

TOWN OF TEMPLE, NH
 PLANNING BOARD
 APPLICATION FOR SUBDIVISION

PROJECT NAME/LOCATION: ARMSTRONG / GUY CUTTER / MORAN RD File # _____

The undersigned subdivider hereby submits to the Temple Planning Board a preliminary ^{final} subdivision plat dated 6/6/22 entitled LOT LINE ADJUSTMENT PLAN and respectfully requests its approval of said plat. In consideration for approval and the privileges accruing thereto, the subdivider hereby agrees:

1. To carry out the improvements agreed upon and as shown and intended by said plat, including any work made necessary by unforeseen conditions that become apparent during construction.
2. To post all streets and roads "Private" unless accepted by the Town, and to provide and install standard street signs as approved by the Town for all intersections.
3. To give the Town, on demand, proper deeds for land or rights-of-way reserved on the plat for streets, drainage or other purposes as agreed upon.
4. To save the Town harmless from any obligation it may incur, or repairs it may make, because of my/our failure to carry out any of the foregoing provisions.
5. To make no changes whatsoever in the final plat as approved by the Board unless a revised plat or a plat of re-subdivision is submitted to and approved by the Board.
6. _____ of _____ is hereby designated as the person to whom all communications may be addressed and the person on whom legal process may be served in connection with any proceedings arising out of the agreement herein.

_____ Subdivider Name _____ Address _____ by: _____ Owner/President or Treasurer if a Corporation	Names and addresses of all persons with 10 percent or more interest: _____ _____ _____ _____
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To be filled out by Planning Board:

<u>Preliminary Layout</u>	<u>Final Plat</u>
Application received by Board: Date: _____ By: _____	Maps and supporting data received: Date: _____ By: _____
Maps and supporting data received: Date: _____ By: _____	All state approvals received: Date: _____ By: _____
Checklist reviewed: Date: _____ By: _____	90 day statutory deadline for Planning Board action begins on the latest of the above dates, all submission items, agency approvals and fees having been received.
Fees received: Date: _____ By: _____	Date of deadline for Board action: _____
Date of conditional approval: _____	Date of final approval: _____

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 APPLICATION FOR SUBDIVISION

CHECKLIST:

File # _____

Name of subdivision: ARMSTRONG / GUY LOT LINE ADJ. # of lots: 3

Location of subdivision: CUTLER RD & MORAN ROAD

Type of sewage disposal: PRIVATE Type of water supply: PRIVATE

Professional Engineer: N/A Land Surveyor: MERIDIAN LAND SERVICES, INC.

Designer - name & address: N/A

Is this a re-subdivision of an approved subdivision? Yes / No Previous File # _____

Sketch Plan (S) Preliminary Layout (P) Final Plat (F)

SUBMISSION ITEMS

_____	_____	✓	Sketch plan
_____	_____	✓	Site survey & site location maps
_____	_____	N/A	Soils map
_____	_____	N/A	Soil test data & percolation data
_____	_____	N/A	Deed restrictions
_____	_____	N/A	Road profiles (Preliminary - P) (Final - F)
_____	_____	N/A	Road cross sections (Preliminary - P) (Final - F)
_____	_____	N/A	Statement of responsibility & liability

INFORMATION SHOWN

_____	_____	✓	Name of subdivision, "Temple, NH"
_____	_____	✓	Name and address of owner
_____	_____	✓	Boundaries & area of entire parcel
_____	_____	✓	Existing & proposed streets & street names
_____	_____	✓	Buildings to remain
_____	_____	✓	Existing & proposed lot lines
_____	_____	✓	Setback lines
_____	_____	✓	North point, bar scale, date
_____	_____	✓	Abutting owners
_____	_____	✓	Subdivisions & buildings within 100 feet
_____	_____	✓	Roads & driveways within 200 feet
_____	_____	✓	Existing & proposed street right-of-way widths
_____	_____	✓	Widths of traveled ways
_____	_____	N/A	Easements & open space
_____	_____	✓	Water courses, natural & man-made features
_____	_____	✓	Zoning district(s)
_____	_____	DISCUSS	Future subdivisions
_____	_____	✓	Topographic contours - 5 foot intervals
_____	_____	✓	Existing & proposed telephone & electric utilities
_____	_____	✓	Locations of soils, percolation, water table tests
_____	_____	✓	Surface water drainage system
_____	_____	N/A	Surface water drainage system (final engr. form)
_____	_____	✓	Seal of engineer, seal of surveyor
_____	_____	✓	Bearings and distances
_____	_____	✓	Lot dimensions, areas, & numbering
_____	_____	✓	Stations, radii, curve data
_____	_____	✓	Monument locations

TOWN OF TEMPLE, NH
PLANNING BOARD
APPLICATION FOR SUBDIVISION

File # _____

CHECKLIST: (continued)

<u>Sketch Plan (S)</u>	<u>Preliminary Layout (P)</u>	<u>Final Plat (F)</u>	<u>Items that may be Required (R) or Waived (W)</u>
_____	_____	<i>N/A</i>	Engineer's statement of suitability
_____	_____	<i>N/A</i>	Watershed analysis map & drainage computations
_____	_____	<i>N/A</i>	Statement of existing street work
_____	_____	<i>N/A</i>	Sanitary sewerage computations
_____	_____	<i>N/A</i>	Cost estimates
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

