

For Registry Use Only

[2A-69] BARRY J. WEST REVOCABLE TRUST
242 Peterborough Road
Temple, NH 03084
8273/1152

[2A-60-3] JULIE B. MIDDLETON
242 Peterborough Road
Temple, NH 03084
8504/2130
Plan Ref. Nos. 2 & 6

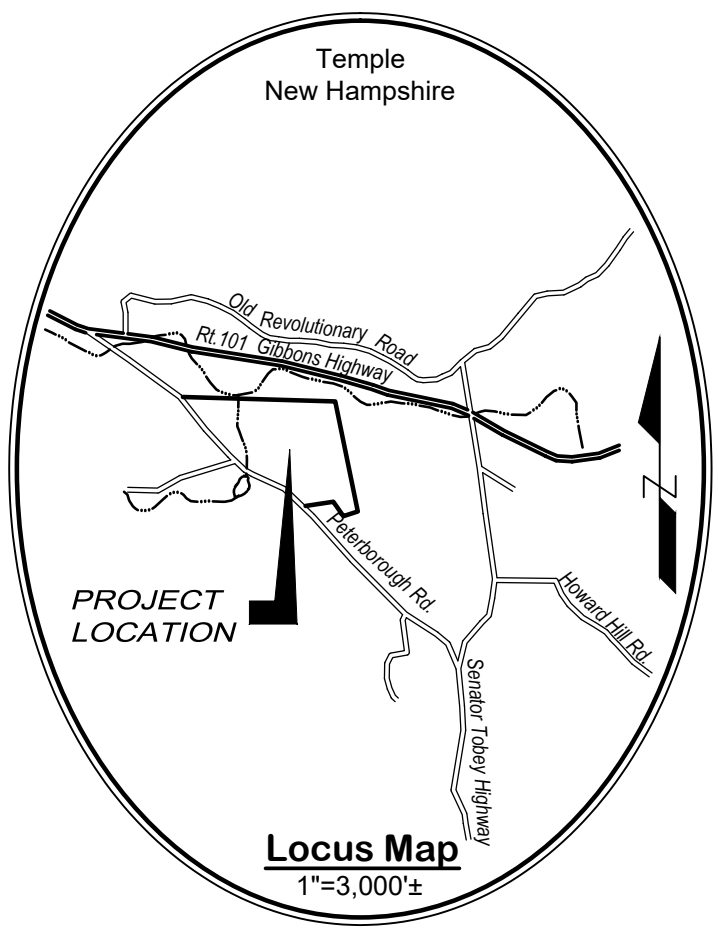
[2A-57] ERIC & SHEILAH COUTURE
540 NH Route 101
Temple, NH 03084
9531/2784
Plan Ref. No. 1

[2A-56] KAROLIN J. CAMPBELL
22 Main Street, PO Box 91
Mont Vernon, NH 03057
7099/2708

[2A-55-2] SHEILA K. KULLGREN REVOCABLE TRUST
163 County Road
Greenfield, NH 03047
9136/163
Plan Ref. No. 5

[2A-55-1] SHEILA K. KULLGREN REVOCABLE TRUST
163 County Road
Greenfield, NH 03047
9136/163
Plan Ref. No. 5

[2A-55] SHEILA K. KULLGREN REVOCABLE TRUST
163 County Road
Greenfield, NH 03047
9136/163
Plan Ref. No. 5



[2A-52] C. DAVID & ELLEN HEDMAN
22 Moore Pike
Jaffrey, NH 03452
7099/2705

Zoning Districts
RA - Rural Residential & Agricultural REQUIREMENTS

MAX HEIGHT 40'
LOT SIZE 3 Acres
FRONTAGE 300'

BUILDING SETBACKS
FRONT 35'
SIDE 35'
REAR 35'

