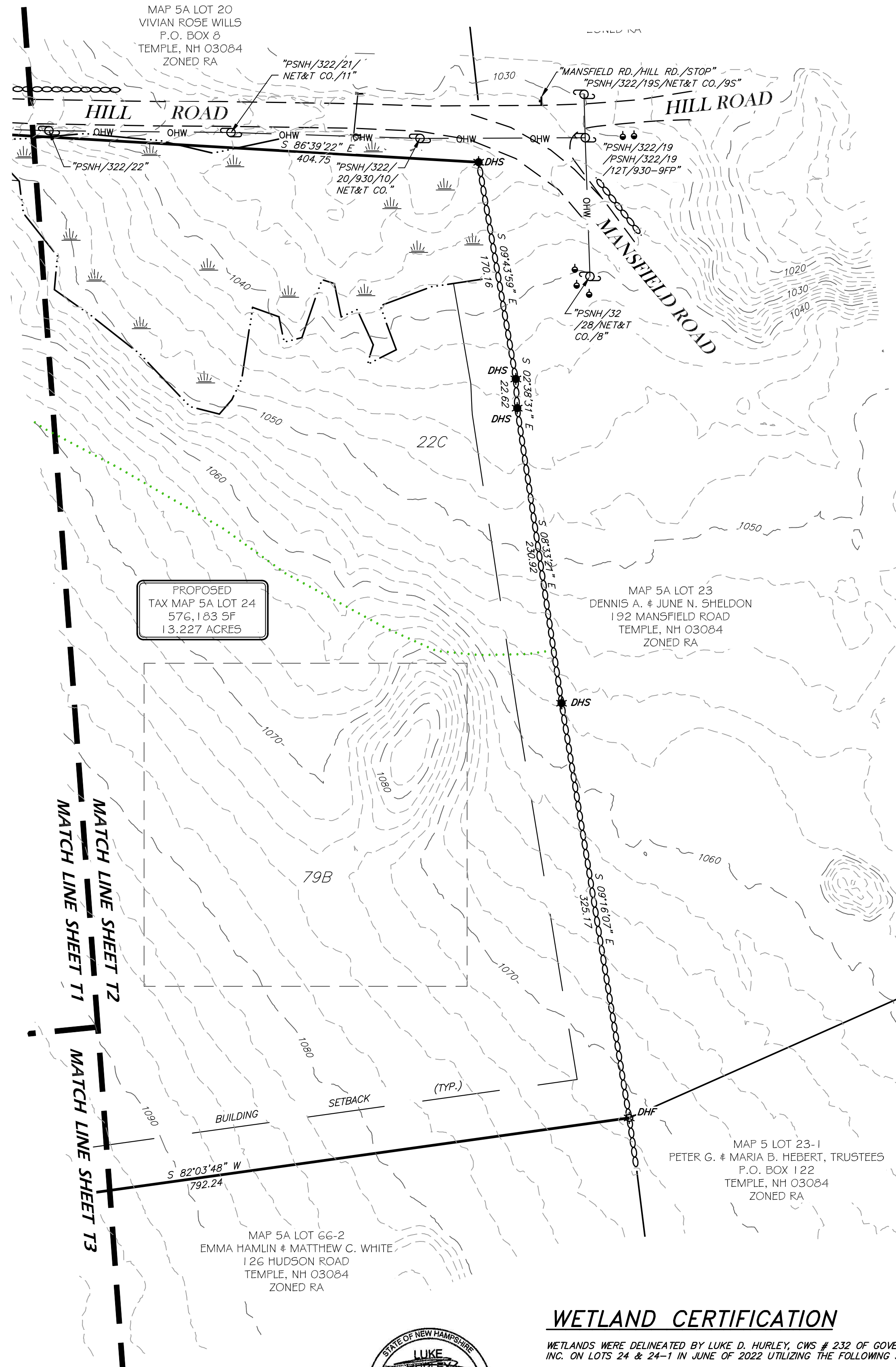
- "JOHN B. HARLING ET UX SUBDIVISION OF HARLING LAND ON WEST SIDE OF MANSFIELD ROAD" DATED AUG. 1968, PREPARED BY D. JACKSON, H.C.R.D. PLAN NO. 4036.
- "TEMPLE HEIGHTS SUBDIVISION, PROPERTY OF DOUGLAS R. GUY" DATED AUG. 31, 1976, PREPARED BY J.M. ATTRIDGE, H.C.R.D. PLAN NO. 9793.
- "DIVISION OF SARAH WILSON LAND, HUDSON AND HILL ROADS" DATED APRIL 1977, PREPARED BY DONALD W. SMITH, H.C.R.D. PLAN NO. 10310.
- "REVISION OF SUBDIVISION OF JOHN B. HARLING ET. UX. PROPERTY" DATED AUG. 1978, PREPARED BY WILLIAM A. BEAN, JR., H.C.R.D. PLAN NO. 11769.
- "PROPOSED SUBDIVISION PLAN OF LAND OF GIUSEPPE SPINA" APPROVED BY TEMPLE PLANNING BOARD ON 2/21/79, SURVEYED ON NOVEMBER 21, 1978, PREPARED BY E.C. GOODRICH, JR., H.C.R.D. PLAN NO. 12027.
- "PLAN OF LAND OF MARION H. MARR ESTATE HILL ROAD", DATED JUNE 17, 1980, PREPARED BY WILLIAM A. BEAN, JR., H.C.R.D. PLAN NO. 13195.
- "SUBDIVISION PLAN OF LAND, PREPARED FOR EVERETT WILSON" DATED 29 MAY 1986, PREPARED BY HOWARD G. WATKINS ASSOCIATES, H.C.R.D. PLAN NO. 19371.
- "SUBDIVISION PLAN OF LAND LOCATED ON HILL ROAD" DATED APRIL 22, 1993, PREPARED JOHN D. MARR, JR., H.C.R.D. PLAN NO. 28495.
- "PLAN OF LAND OF MARION H. MARR ESTATE, HILL ROAD" DATED JUNE 17, 1980, PREPARED BY WILLIAM A. BEAN, JR., H.C.R.D. PLAN NO. 26891.
- "LOT LINE ADJUSTMENT PLAN OF LAND JOHN WALTER YOUNG & ELEANOR E. YOUNG" DATED JULY 31, 1997, PREPARED BY PHILIP E. TUOMALA OF MONADNOCK SURVEY, INC., H.C.R.D. PLAN NO. 28769.
- "SUBDIVISION PLAN OF LAND LOCATED ON HILL ROAD" DATED JUNE 26, 2000, PREPARED BY WILLIAM A. BEAN, JR., H.C.R.D. PLAN NO. 30632.
- "PLAN OF LAND LOCATED ON HILL ROAD, KULLGREN ROAD AND MUD ROAD" DATED NOVEMBER 13, 2001, PREPARED BY WILLIAM A. BEAN, JR., H.C.R.D. PLAN NO. 35389.