LIST OF ABUTTING OWNERS (WITHIN 200 FEET) AND ADDRESSES: (or attach separate list)

SEE ATTACHED

FEE SCHEDULE:

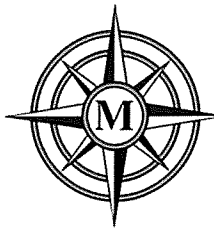
Subdivision Application:	\$ 35.00
\$15.00 per Lot x _____	\$ _____
\$7.00 per Abutter x _____	\$ _____

TOTAL Application Fees: \$ _____ Date Paid: _____

PUBLIC NOTICE AD \$ _____ Date Paid: _____

REGISTRY FEES (after approval) – two separate checks:
 Recording fee of \$26.00 payable to "Hillsborough County Treasurer"
 LCHIP fee of \$25.00 payable to "Hillsborough County Treasurer (new July 2008)"

Date Paid: _____



MERIDIAN LAND SERVICES, INC.

CIVIL ENGINEERING | LAND SURVEYING | PERMITTING | SOIL & WETLAND MAPPING | SEPTIC DESIGN | ENVIRONMENTAL

Office: 31 Old Nashua Road, Suite 2, Amherst, NH 03031

Mailing: PO Box 118, Milford, NH 03055

Phone: 603-673-1441 * Fax 603-673-1584

www.MeridianLandServices.com

June 6th, 2022
Project Number #11744-01

List of Abutters
Lot 5B-83 & 5B-84-1
Temple
New Hampshire

Meridian Land Services Inc (SDI)
PO Box 118
Milford NH 03055

Lot 5B-83
Nancy L & Cordes V Armstrong
91 Cutter Road
Temple NH 03084

Lot 5B-84-1 & 5B-84
Shelley S Guy
55 Egret Way
Boynton FL 33436

Lot 5B-85
Mary Girard
5 Tucker Brook Road
Milford NH 03055

Lot 5B-84-2
Caitlin A Whitehouse
135 Cutter Road
Temple NH 03084

Lot 5B-103
Matthew W & Amy G Cabana
64 Cutter Road
Temple NH 03084

Lot 5B-102
Warren J MacKensen Trustee
Patricia A MacKensen Trustee
C&C MacKensen Realty Trust
31 Forest Drive
Hampton NH 03842

Lot 5B-74-1
Clifford J Jr Sumner
Lisa H Lazarou
73 Cutter Road
Temple NH 03084

Lot 5B-74-2
Michael J & Claire V Barrett
24 Twillingate Road
Temple NH 03084

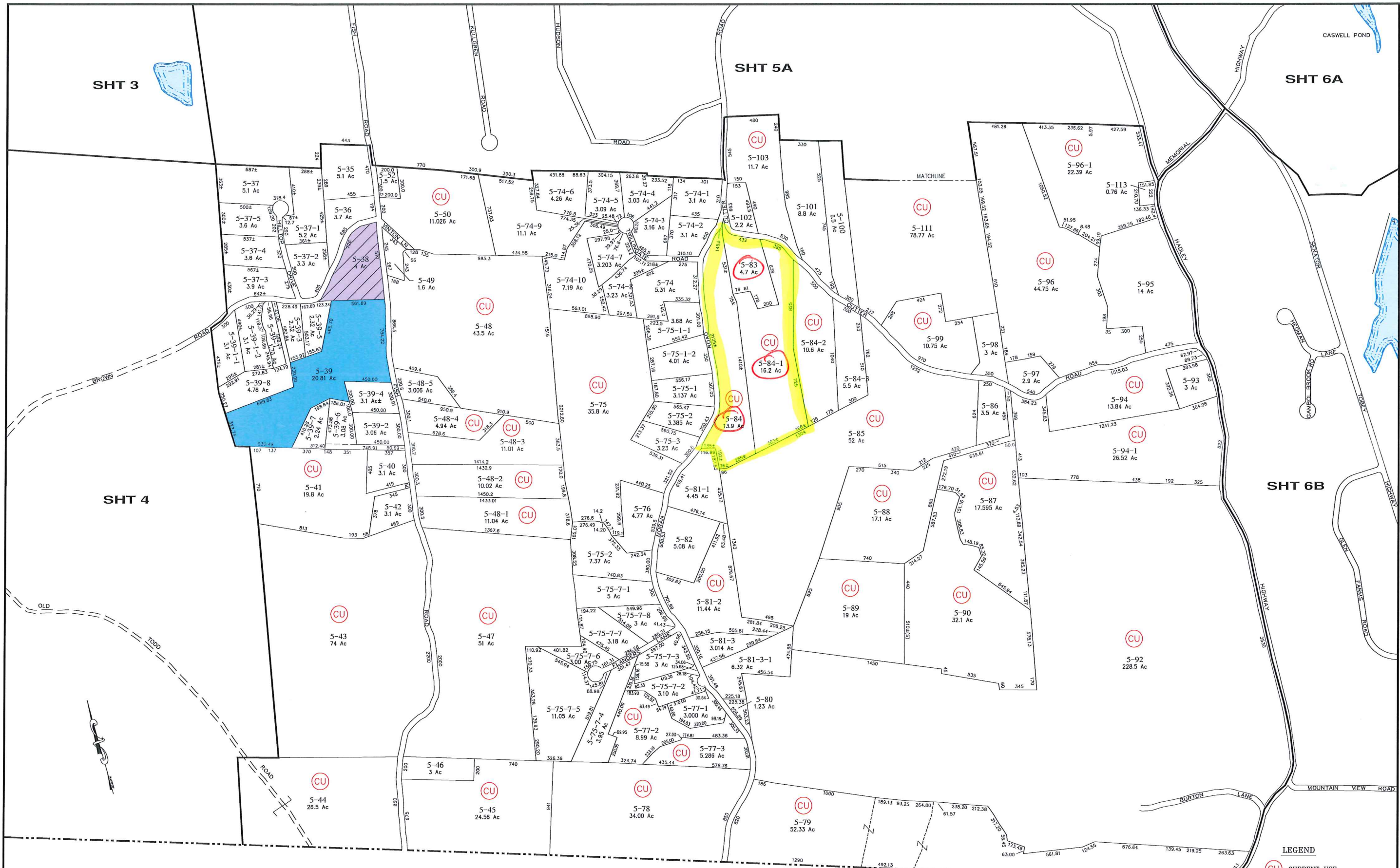
Lot 5B-101
Kathleen L Hill Trustee
Kathleen L Hill Revocable Trust of 2021
124 Cutter Road
Temple NH 03084