SECTION 28: AQUIFER PROTECTION
SEE ORDINANCE FOR RESTRICTIONS

SECTION 29: WETLANDS PROTECTION
NO STRUCTURES WITHIN 75' OF JURISDICTIONAL WETLANDS

SEE TOWN OF TEMPLE ZONING ORDINANCES CONCERNING ANY ADDITIONAL REQUIREMENTS PERTAINING TO PARCEL



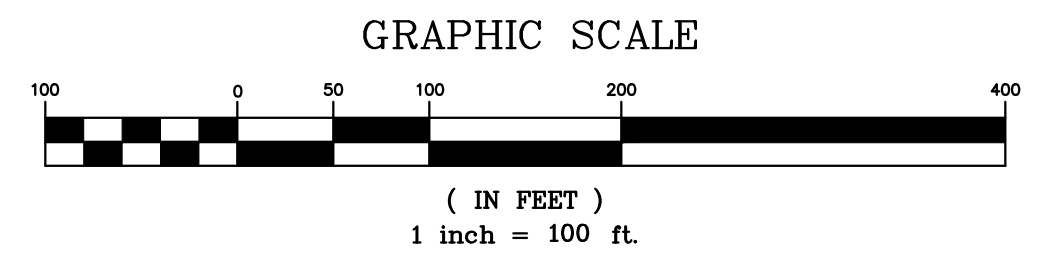
Symbol Legend

	CATCH BASIN
	UTILITY POLE W/GUY WIRES, OVERHEAD LINES AND NUMBERS
	STONE WALL
	STONE WALL REMNANTS
	BARBED WIRE FENCE
	EDGE OF WATER
	TREE LINE
	EDGE OF PAVEMENT
	EDGE OF GRAVEL
	EDGE OF WETLANDS
	IRON PIN/PIPE
	DRILL HOLE

Owner of Record
Tax Map 2A Lot 60
Julie Barker Middleton Revocable Trust

242 Peterborough Road
Temple, NH 03084
8290/2728

TOTAL AREA
73.97 Acres±
3,222,281 Sq.Ft.±
2,719' Frontage



NO.	DATE	REVISION	BY

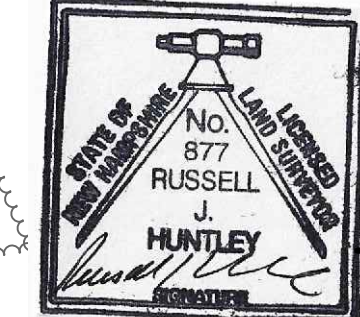
APPROVED BY THE TEMPLE PLANNING BOARD

BY _____ CHAIRMAN
AND _____ SECRETARY
ON _____

Surveyor's Certification
PURSUANT TO RSA 676: 18 III AND RSA 672: 14, I CERTIFY THAT THIS SURVEY AND PLAT WERE PRODUCED BY ME OR THOSE UNDER MY DIRECT SUPERVISION FROM A TOTAL STATION AND DATA COLLECTOR TRAVERSE WITH A POSITION TOLERANCE THAT MEETS OR EXCEEDS NH LAM 500 AND THE ALLOWABLE RELATIVE POSITIONAL ACCURACY REQUIRED BY THE STATE OF NEW HAMPSHIRE IN TABLE 500.1. *ACCURACY MEASUREMENTS, LOCAL ACCURACY OF CONTROL SUPPORTING THE SURVEY,* AND IS BASED ON INFORMATION RECORDED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS AS REFERENCED HEREON, INFORMATION PROVIDED BY THE CLIENT AND PHYSICAL EVIDENCE FOUND.

THE PROPOSED PARCELS ARE SUITABLE FOR RESIDENTIAL DEVELOPMENT.

THE SUBDIVISION REGULATIONS OF THE TOWN OF TEMPLE ARE A PART OF THIS PLAT, AND APPROVAL OF THIS PLAT IS CONTINGENT ON COMPLETION OF ALL THE REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY ANY VARIANCES OR MODIFICATIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.