**LEGEND**

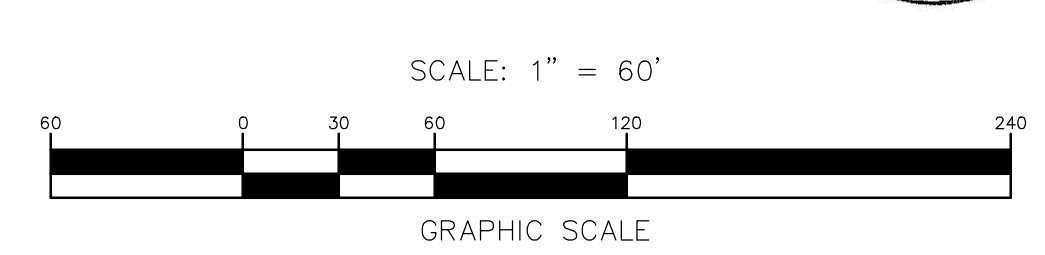
- BOUNDARY/PROPERTY LINE
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- LOT LINE TO BE REMOVED
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- ⊕ BENCHMARK SET
- ✉ MAILBOX
- EXISTING TREE
- ⊙ TEST PIT LOCATION

**LOT LINE ADJUSTMENT & SUBDIVISION TABLE**

LOT	EXISTING	PARCEL A	PARCEL B	PARCEL C	PARCEL D	PARCEL E	PARCEL F	PROPOSED
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54	129,415 SF					+8,956 SF	-326 SF	138,045 SF 3.169 AC



MATCH LINE SHEET T1  
MATCH LINE SHEET T2  
MATCH LINE SHEET T3



**WETLAND CERTIFICATION**

WETLANDS WERE DELINEATED BY LUKE D. HURLEY, CWS # 232 OF GOVE ENVIRONMENTAL SERVICES, INC. ON LOTS 24 & 24-1 IN JUNE OF 2022 UTILIZING THE FOLLOWING STANDARDS:

- REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
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- NATIONAL WETLAND PLANT LIST, VERSION 3.2 (2016).