Lot 5B-74
Michael N Armstrong
PO Box 38
Temple NH 03084

Lot 5B-75-1-1 & 5B-75-1
Nancy Swain
65 Moran Road
Temple NH 03084

Lot 5B-75-1-2 & 5B-75-2 & 5B-75-3
Brett Mason
243 Bremer Street Apt #2
Manchester NH 03102

Lot 5B-81-1
Adam Leshner
94 Moran Road
Temple NH 03084



NEW IPSWICH

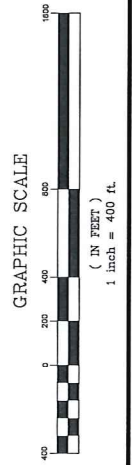
- LEGEND**
- CU CURRENT USE
 - PE PURCHASED EASEMENTS
 - VE VOLUNTARY EASEMENTS
 - (S) SCALED
 - (D) DEED
 - PART OF ORIGINAL LOT

Prepared by
ROLLARD ASSOCIATES
 73 ROLLARD ROAD
 IPSWICH, NH 03032-3125
 (603) 964-8884

Date of original dwg: March 16, 2014
 Date of latest rev: March 16, 2014
 File: SET5B.dwg
 Scale: 1"=400'

The data on this map has been compiled from a variety of sources granted voluntarily by private owners and official sources and is not to be considered legal location of property boundary lines. THE TOWN OF TEMPLE assumes no responsibility for the accuracy of individual parcels.

