

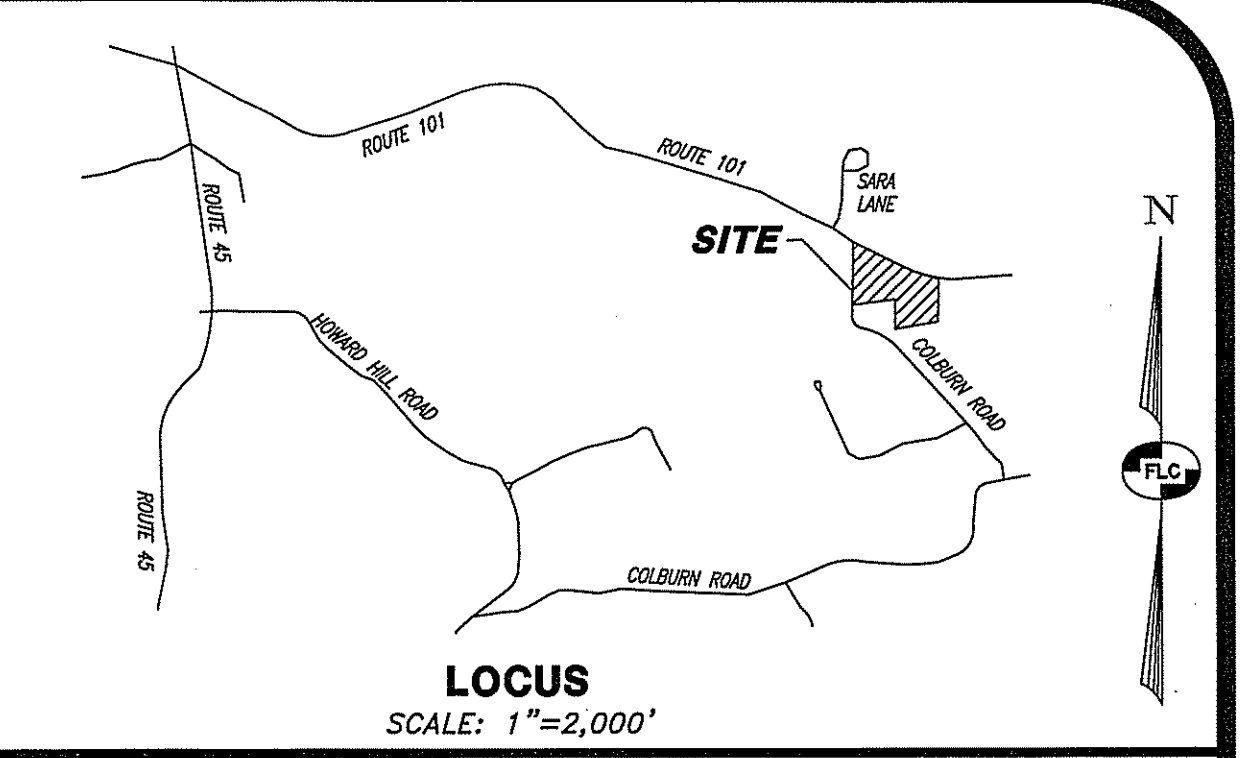