**NOTES:**

- OWNER OF RECORD:  

TAX MAP 5A LOT 24 NICHOLAS B. ROWE 754 ELM STREET MILFORD, NH 03055 BOOK 9629 PAGE 471	KERRY E. THOMPSON 29 ADAMS STREET GREENVILLE, NH 03055	LEAH THOMPSON 56 N. MAST ROAD GOFFSTOWN, NH 03045
--	--	---

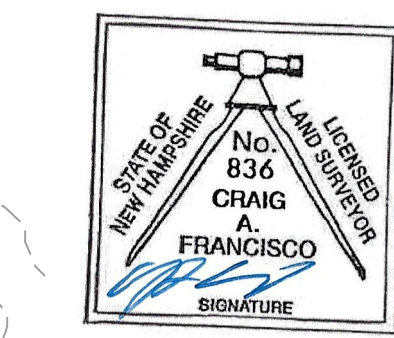
TAX MAP 5A LOT 25 & 25-1 VIVIAN ROSE WILLS P.O. BOX 8 TEMPLE, NH 03084 BOOK 9145 PAGE 1069	JEREMY J. JUDKINS 106 HUDSON ROAD TEMPLE, NH 03084 BOOK 8827 PAGE 1742
--	---
- THE INTENT OF THIS PLAN IS TO SHOW THE LOT LINE ADJUSTMENT BETWEEN TAX MAP 5A LOTS 24, 25, 25-1 & 54 AND THE SUBDIVISION OF TAX MAP 5A LOT 24 INTO 2 RESIDENTIAL LOTS. THE LOTS ARE TO BE SERVICED WITH INDIVIDUAL WELLS AND SEPTIC SYSTEMS.
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LOT 25	233,442 SF OR 5.359 AC
LOT 25-1	222,647 SF OR 5.111 AC
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LOT 24-1	147,547 SF OR 3.387 AC
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LOT 25-1	230,645 SF OR 5.295 AC
LOT 54	138,045 SF OR 3.169 AC
- CURRENT ZONING: RURAL RESIDENTIAL/AGRICULTURAL DISTRICT (RA)
- DIMENSIONAL REQUIREMENTS  

MINIMUM LOT SIZE	3 ACRES
MINIMUM FRONTAGE	300'
FRONT/SIDE/REAR SETBACK	35'
- THE ZONING ORDINANCE REQUIRES EACH LOT TO HAVE A 250' x 250' SQUARE BOX.
- THE SITE IS NOT LOCATED WITHIN 250 FEET OF SHORELAND PROTECTION AREA.
- THIS SURVEY WAS PERFORMED BY BEDFORD DESIGN CONSULTANTS, INC. IN THE SUMMER OF 2022.
- THIS SITE IS NOT IN THE 100 YEAR FLOOD ZONE PER: FLOOD INSURANCE RATE MAP, TEMPLE, NEW HAMPSHIRE MAP NUMBER 33011004300 AND 3301100440, EFFECTIVE DATE SEPTEMBER 25, 2009.
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**SURVEYOR CERTIFICATION**

"I CERTIFY THAT THIS SURVEY AND SURVEY PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION."  
 "I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000)."  
 SIGNATURE: [Signature] DATE: 10-08-2022  
 LICENSED LAND SURVEYOR SEAL

**TAX MAP 5A LOT 24**

**LLA & TOPOGRAPHIC PLAN  
 ROWE SUBDIVISION**  
 LOCATED AT:  
**HILL ROAD & HUDSON ROAD  
 TEMPLE, NEW HAMPSHIRE**  
 PREPARED FOR/OWNER:

NICHOLAS B. ROWE 754 ELM STREET MILFORD, NH 03055	KERRY E. THOMPSON 29 ADAMS STREET GREENVILLE, NH 03048	LEAH THOMPSON 56 N. MAST ROAD GOFFSTOWN, NH 03045
VIVIAN ROSE WILLS P.O. BOX 8 TEMPLE, NH 03084	JEREMY J. JUDKINS 106 HUDSON ROAD TEMPLE, NH 03084	

SCALE: 1" = 60'	OCTOBER 5, 2022	SHEET T2
DESIGN: CAF	DRAWN: MKH	CHECKED: CAF
	FB: 654	PG: 003
		1675-01

**Bedford Design Consultants** inc.  
 ENGINEERS AND SURVEYORS  
 592 Harvey Road, Manchester, NH 03103  
 Telephone: (603) 622-5533  
 www.bedforddesign.com



