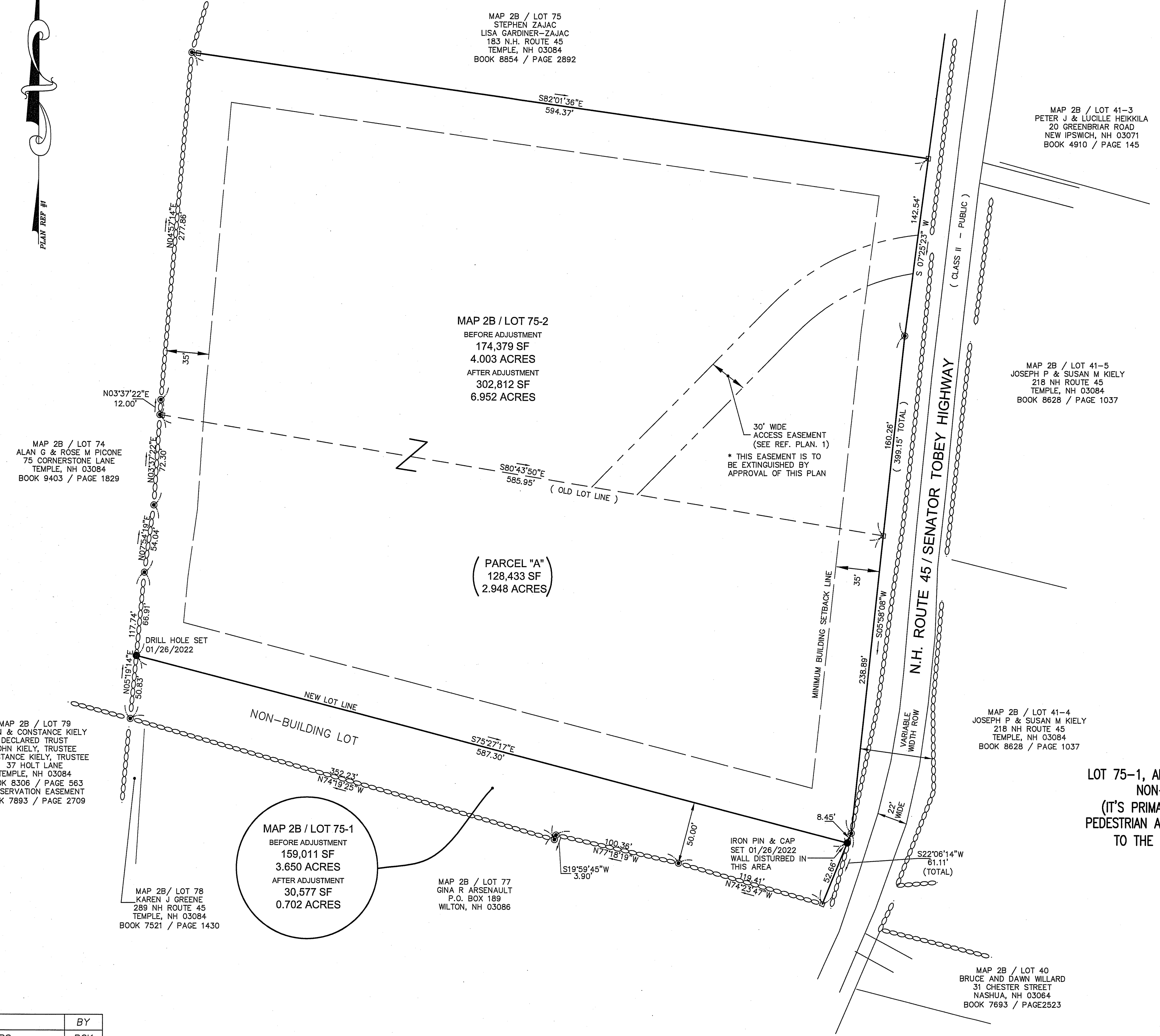