FOR PLANNING BOARD REVIEW - NOT FOR RECORDING -

Two Lot Minor Subdivision Plan
LAND OF
Julie Barker Middleton Revocable Trust & Gertrude B. Odell Revocable Trust
located at
Tax Map 2A Lot 60
Peterborough Road, Temple, Hillsborough County, New Hampshire
Book 8290, Page 2728 & Book 6187, Page 1974

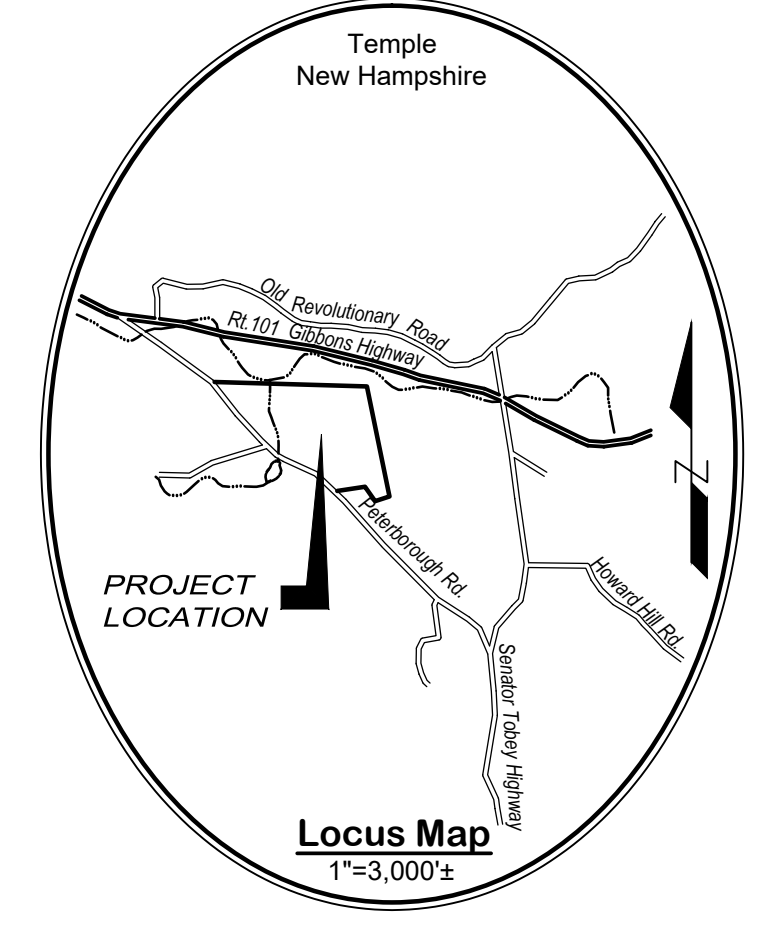
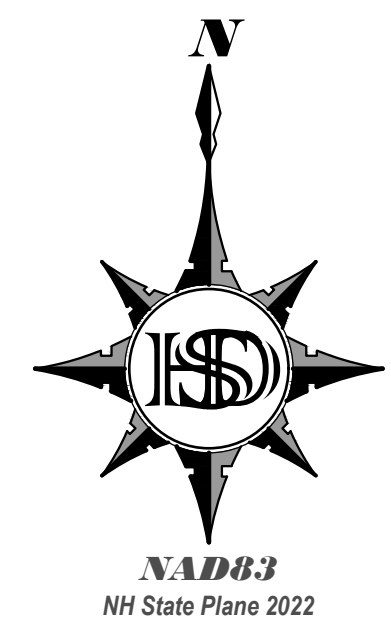
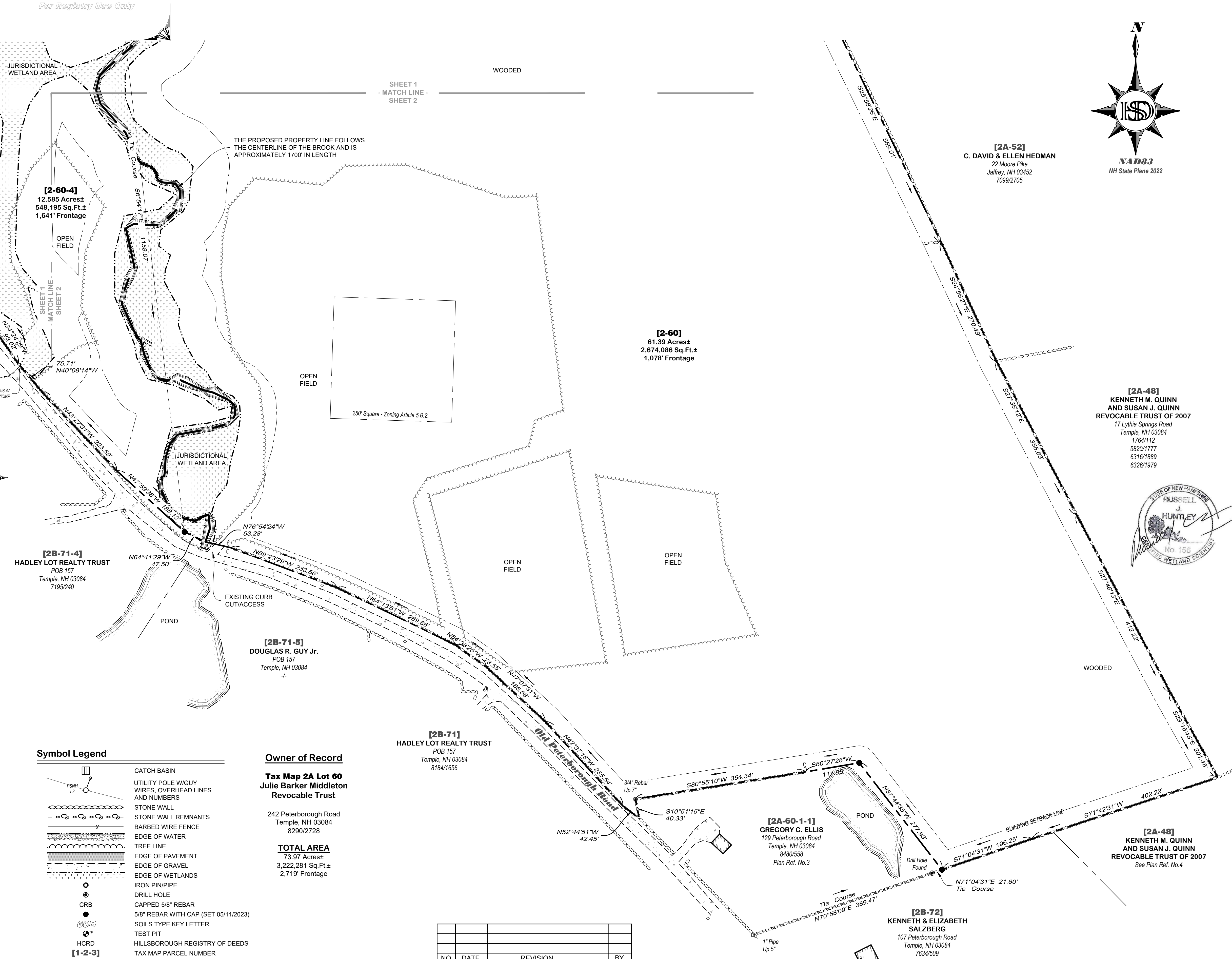
Sheet No. 1 of 2