SEE SHEET S2 FOR PLAN REFERENCES



**NOTES:**

- OWNER OF RECORD:
 

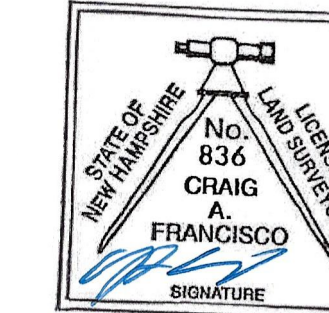
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TEMPLE, NH 03084  
BOOK 8827 PAGE 1742
- THE INTENT OF THIS PLAN IS TO SHOW THE LOT LINE ADJUSTMENT BETWEEN TAX MAP 5A LOTS 24, 25, 25-1 & 54 AND THE SUBDIVISION OF TAX MAP 5A LOT 24 INTO 2 RESIDENTIAL LOTS. THE LOTS ARE TO BE SERVICED WITH INDIVIDUAL WELLS AND SEPTIC SYSTEMS.
- EXISTING LOT SIZE:
 

LOT 24	748,533 SF OR 17.184 AC
LOT 25	233,442 SF OR 5.359 AC
LOT 25-1	222,647 SF OR 5.111 AC
LOT 54	129,415 SF OR 2.971 AC
- PROPOSED LOT SIZE:
 

LOT 24	576,183 SF OR 13.227 AC
LOT 24-1	147,547 SF OR 3.387 AC
LOT 25	241,617 SF OR 5.547 AC
LOT 25-1	230,645 SF OR 5.295 AC
LOT 54	138,045 SF OR 3.169 AC
- CURRENT ZONING: RURAL RESIDENTIAL/AGRICULTURAL DISTRICT (RA)
- DIMENSIONAL REQUIREMENTS  
MINIMUM LOT SIZE: 3 ACRES  
MINIMUM FRONTAGE: 300'  
FRONT/SIDE/REAR SETBACK: 35'
- THE ZONING ORDINANCE REQUIRES EACH LOT TO HAVE A 250' x 250' SQUARE BOX.
- THE SITE IS NOT LOCATED WITHIN 250 FEET OF SHORELAND PROTECTION AREA.
- THIS SURVEY WAS PERFORMED BY BEDFORD DESIGN CONSULTANTS, INC. IN THE SUMMER OF 2022.
- THIS SITE IS NOT IN THE 100 YEAR FLOOD ZONE PER: FLOOD INSURANCE RATE MAP, TEMPLE, NEW HAMPSHIRE MAP NUMBER 33011C0430D AND 33011C0440D, EFFECTIVE DATE SEPTEMBER 25, 2009.
- THIS AREA WAS INCLUDED IN DEED FROM EDGAR L. LEIGHTON JR. TO ALVIN W. HOLT RECORDED IN BOOK 1064 PAGE 163 ON JUNE 7, 1944.  
ALVIN W. HOLT JR., AS CONSERVATOR OF THE ESTATE OF ALVIN W. HOLT SR., INCLUDED THIS AREA IN DEED TO EVERETT J. WILSON AND SARAH B. WILSON RECORDED IN BOOK 1691 PAGE 124 ON JUNE 5, 1962.  
THEN ALVIN W. HOLT JR., AS CONSERVATOR OF THE ESTATE OF ALVIN HOLT SR., EXCLUDED THIS AREA IN DEED TO EVERETT J. WILSON AND SARAH B. WILSON RECORDED IN BOOK 1782 PAGE 432. THERE IS A PARAGRAPH IN THIS DOCUMENT THAT STATES "THIS DEED IS GIVEN TO CORRECT THE DESCRIPTION..." NO CONVEYANCE OF THIS AREA HAS BEEN FOUND.
- NHDES SUBDIVISION APPROVAL FOR LOT 24-1: PENDING

**SURVEYOR CERTIFICATION**

"I CERTIFY THAT THIS SURVEY AND SURVEY PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION."  
"I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000)."