PROPERTY MAP
TEMPLE
 NEW HAMPSHIRE

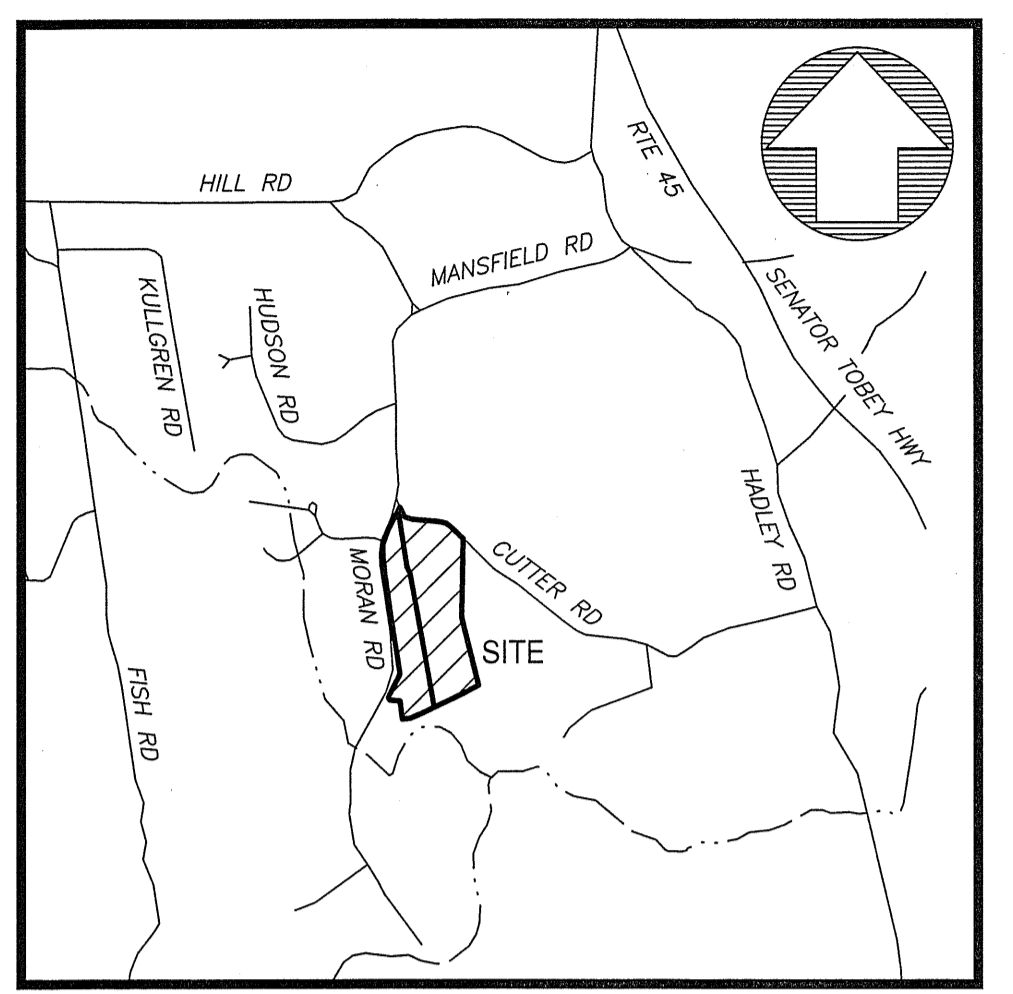


LOT SYNOPSIS

LOT NO.	EXISTING	PROPOSED	-	+
5B-84-1	743,017± S.F. 17.06± ACRES	688,573± S.F. 15.81± ACRES	PARCELS A & C	
5B-83	209,076 S.F. 4.800 ACRES	261,360 S.F. 6.000 ACRES	PARCEL B	PARCEL A
5B-84	565,354 S.F. 12.979 ACRES	568,216 S.F. 13.045 ACRES		PARCEL B & C

REFERENCE PLANS:

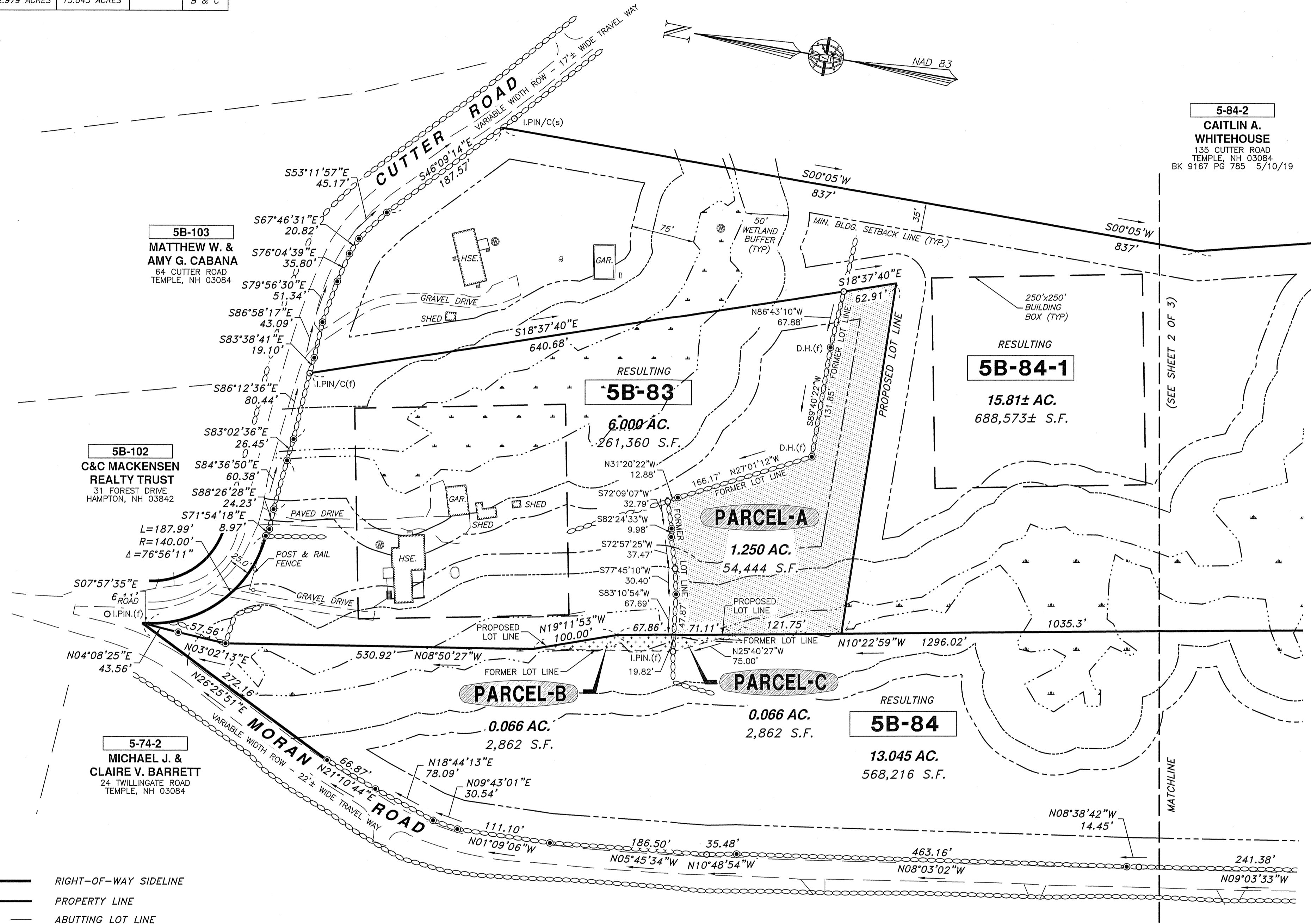
- "PROPERTY OF EDGAR L. LEIGHTON, JR. IN TEMPLE, NEW HAMPSHIRE, SCALE 1"=100', SURVEYED BY J.M. ATTRIDGE & D.D. MCKENNEY DATED JULY, 1979" RECORDED AT H.C.R.D. AS PLAN #12993
- "PLAN OF LANDS RAYMOND P. & KRYSZYNA LAUNTZ AND ORA D. GULICK TEMPLE, N.H. SCALE: 1" =50' JUNE 29, 1979" RECORDED AT THE H.C.R.D. AS PLAN #12444