Scale 1" = 100'

Surveyed 11/2022 Plan prepared 12/28/2022
Project No. H22-081 Cad File No. H22-081 Sub.dwg

Huntley Survey & Design, PLLC
NH & VT Land Surveying, Wetlands & NH Septic System Design
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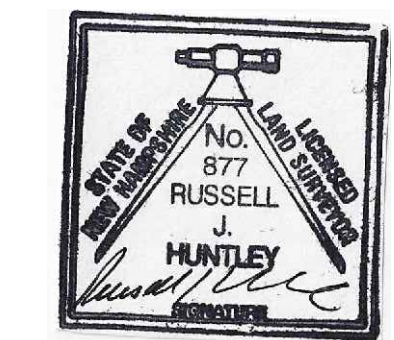


Plan References

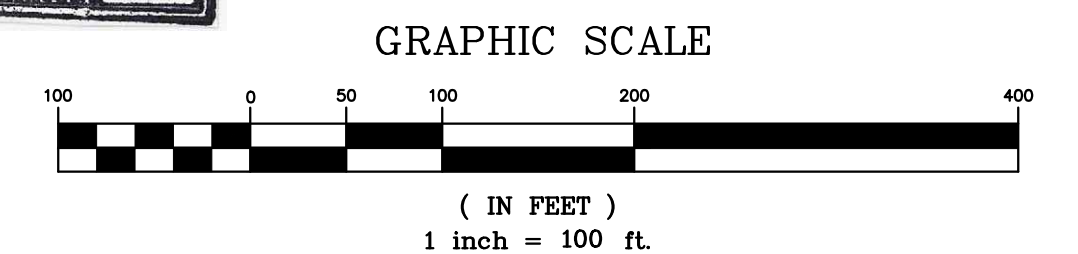
- REFERENCES INCLUDE ALL INFORMATION REFERRED TO ON ANY OF THE FOLLOWING PLANS
1. A STADIA AND TAPE SURVEY OF LAND IN TEMPLE, NH TO BE CONVEYED TO JOSE AND LORNA COOKE DE VARON, DATED SEPTEMBER 28, 1970, BY DONALD R. MELLEN (Plan No. 004821 HCRD)
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 3. MINOR SUBDIVISION OF LAND OF GERTRUDE M. ODELL, DATED APRIL 9, 1989, BY FRANK V. WRIGHT (Plan No. 23736)
 4. SUBDIVISION PLAN OF LAND, TAX MAP PARCEL 2-72, PREPARED FOR BROOKE LEASING AND DEVELOPMENT CO., INC., DATED NOVEMBER 12, 2003, BY JOHN KELLEY, MERIDIAN LAND SERVICES INC (Plan No. 32938 HCRD)
 5. SUBDIVISION PLAN PREPARED FOR JENNIFER A. KULLGREN, TAX MAP 2, LOT 55, DATED AUGUST 23, 2006, BY GEORGE F. KELLER, MERIDIAN LAND SERVICES, INC. (Plan No.36335 HCRD)
 6. CORRECTIVE SUBDIVISION PLAN, MAP 2, LOT 60, LAND OF GERTRUDE M. ODELL REVOCABLE TRUST, PREPARED FOR GEORGE ELLIS, DATED OCTOBER 15, 2009, BY EARL SANFORD, SANFORD SURVEYING & ENGINEERING (Plan No.36608 HCRD)

Notes

1. THE BEARINGS SHOWN ON THIS PLAN ARE REFERENCED TO NAD83 NH STATE PLANE GRID, BASED ON A STATIC GPS SURVEY PERFORMED IN NOVEMBER 2022 USING AN IG3S GNSS RECEIVER.
2. THE BOUNDARY LINES SHOWN ON THIS PLAN WERE CALCULATED FROM DEEDS, RECORD PLANS & PHYSICAL EVIDENCE FOUND DURING THE FIELD SURVEY.
3. JURISDICTIONAL WETLANDS WERE DELINEATED BY HUNTLEY SURVEY & DESIGN DURING THE MONTH OF OCTOBER, 2022 USING THE THREE PARAMETER APPROACH DESCRIBED IN TECHNICAL MANUAL Y-87-1, THE CORPS OF ENGINEERS 1987 WETLAND DELINEATION MANUAL AND SUPPLEMENTED BY THE JANUARY 2012, REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTHEAST REGION U.S. ARMY CORPS OF ENGINEERS, V.2.
4. OLD PETERBOROUGH ROAD IS A CLASS V TOWN HIGHWAY. THE TRAVELED WAY IS APPROXIMATELY 24' WIDE AND GRAVEL. THE RIGHT OF WAY IS PRESUMED TO BE 3 RODS (49.5') WHICH IS SUPPORTED BY THE AVERAGE WIDTH BETWEEN STONE WALLS. THE STONE WALLS WERE HELD AS THE LIMITS OF PUBLIC RIGHT OF WAY.
5. THE PROPOSED BOUNDARY LINE BETWEEN PARCEL 2A-60 AND 2A-60-4 IS THE CENTER OF THE BROOK. THE LINE IS SUBJECT TO CHANGES DUE TO NATURAL ACCRETION AND EROSION.
6. THE PARCELS SHOWN HEREON ARE SUBJECT TO CURRENT USE TAXATION STATUS.