*[Signature]*  
LICENSED LAND SURVEYOR SEAL  
10-18-2022  
DATE

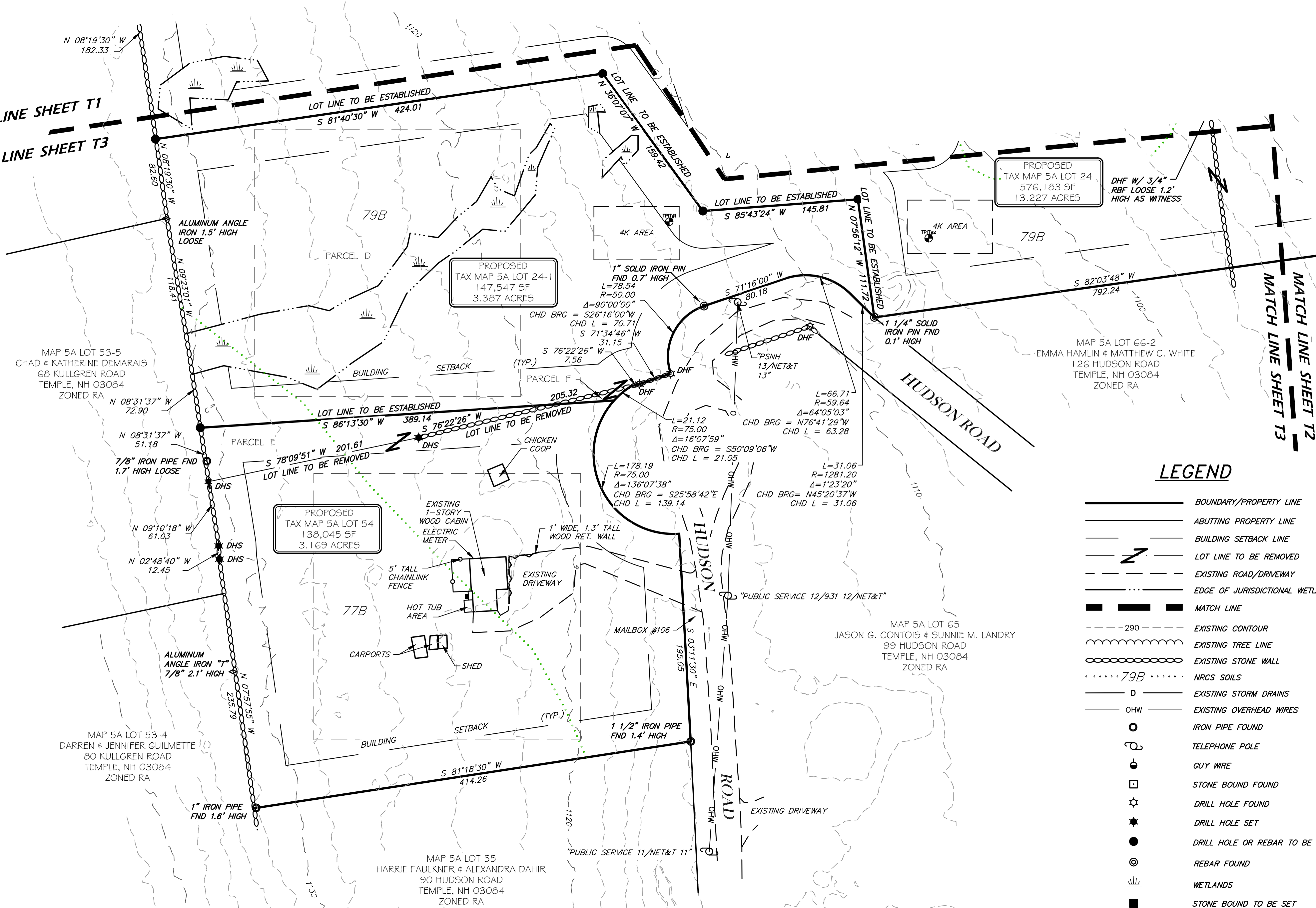
**TEST PIT DATA**

TEST PIT NO. 1, ELEV. 224.0 RTC 10/8/2022  
0-12 10YR 3/2, FINE SANDY LOAM, MASSIVE, FRIABLE, MANY ROOTS  
12-30 7.5YR 5/6, FINE SANDY LOAM, GRANULAR, FRIABLE, ROOTS COMMON  
30-72 10YR 6/6, FINE SANDY LOAM, GRANULAR, FIRM, FEW ROOTS  
PERC RATE 12 MIN/INCH  
NO LEDGE @ 72", ESWHT @ 30", NO WATER