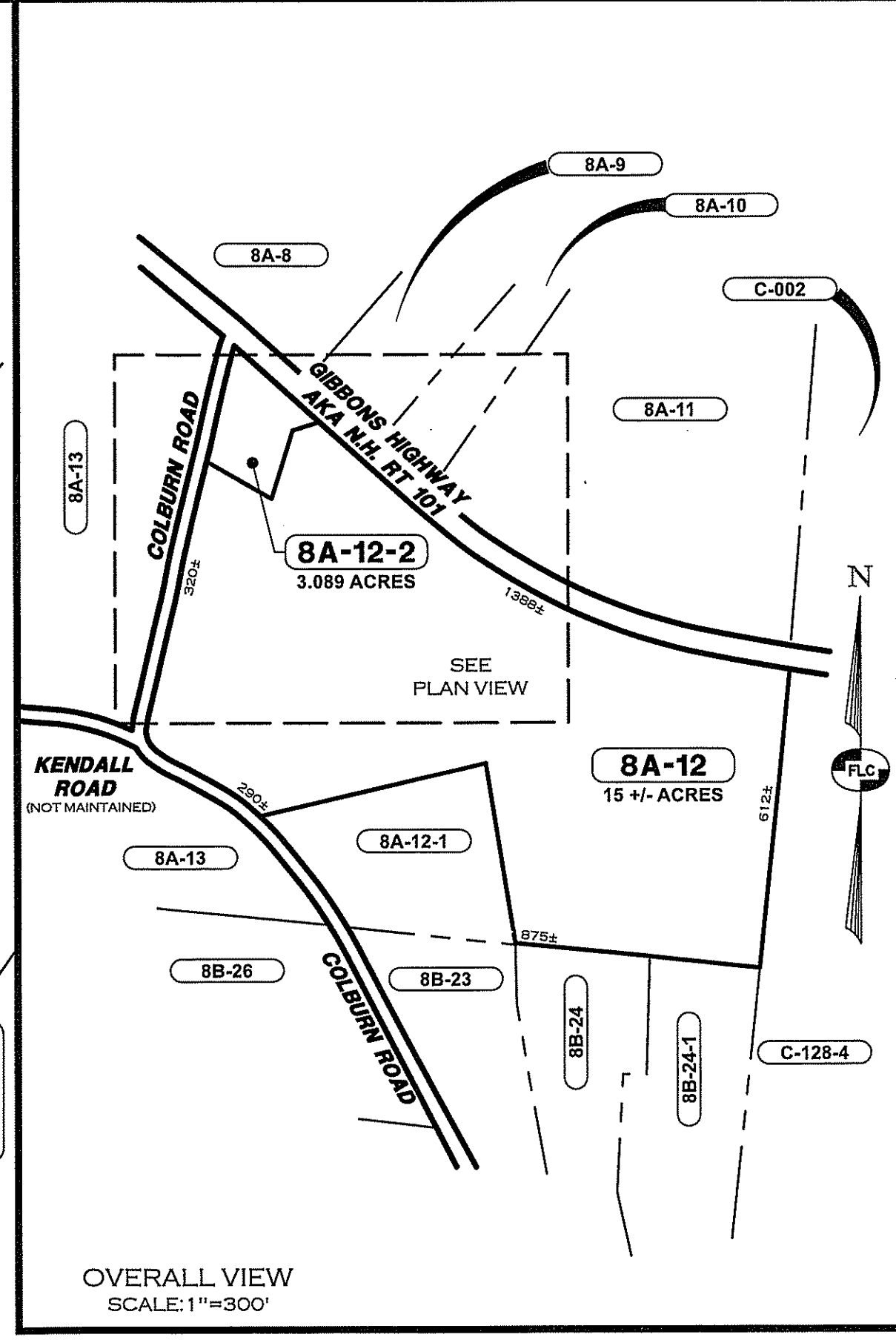
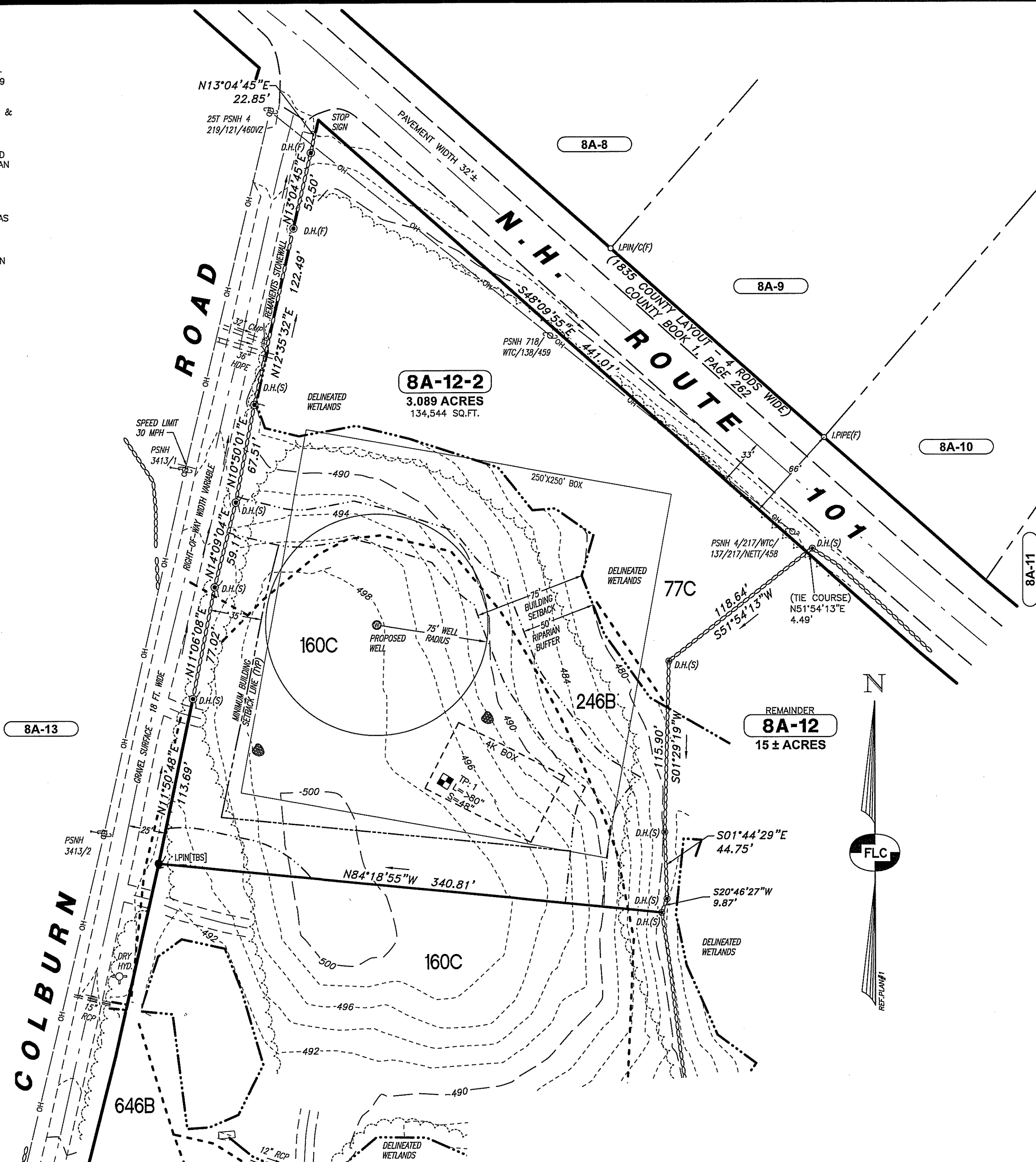
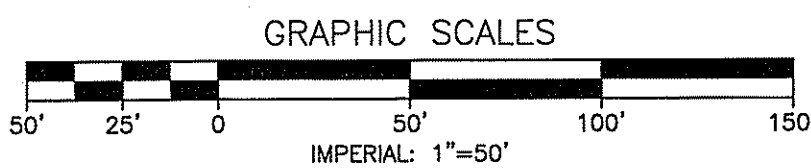
REFERENCE PLANS:

- "SUBDIVISION PLAN - TAX MAP 8A LOT 12 - 479 COLBURN ROAD - TEMPLE, NEW HAMPSHIRE - PREPARED FOR: - THOMAS WHITCOMB - 99 NOAH LANE, TOLLAND, CT 06084 - LAND OF: - WHITCOMB FAMILY REVOCABLE TRUST - TEMPLE, NEW HAMPSHIRE", SCALE: 1"=50', DATED: MARCH 25, 2019, PREPARED BY: FIELDSTONE LAND CONSULTANTS, PLLC & RECORDED AS PLAN #40119 IN THE H.C.R.D.
- "SUBDIVISION - PLAN OF LAND - PREPARED FOR - CHALET SUSSE INTERNATIONAL, INC. - WILTON, NEW HAMPSHIRE", SCALE 1"=100', DATED SEPTEMBER 26, 1998 BY MONADNOCK SURVEY, INC. RECORDED AS PLAN #29558 IN THE H.C.R.D.
- "SUBDIVISION PLAN - TEMPLE, NEW HAMPSHIRE - PREPARED FOR - ROBERT A. BRAGDON - ABBOT HILL RD., WILTON, N.H. 03086", SCALE 1"=50', DATED MARCH 17, 1986 BY HOWARD G. WATKINS. RECORDED AS PLAN #19467 IN THE H.C.R.D.
- "PART OF LAND OF - RUTH P. PEARSON. - TEMPLE, N.H.", SCALE: 1"=60', DATED 1975 BY JOHN PRESTON. RECORDED AS PLAN #8870 IN THE H.C.R.D.