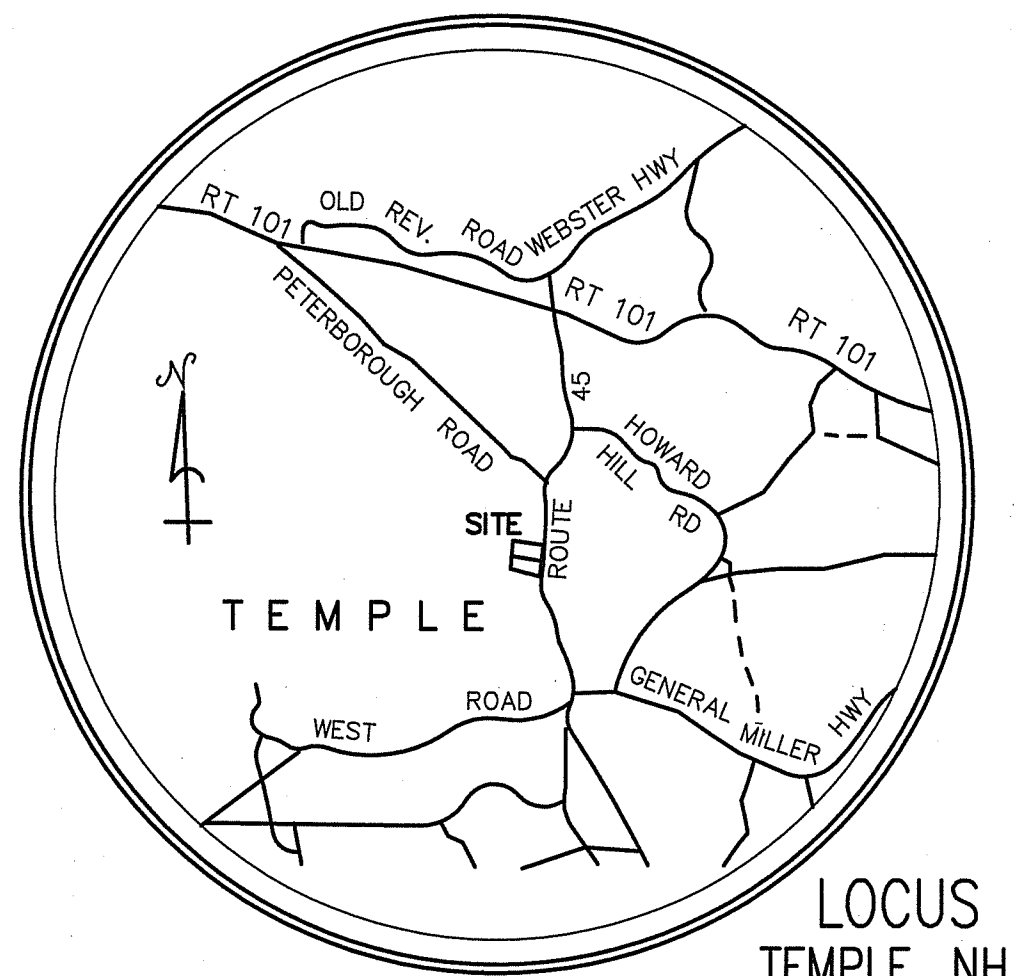