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Symbol Legend

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	STONE WALL
	STONE WALL REMNANTS
	BARBED WIRE FENCE
	EDGE OF WATER
	TREE LINE
	EDGE OF PAVEMENT
	EDGE OF GRAVEL
	EDGE OF WETLANDS
	IRON PIN/PIPE
	DRILL HOLE
	CRB
	CAPPED 5/8" REBAR
	5/8" REBAR WITH CAP (SET 05/11/2023)
	SOILS TYPE KEY LETTER
	TEST PIT
	HILLSBOROUGH REGISTRY OF DEEDS
	TAX MAP PARCEL NUMBER
	DEED VOLUME & PAGE

Owner of Record
Tax Map 2A Lot 60
Julie Barker Middleton
Revocable Trust

242 Peterborough Road
Temple, NH 03084
8290/2728

TOTAL AREA
73.97 Acres±
3,222,281 Sq.Ft.±
2,719' Frontage

NO.	DATE	REVISION	BY

Two Lot Minor Subdivision Plan
LAND OF
Julie Barker Middleton Revocable Trust
& **Gertrude B. Odell Revocable Trust**

located at
Tax Map 2A Lot 60
Peterborough Road, Temple, Hillsborough County, New Hampshire
Book 8290, Page 2728 & Book 6187, Page 1974

Sheet No.2 of 2

Scale 1"= 100'

Surveyed 11/2022 Plan prepared 12/28/2022
Project No. H22-081 Cad File No. H22-081 Sub.dwg

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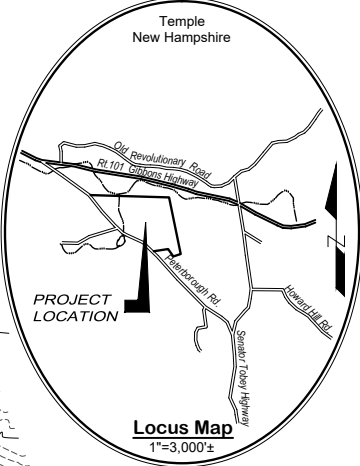
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8290/2728

[2B-71-4]
HADLEY LOT REALTY TRUST
POB 157
Temple, NH 03084
7195/240

[2B-71-5]
DOUGLAS R. GUY Jr.
POB 157
Temple, NH 03084
-

[2B-71]
HADLEY LOT REALTY TRUST
POB 157
Temple, NH 03084
8184/1656

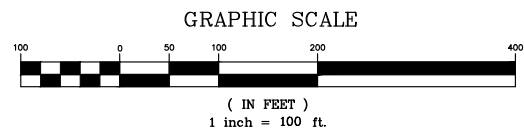
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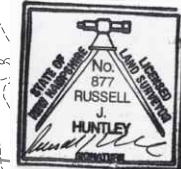
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Temple, NH 03084
8290/2728
TOTAL AREA
73.97 Acres±
3,222,281 Sq.Ft.±
2,719' Frontage