NRCS SOILS LEGEND:
SOURCE: USDA NRCS WEB SOIL SURVEY

----- SOIL BOUNDARY

160C	TUNBRIDGE-LYMAN-MONADNOCK COMPLEX, 8 TO 15% SLOPES
246B	LYME FINE SANDY LOAM 0 TO 8% SLOPES
646B	PILLSBURY FINE SANDY LOAM 0 TO 8% SLOPES
77C	MARLOW FINE SANDY LOAM 8 TO 15% SLOPES, VERY STONY



- NOTES:**
- THE OWNER OF RECORD FOR TAX MAP PARCEL 8A-12 IS JEANNE M. WHITCOMB, TRUSTEE OF THE WHITCOMB FAMILY REVOCABLE TRUST - 479 COLBURN ROAD, TEMPLE, NH 03084. DEED REFERENCE FOR THE PARCEL IS VOL.8632 PG.2468 DATED DECEMBER 30, 2013 IN THE H.C.R.D.
 - THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE EXISTING TAX MAP PARCEL 8A-12 INTO TWO LOTS AS SHOWN, CREATING ONE NEW RESIDENTIAL LOT (8A-12-2) AND A REMAINDER LOT (8A-12) WITH EXISTING BUILDINGS.
 - THE TOTAL AREA OF TAX MAP PARCEL 8A-12 IS 18± ACRES WITH FRONTAGE CONSISTING OF 1080+ FT. ALONG COLBURN ROAD AND 1380+ FT. ALONG GIBBONS HIGHWAY (AKA N.H. ROUTE 101).
THE PROPOSED REVISED AREA OF TAX MAP PARCEL 8A-12 IS 15± ACRES WITH 1380+ FT. OF FRONTAGE ALONG GIBBONS HIGHWAY AND 630+ FT. ALONG COLBURN ROAD.
THE PROPOSED AREA OF LOT 8A-12-2 IS 3.089 ACRES, OR 134,544 SQ.FT. WITH 515.17 FT. OF FRONTAGE ALONG COLBURN ROAD AND 441.01 FT. ALONG GIBBONS HIGHWAY (AKA N.H. ROUTE 101).
 - THE BOUNDARY INFORMATION SHOWN OF PROPOSED LOT 8A-12-2 WAS DEVELOPED FROM THE REFERENCE PLANS CITED HEREON TOGETHER WITH A PRECISE FIELD SURVEY BY THIS OFFICE DURING THE MONTH OF FEBRUARY 2020.
 - ZONING FOR THE ENTIRE PARCEL IS RA - RURAL RESIDENTIAL AND AGRICULTURAL. RESIDENTIAL BUILDINGS ARE TO BE 1-FAMILY.
LOT REQUIREMENTS:
MINIMUM LOT SIZE = 130,680 SQ.FT. (3 ACRES) AND CAPABLE OF CONTAINING A SQUARE 250 FT. X 250 FT.
MINIMUM ROAD FRONTAGE = 300 FT. (CLASS V OR BETTER ROAD)
MINIMUM BUILDING SETBACKS = 35 FT. FROM ALL LINES
WETLANDS SETBACKS = 75 FT. & 50 FT. RIPARIAN BUFFER
 - A PORTIONS OF THE PROPOSED LOT 8A-12-2 LIE WITHIN THE WETLANDS CONSERVATION DISTRICT.
 - SEE NRCS SOILS LEGEND SHOWN HEREON FOR SOIL TYPE DESCRIPTION.
 - LOT 8A-12 IS CURRENTLY SERVICED BY AN INDIVIDUAL SEPTIC SYSTEM AND WELL.
 - NO FUTURE DEVELOPMENT IS PLANNED FOR THE REMAINDER LOT 8A-12 AT THIS TIME.
 - THE SUBJECT PARCEL IS NOT LOCATED IN A FLOOD HAZARD AREA PER FEMA FLOOD INSURANCE RATE MAP 33011C0430D, DATED SEPTEMBER 25, 2009.
 - HORIZONTAL ORIENTATION IS PER REFERENCE PLAN #1. VERTICAL DATUM IS ASSUMED.
 - TO THE BEST OF MY KNOWLEDGE, PROPOSED TAX MAP LOT 8A-12-2 HAS NO KNOWN EASEMENTS OR DEED RESTRICTIONS ASSOCIATED WITH IT EXCEPT THOSE LISTED IN VOL.8632 PG.2468 IN THE H.C.R.D.
 - 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.
 - THE NHDES SUBDIVISION APPROVAL NUMBER IS PENDING.

ABUTTERS:

TAX MAP 8A LOTS 11, 12, 12-1 & 13 WHITCOMB FAMILY REV. TRUST JEANNE M. WHITCOMB, TRUSTEE 479 COLBURN ROAD TEMPLE, NH 03084	TAX MAP 8B LOT 24 DANNI MAY BULTEMEIER PATRICK K. MOORE 6 REBECKAH'S WAY TEMPLE, NH 03084
TAX MAP C LOT 128-4 FOUR WINDS COMMUNITY 32 COLBURN ROAD TEMPLE, NH 03084	TAX MAP 8B LOT 23 ADRIANE V. HOWARD ROBBINS 447 COLBURN ROAD TEMPLE, NH 03084
TAX MAP C LOT 2 DEBORAH L. GOODWIN 1197 GIBBONS HIGHWAY WILTON, NH 03086	TAX MAP 8B LOT 24-1 ROBERT & CAROL LORETTE 14 REBECKAH'S WAY TEMPLE, NH 03084
TAX MAP BA LOT 8 MARY ANNE LITTLE 3 CABINS ROAD TEMPLE, NH 03084	TAX MAP 8B LOT 26 RICHARD C. & AMY E. PARSWOLD 446 COLBURN ROAD TEMPLE, NH 03084
TAX MAP BA LOT 9 JAIME E. MASTERTSON 41 NH RT 101 TEMPLE, NH 03084	TAX MAP BA LOT 10 WILLIAM ALLWORDEN 31 NH RT 101 TEMPLE, NH 03084