TEST PIT NO. 2, ELEV. 224.0 RTC 10/8/2022  
0-10 10YR 3/1, FINE SANDY LOAM, MASSIVE, FRIABLE, MANY ROOTS  
10-24 7.5YR 5/4, FINE SANDY LOAM, GRANULAR, FRIABLE, MANY ROOTS  
24-72 10YR 6/6, FINE SANDY LOAM, GRANULAR, FIRM  
PERC 12 MIN/INCH  
NO LEDGE @ 72", ESWHT @ 24", NO WATER

MATCH LINE SHEET T1  
MATCH LINE SHEET T3

MATCH LINE SHEET T2  
MATCH LINE SHEET T3

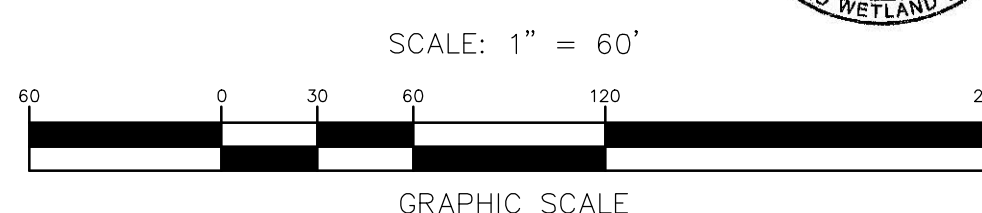


**LEGEND**

- BOUNDARY/PROPERTY LINE
- ABUTTING PROPERTY LINE
- BUILDING SETBACK LINE
- LOT LINE TO BE REMOVED
- EXISTING ROAD/DRIVEWAY
- EDGE OF JURISDICTIONAL WETLANDS
- MATCH LINE
- 290 — EXISTING CONTOUR
- EXISTING TREE LINE
- EXISTING STONE WALL
- 79B — NRCS SOILS
- D — EXISTING STORM DRAINS
- OHW — EXISTING OVERHEAD WIRES
- IRON PIPE FOUND
- TELEPHONE POLE
- GUY WIRE
- STONE BOUND FOUND
- ☆ DRILL HOLE FOUND
- ★ DRILL HOLE SET
- DRILL HOLE OR REBAR TO BE SET
- ⊙ REBAR FOUND
- ≡ WETLANDS
- STONE BOUND TO BE SET
- ⊕ BENCHMARK SET
- ⊠ MAILBOX
- EXISTING TREE
- ⊙ TEST PIT LOCATION

**LOT LINE ADJUSTMENT & SUBDIVISION TABLE**

LOT	EXISTING	PARCEL A	PARCEL B	PARCEL C	PARCEL D	PARCEL E	PARCEL F	PROPOSED
24	748,533 SF	-92,047 SF		+75,874 SF	-147,221 SF	-8,956 SF		576,183 SF 13.227 AC
24-1	0 SF				+147,221 SF		+326 SF	147,547 SF 3.387 AC
25	233,442 SF		+84,049 SF	-75,874 SF				241,617 SF 5.547 AC
25-1	222,647 SF	+92,047 SF	-84,049 SF					230,645 SF 5.295 AC
54	129,415 SF					+8,956 SF	-326 SF	138,045 SF 3.169 AC



**WETLAND CERTIFICATION**

WETLANDS WERE DELINEATED BY LUKE D. HURLEY, CWS # 232 OF GOVE ENVIRONMENTAL SERVICES, INC. ON LOTS 24 & 24-1 IN JUNE OF 2022 UTILIZING THE FOLLOWING STANDARDS:

- REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
- FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.2, UNITED STATES DEPARTMENT OF AGRICULTURE (2018).
- NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE, 2020 VERSION 4, FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA.
- NATIONAL WETLAND PLANT LIST, VERSION 3.2 (2016).



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**TAX MAP 5A LOT 24**  
**LLA & TOPOGRAPHIC PLAN**  
**ROWE SUBDIVISION**  
LOCATED AT:  
**HILL ROAD & HUDSON ROAD**  
**TEMPLE, NEW HAMPSHIRE**  
PREPARED FOR/OWNER:

NICHOLAS B. ROWE 754 ELM STREET MILFORD, NH 03055	KERRY E. THOMPSON 29 ADAMS STREET GREENVILLE, NH 03048	LEAH THOMPSON 56 N. MAST ROAD GOFFSTOWN, NH 03045
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SCALE: 1" = 60'      OCTOBER 5, 2022      SHEET T3

DESIGN:	DRAWN:	CHECKED:	FB:	PG:	
CAF	MKH	CAF	654	003	1675-01

**Bedford Design Consultants** inc.  
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