NO.	DATE	REVISION	BY
1	06/29/23	update TP locations & Aquifer area	RJH

APPROVED BY THE TEMPLE PLANNING BOARD
BY _____ CHAIRMAN
AND _____ SECRETARY
ON _____

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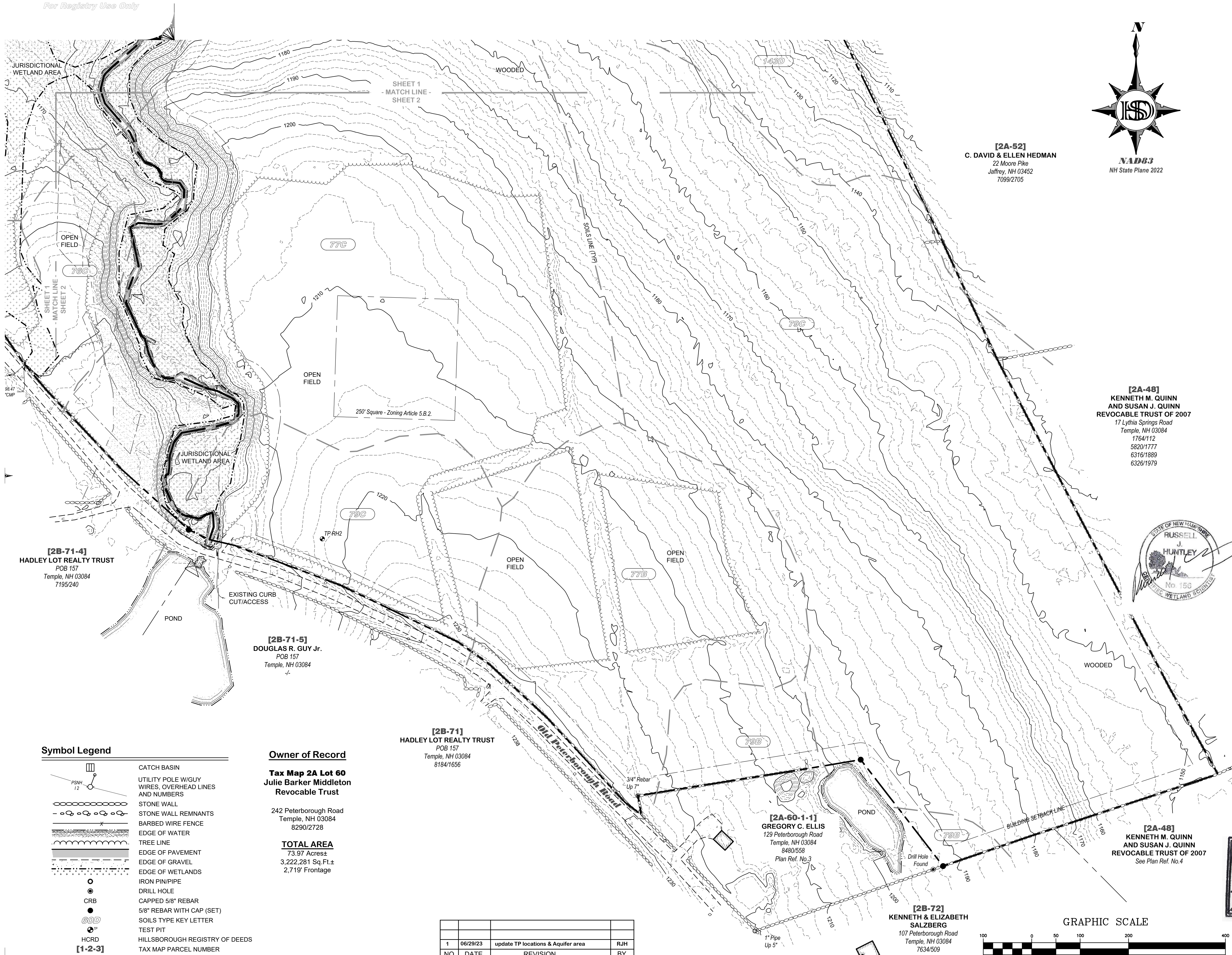
SUPPLEMENTAL SOILS & TOPOGRAPHY PLAN

Two Lot Minor Subdivision Plan
LAND OF
Julie Barker Middleton Revocable Trust & Gertrude B. Odell Revocable Trust
located at
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Peterborough Road, Temple, Hillsborough County, New Hampshire
Book 8290, Page 2728 & Book 6187, Page 1974

Sheet No. T1 of 2

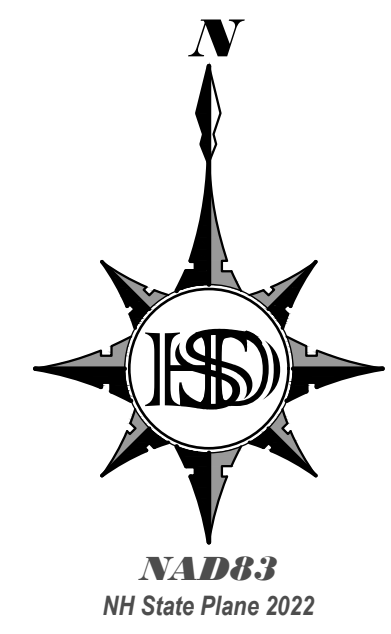
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Huntley Survey & Design, PLLC
NH & VT Land Surveying, Wetlands & NH Septic System Design
659 West Road, Temple, NH 03084 (603) 924-1669 www.huntleysurvey.com