**LEGEND**

- GB fnd
- GB tbs
- IR or IP fnd
- DH fnd
- IR or DH tbs
- STONE WALL
- PROPERTY LINE
- BUILDING SETBACK LINE



**REFERENCE PLANS:**  
 1. "LOT LINE ADJUSTMENT & SUBDIVISION PLAN OF LAND JOSEPH A. LUONGO & ROBERT E. IANNINI TEMPLE, NH " DATED JULY 1988, PREPARED BY MONADNOCK SURVEY, INC HCRD PLAN 22346 (2 SHEETS).



- GENERAL NOTES:**
- REFERENCE THESE PARCELS AS MAP 2B / LOT 75-1 & 75-2
  - OWNER OF RECORD:  
TOWN OF TEMPLE  
P. O. BOX 191  
TEMPLE, NH 03084  
LOT 75-1; BK 5814 / PG 892  
LOT 75-2; BK 5814 / PG 893
  - TOTAL AREA OF PARCELS BEFORE LOT LINE ADJUSTMENT:  
MAP 2B / LOT 75-1; 159,011 SF OR 3.650 ACRES  
MAP 2B / LOT 75-2; 174,379 SF OR 4.003 ACRES
  - PARCEL IS ZONED: RR-AG; RURAL RESIDENTIAL AND AGRICULTURAL DISTRICT REFER TO THE ZONING ORDINANCE FOR ANY OVERLAY DISTRICTS THAT MAY BE APPLICABLE.
  - MINIMUM DIMENSION REQUIREMENTS:  
LOT SIZE - 3.00 ACRES MINIMUM ( W / 250' SQUARE)  
FRONTAGE - 200 FEET  
MINIMUM YARD SETBACK: 35' FROM ALL LOT LINES
  - THE PURPOSE OF THIS PLAN IS TO ADJUST THE LOT LINES OF THE ABOVE REFERENCED PARCELS. PARCEL "A" (128,433 SF OR 2.948 ACRES) IS NOT TO BE CONSIDERED SEPARATE BUILDING LOT BUT IS TO BE CONSOLIDATED INTO MAP 2B / LOT 75-2. MAP 2B / LOT 75-1 IS TO BECOME AN ACCESS WAY TO CONSERVATION LAND AND BE A NON-BUILDABLE LOT. THE NET RESULT OF THIS PLAN IS ONE LESS BUILDABLE LOT.
  - PROPOSED LOT AREAS: MAP 2B / LOT 75-1; 30,577 SF OR 0.702 ACRES  
MAP 2B / LOT 75-2; 302,812 SF OR 6.952 ACRES
  - ACCORDING TO F.I.R.M. PANEL 3301100430D, WITH AN EFFECTIVE DATE OF 09/25/2009, THESE PARCELS DO NOT FALL WITHIN A 100-YEAR FLOOD HAZARD ZONE.
  - "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."
  - THIS PLAN IS BASED ON PLAN REFERENCE #1, WITH ADDITIONAL SURVEY PERFORMED ACCORDING TO STANDARDS FOR REAL PROPERTY SURVEYS, CLASSIFICATION U, SET FORTH IN ADMINISTRATIVE RULES LAN 502 AND 503 ADOPTED 8/23/01, AMENDED 9/9/03 BY THE STATE OF NEW HAMPSHIRE UNDER RSA 310-A:58 AND RSA 541-A. FIELD SURVEY PERFORMED IN DECEMBER OF 2021.

LOT 75-1, AFTER ADJUSTMENT, IS A NON-BUILDING LOT (IT'S PRIMARY PURPOSE IS FOR PEDESTRIAN ACCESS FROM ROUTE 45 TO THE REAR OF THE LOT)

|                                       |       |
|---------------------------------------|-------|
| <b>TEMPLE HEALTH OFFICER</b>          |       |
| DATE:                                 | _____ |
| HEALTH OFFICER _____                  |       |
| <b>TEMPLE PLANNING BOARD APPROVAL</b> |       |
| DATE:                                 | _____ |
| CHAIRMAN                              | _____ |
| SECRETARY                             | _____ |

**CERTIFICATION OF BOUNDARY PRECISION**  
 I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND WITH A MAXIMUM ERROR OF CLOSURE OF 1 PART IN 10,000 ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY, EXCEPTING AS DESCRIBED IN NOTE 10.

**LOT LINE ADJUSTMENT PLAN**  
**MAP 2B / LOTS 75-1 AND 75-2**  
**TOWN OF TEMPLE**  
**SENATOR TOBEY HIGHWAY / NH ROUTE 45**  
**TOWN OF TEMPLE**  
**HILLSBOROUGH COUNTY, NEW HAMPSHIRE**

**SANDFORD**  
 SURVEYING AND ENGINEERING

TEL (603) 472-2265 FAX (603) 472-6604  
 597 NEW BOSTON ROAD, BEDFORD, NH 03110  
 BOUNDARY SURVEYS ~ SUBDIVISIONS ~ SITE PLANS ~ STRUCTURAL ~ SEPTIC DESIGNS

|                   |                |                   |
|-------------------|----------------|-------------------|
| PROJ. MAN.:RGK    | CADD: LPN      | PROJ: TEM01S21178 |
| CONTACT: T. FISKE | CHK BY: RGK    | DWG#: TEM01S21178 |
| SCALE: 1" = 50'   | DATE: 12/02/21 | SHEET 1 OF 1      |

**REVISIONS**

| NO. | DATE    | DESCRIPTION     | BY  |
|-----|---------|-----------------|-----|
| 1   | 1-26-22 | SET NEW CORNERS | RGK |
|     |         |                 |     |
|     |         |                 |     |
|     |         |                 |     |