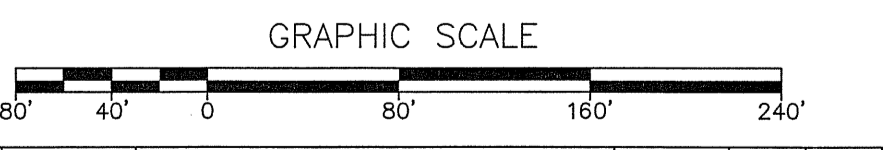
LOCUS MAP:
SCALE: 1"=2,000'±

NOTES:

- THE PURPOSE OF THIS PLAN IS TO DEPICT A LOT LINE ADJUSTMENT BETWEEN LOTS 5B-83, 5B-84 AND 5B-84-1. PARCEL A IS TO BE CONVEYED FROM LOT 5B-84-1 TO LOT 5B-83. PARCEL B IS TO BE CONVEYED FROM LOT 5B-83 TO LOT 5B-84. PARCEL C IS TO BE CONVEYED FROM LOT 5B-84-1 TO LOT 5B-84. PARCELS A, B AND C ARE NOT TO BE CONSIDERED SEPARATE BUILDING LOTS.
- THE OWNER OF RECORD OF TAX MAP 5B LOT 83 IS NANCY L. & CORDES V. ARMSTRONG, 91 CUTTER ROAD, TEMPLE, NH 03084. SEE HC RD BK. 9171, PG. 1888, DATED: 05/24/2019.
- THE OWNER OF RECORD OF TAX MAP 5B LOTS 84 AND 84-1 IS THE DFG REVOCABLE TRUST, 55 EGRET WAY, BOYNTON BEACH, FL 33436. SEE HC RD BK. 9311, PG. 451, DATED: 06/22/2020.
- THE PROPERTY IS LOCATED WITHIN THE "RA" RURAL RESIDENTIAL AND AGRICULTURAL DISTRICT. LOTS WITHIN THE "RA" DISTRICT MUST HAVE A MINIMUM LOT SIZE OF THREE ACRES AND CAPABLE OF CONTAINING A SQUARE TWO HUNDRED FIFTY BY TWO HUNDRED FIFTY FEET. MINIMUM FRONTAGE IS THREE HUNDRED FEET. THE PROPERTY MAY BE SUBJECT TO VARIOUS OVERLAY ZONES NOT SHOWN OR NOTED HEREON.
- THE BOUNDARY OF LOT 5-83 AND PARCELS "A", "B" AND "C" IS THE RESULT OF A PRECISE ON-SITE FIELD SURVEY PERFORMED BY THIS OFFICE DURING MAY 2022. BOUNDARY LINES FOR THE RESULTING LOT 5B-84-1 ARE THE RESULT OF A FIELD SURVEY PERFORMED BY THIS OFFICE DURING MAY 2022, SUPPLEMENTED WITH INFORMATION FROM THE REFERENCE PLANS NOTED HEREON.
- WETLANDS SHOWN WERE DELINEATED IN ACCORDANCE WITH THE ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 AND THE NORTHEAST REGIONAL SUPPLEMENT, BY SPENCER C. TATE C.W.S. OF THIS OFFICE IN OCTOBER, 2021.
- NO UNDERGROUND UTILITY INVESTIGATION WAS PERFORMED BY THIS OFFICE AT THIS TIME.
- HORIZONTAL ORIENTATION IS BASED UPON NEW HAMPSHIRE STATE PLAN COORDINATE SYSTEM AND VERTICAL DATUM IS BASED ON NAVD88 PER A GPS COORS SOLUTION DURING OCTOBER, 2021.