Soils Key

76C	MARLOW FINE SANDY LOAM	8-15% SLOPES	
77B	MARLOW FINE SANDY LOAM	0-8% SLOPES	VERY STONY
77C	MARLOW FINE SANDY LOAM	8-15% SLOPES	VERY STONY
78B	PERU FINE SANDY LOAM	3-8% SLOPES	
79B	PERU FINE SANDY LOAM	0-8% SLOPES	VERY STONY
79C	PERU FINE SANDY LOAM	8-15% SLOPES	VERY STONY
143C	MONADNOCK FINE SANDY LOAM	0-8% SLOPES	VERY STONY
143D	MONADNOCK FINE SANDY LOAM	8-15% SLOPES	VERY STONY



[2A-52]
C. DAVID & ELLEN HEDMAN
 22 Moore Pike
 Jaffrey, NH 03452
 7099/2705

[2A-48]
**KENNETH M. QUINN
 AND SUSAN J. QUINN
 REVOCABLE TRUST OF 2007**
 17 Lythia Springs Road
 Temple, NH 03084
 1764/112
 5820/1777
 6316/1889
 6326/1979

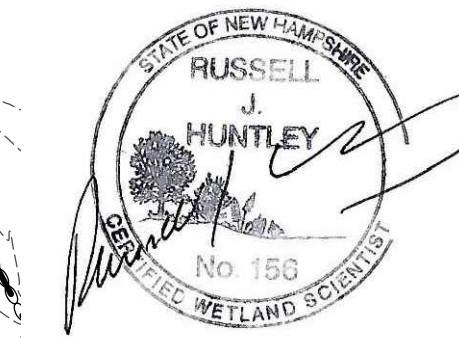
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 POB 157
 Temple, NH 03084

[2B-71]
HADLEY LOT REALTY TRUST
 POB 157
 Temple, NH 03084
 8184/1656

[2A-60-1-1]
GREGORY C. ELLIS
 129 Peterborough Road
 Temple, NH 03084
 8480/558
 Plan Ref. No.3

[2B-72]
**KENNETH & ELIZABETH
 SALZBERG**
 107 Peterborough Road
 Temple, NH 03084
 7634/509
 Plan Ref. No.4



Plan References

- REFERENCES INCLUDE ALL INFORMATION REFERRED TO ON ANY OF THE FOLLOWING PLANS
1. A STADIA AND TAPE SURVEY OF LAND IN TEMPLE, NH TO BE CONVEYED TO JOSE AND LORNA COOKE DE VARON, DATED SEPTEMBER 28, 1970, BY DONALD R. MELLEN (Plan No. 004821 HCRD)
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Notes

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3. TOPOGRAPHY SHOWN ON THIS PLAN IS FROM LIDAR SURVEY AND MAPPING OBTAINED FROM <http://lidar.unh.edu/map> CONTROLLED BY THE GROUND SURVEY AND GPS REFERRED TO IN NOTES Nos. 1 & 2. THE VERTICAL DATUM IS NAVD 88. CONTOUR INTERVAL IS TWO (2) FEET.
4. JURISDICTIONAL WETLANDS WERE DELINEATED BY HUNTLEY SURVEY & DESIGN DURING THE MONTH OF OCTOBER, 2022 USING THE THREE PARAMETER APPROACH DESCRIBED IN TECHNICAL MANUAL Y-87-1, THE CORPS OF ENGINEERS 1987 WETLAND DELINEATION MANUAL AND SUPPLEMENTED BY THE JANUARY 2012, REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION U.S. ARMY CORPS OF ENGINEERS, V.2.
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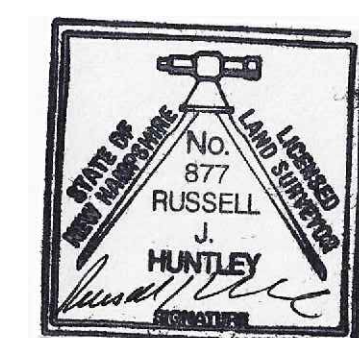
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	EDGE OF WATER
	TREE LINE
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	SOILS TYPE KEY LETTER
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