REV.	DATE	DESCRIPTION	C/O	DR	CK

SUBDIVISION PLAN
TAX MAP 8A LOT 12
(479 COLBURN ROAD)
TEMPLE, NEW HAMPSHIRE
PREPARED FOR:
JEANNE M. WHITCOMB
479 COLBURN ROAD TEMPLE, NH 03084
LAND OF:
WHITCOMB FAMILY
REVOCABLE TRUST
TEMPLE, NEW HAMPSHIRE

SCALE: 1" = 50' MARCH 25, 2021

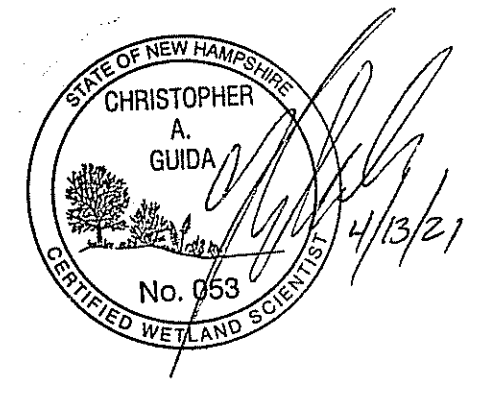
Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

LEGEND:

- | | |
|-----------------------------|-------------------------------|
| — RIGHT-OF-WAY LINE | — OH — OVERHEAD UTILITY LINE |
| — BOUNDARY LINE | — UTILITY POLE & GUY |
| — ABUTTING LOT LINE | ■ CATCH BASIN (SQUARE) |
| — BUILDING SETBACK LINE | □ G.B.(F) GRANITE BOUND FOUND |
| — 50' RIPARIAN BUFFER LINE | ○ D.H.(F) DRILL HOLE FOUND |
| — 75' WETLANDS SETBACK LINE | ○ I.PIN(F) IRON PIN FOUND |
| — EDGE OF GRAVEL ROAD | ● WELL |
| — CENTERLINE ROAD | ○ TAX MAP & LOT NUMBER |
| — CULVERT | — PROPOSED DRIVEWAY |
| — STONE WALL | ■ EXISTING BUILDING |
| — EDGE OF TREE LINE | |
| — EDGE OF WETLANDS | |
| — 460' 10' CONTOUR INTERVAL | |
| — 462' 2' CONTOUR INTERVAL | |
| — STOCKADE FENCE | |

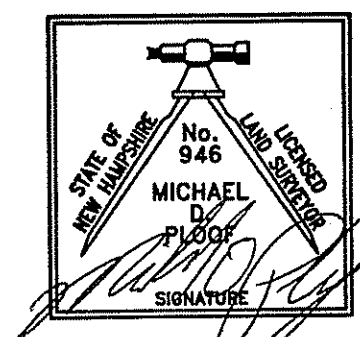
CERTIFICATION:

WETLANDS WERE DELINEATED ON A PORTION OF LOT 8A-12 AS SHOWN IN ACCORDANCE WITH THE US ARMY CORPS OF ENGINEERS 1987 WETLANDS DELINEATION MANUAL Y-87-1 AND REGIONAL SUPPLEMENT FOR NORTHEAST AND NORTH-CENTRAL REGION AND FIELD INDICATORS FOR HYDRIC SOILS IN NEW ENGLAND, BY CHRISTOPHER A. GUIDA, C.W.S. IN FEBRUARY 2021.



CERTIFICATION:

"I HEREBY CERTIFY THAT PROPOSED LOT 8A-12-2 IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND PER THE PRECISION AND ACCURACY STANDARDS FOR AN URBAN CLASSIFICATION SURVEY AS SPECIFIED IN THE NEW HAMPSHIRE LAND SURVEYOR'S ADMINISTRATIVE RULES (LAN 503.04) AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY."



4/13/2021

OWNER(S) SIGNATURE _____ DATE _____

APPROVED BY TEMPLE PLANNING BOARD

ON: _____ CERTIFIED BY _____ AND _____

CHAIRMAN: _____ VICE CHAIRMAN: _____