- LEGEND:
- RIGHT-OF-WAY SIDELINE
 - PROPERTY LINE
 - ABUTTING LOT LINE
 - - - EDGE OF PAVEMENT
 - ... EDGE OF WETLANDS
 - EXISTING STONEWALL
 - 5B-83 EXISTING TAX MAP LOT NUMBER
 - Existing Building
 - EXIST. IRON PIN FOUND
 - EXIST. DRILL HOLE SET
 - ◀ EXIST. ANGLE IRON FOUND



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

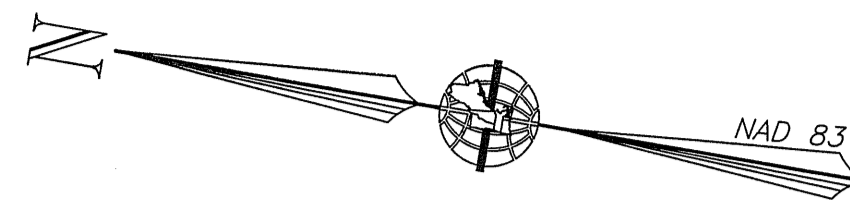
CERTIFICATION:

"I HEREBY CERTIFY THAT PARCELS "A", "B" & "C" 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)."

REVIEW COPY
LOT LINE ADJUSTMENT PLAN
LANDS OF:
NANCY L. & CORDES V. ARMSTRONG
TAX MAP 5B LOT 83
AND
DFG REVOCABLE TRUST
TAX MAP 5B LOTS 84 & 84-1
TEMPLE, NEW HAMPSHIRE

SCALE: 1" = 80' JUNE 6, 2022

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MERIDIANLANDSERVICES.COM FAX 603-673-1584



5-84-2
**CAITLIN A.
 WHITEHOUSE**
 135 CUTTER ROAD
 TEMPLE, NH 03084
 BK 9167 PG 785 5/10/19

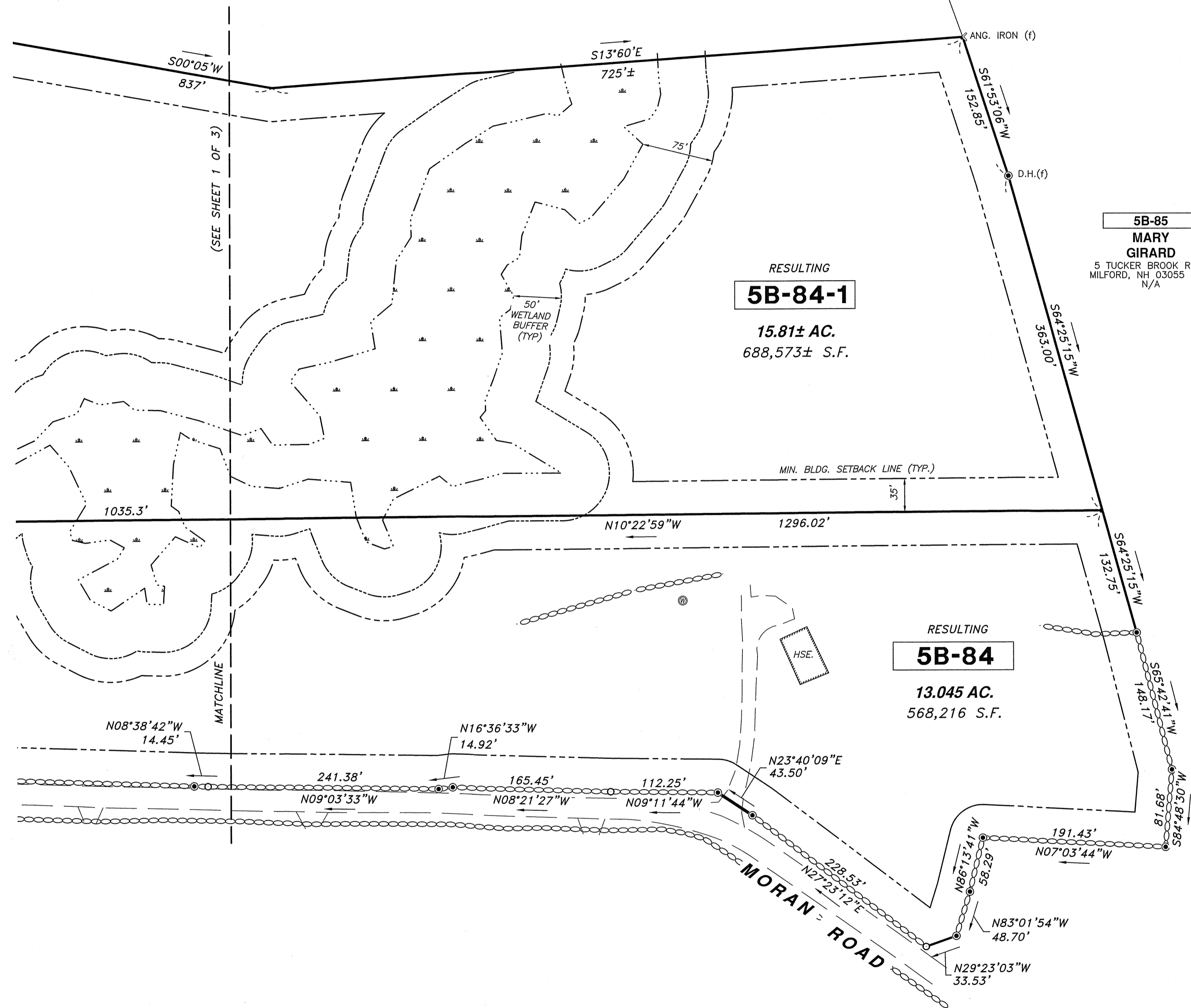
5B-85
**MARY
 GIRARD**
 S TUCKER BROOK ROAD
 MILFORD, NH 03055 3221
 N/A

RESULTING
5B-84-1

15.81± AC.
 688,573± S.F.

RESULTING
5B-84

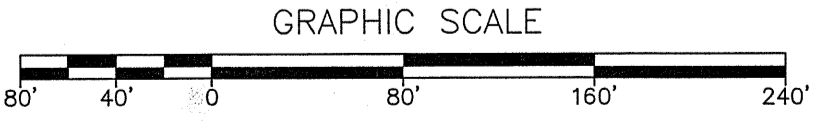
13.045 AC.
 568,216 S.F.



CERTIFICATION:

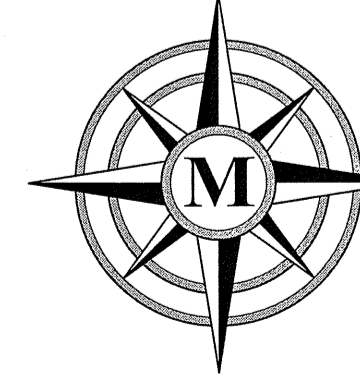
"I HEREBY CERTIFY THAT PARCELS "A", "B" & "C" ARE THE RESULT OF AN ON-SITE INSTRUMENT SURVEY PERFORMED BY THIS OFFICE WHICH MEETS THE URBAN CLASSIFICATION PRECISION REQUIREMENT OF ONE PART IN TEN THOUSAND (1:10,000)."

- LEGEND:**
- RIGHT-OF-WAY SIDELINE
 - PROPERTY LINE
 - ABUTTING LOT LINE
 - EDGE OF PAVEMENT
 - EDGE OF WETLANDS
 - EXISTING STONEWALL
 - 5B-83 EXISTING TAX MAP LOT NUMBER
 - ▭ EXISTING BUILDING
 - EXIST. IRON PIN FOUND
 - ⊙ EXIST. DRILL HOLE SET
 - ◁ EXIST. ANGLE IRON FOUND



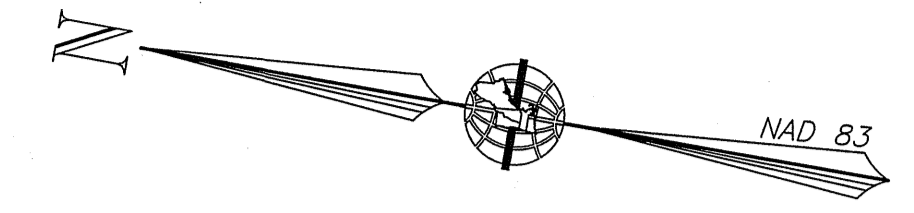
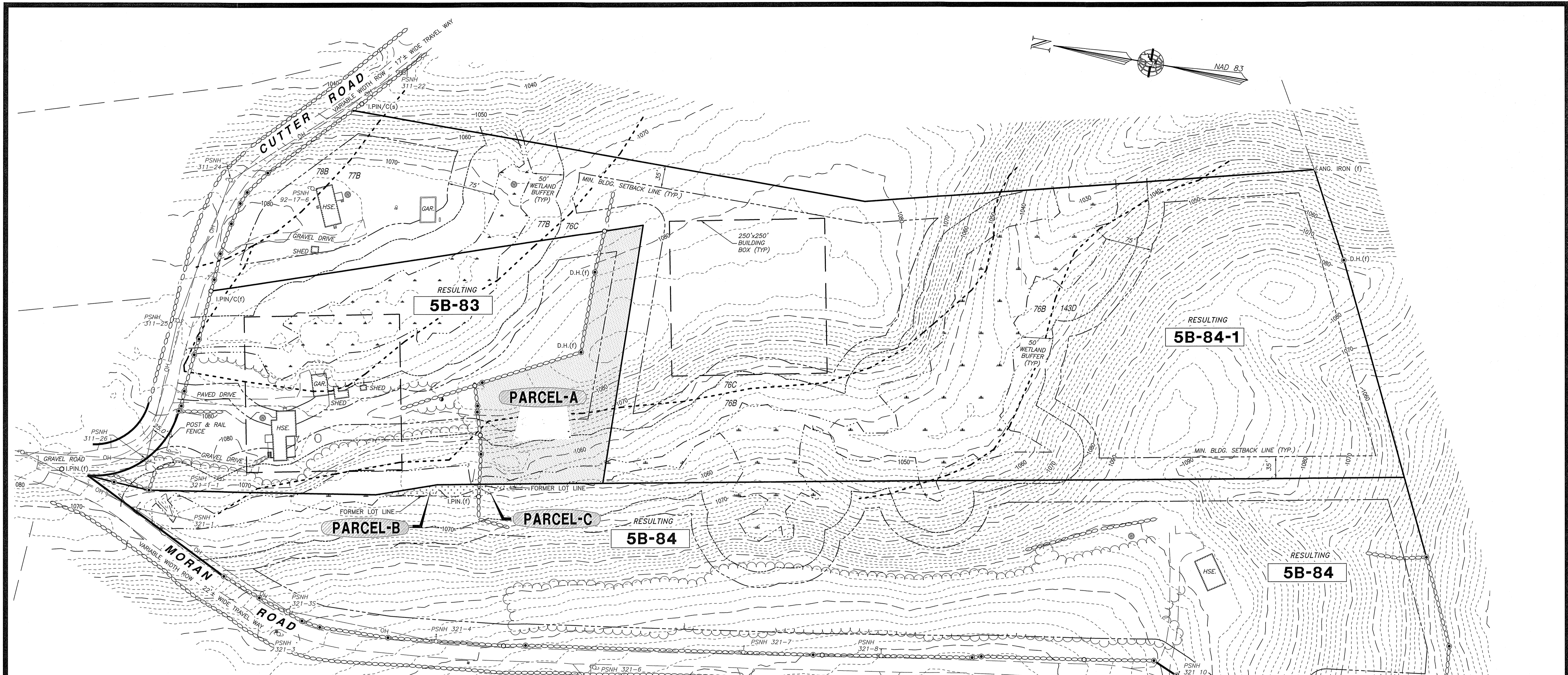
REV.	DATE	DESCRIPTION	C/O	DR	CK
D	--	--	--	--	--
C	--	--	--	--	--
B	--	--	--	--	--
A	--	--	--	--	--

REVIEW COPY
 LOT LINE ADJUSTMENT PLAN
 LANDS OF:
**NANCY L. & CORDES V.
 ARMSTRONG**
 TAX MAP 5B LOT 83
 AND
DFG REVOCABLE TRUST
 TAX MAP 5B LOTS 84 & 84-1
 TEMPLE, NEW HAMPSHIRE
 SCALE: 1" = 80' JUNE 6, 2022



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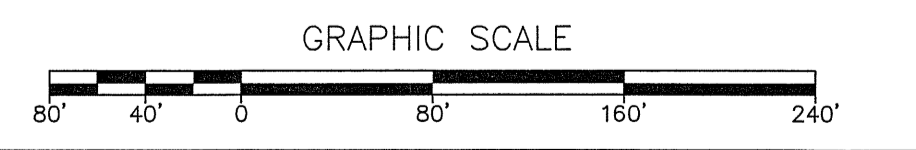
Plotted: 6/7/2022 3:27 PM By: MJB
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SCS SOILS LEGEND:

MAP UNIT SYMBOL	MAP UNIT NAME
76C	MARLOW FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES, WELL DRAINED
77B	MARLOW FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES, VERY STONY, WELL DRAINED
78B	PERU FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY WELL DRAINED
143D	MONADNOCK FINE SANDY LOAM, 15 TO 35 PERCENT SLOPES, VERY STONY, WELL DRAINED

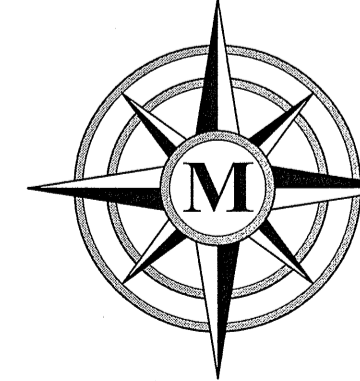
- LEGEND:**
- RIGHT-OF-WAY SIDELINE
 - PROPERTY LINE
 - ABUTTING LOT LINE
 - BUILDING SETBACK LINE
 - WETLAND BUFFER LINE
 - EDGE OF PAVEMENT
 - EXISTING GRAVEL ROAD
 - OH — EXISTING ELECTRIC LINE
 - — EDGE OF WETLANDS
 - 78B --- U.S.D.A. SOILS BOUNDARY
 - — — — — STONE WALL
 - — — — — 10' CONTOUR INTERVAL
 - — — — — 2' CONTOUR INTERVAL
 - 2-23 EXISTING TAX MAP AND LOT NUMBER
 - EXISTING BUILDING
 - TEST PIT WITH DATA
 - TEST PIT NUMBER
 - DEPTH-LEDGE FOUND
 - DEPTH-SEASONAL HIGH WATER FOUND
 - POTENTIAL 4,000 S.F. SEPTIC AREA
 - EXISTING TREE LINE
 - EXISTING GRANITE BOUND FOUND
 - EXISTING DRILL HOLE FOUND/SET
 - EXISTING IRON PIPE FOUND
 - EXISTING UTILITY POLE & GUY WIRE
 - EXISTING WELL



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

LOT LINE ADJUSTMENT PLAN
LANDS OF:
NANCY L. & CORDES V. ARMSTRONG
 TAX MAP 5B LOT 83
AND
DFG REVOCABLE TRUST
 TAX MAP 5B LOTS 84 & 84-1
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