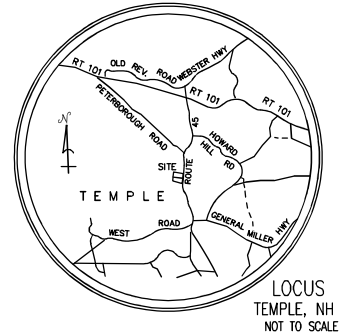


LEGEND	
—	CB Ind
—	CB Sta
—	IR or IP Ind
—	DI Ind
—	IR or DI Sta
—	STONE WALL
—	PROPERTY LINE
—	BUILDING SETBACK LINE

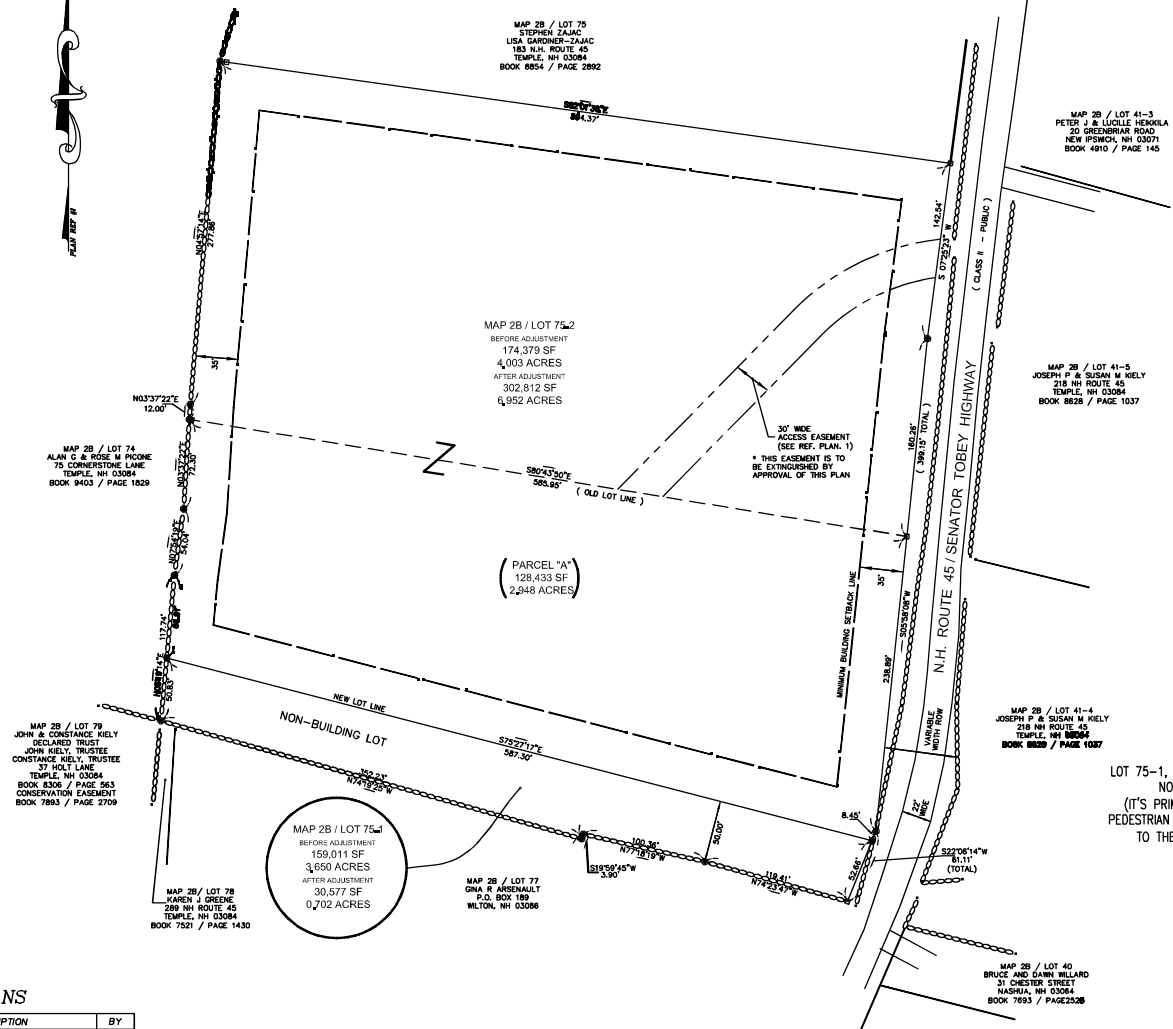


REFERENCE PLANS:
 1. "LOT LINE ADJUSTMENT & SUBDIVISION PLAN OF LAND JOSEPH A. LUONGO & ROBERT E. IANNINI
 TEMPLE, NH" DATED JULY 1988, PREPARED BY MONADNOCK SURVEY, INC.
 HCRD PLAN 22348 (2 SHEETS).



LOCUS
 TEMPLE, NH
 NOT TO SCALE

- GENERAL NOTES:**
- REFERENCE THESE PARCELS AS MAP 28 / 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 28 / LOT 75-1; 150,011 SF OR 3.650 ACRES
 MAP 28 / 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 SETBACKS: 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 28 / LOT 75-2. MAP 28 / 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 28 / LOT 75-1; 30,577 SF OR 0.702 ACRES
 MAP 28 / LOT 75-2; 302,812 SF OR 6.952 ACRES
 - ACCORDING TO F.I.R.M. PANEL 33011004300, WITH AN EFFECTIVE DATE OF 09/28/2008, 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 PLAN, AND APPROVAL OF THIS PLAN 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 10, SET FORTH IN ADMINISTRATIVE RULES LAM 502 AND 503 ADOPTED 8/23/01, AMENDED 9/8/03 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)

TEMPLE HEALTH OFFICER	
DATE:	_____
HEALTH OFFICER	
TEMPLE PLANNING BOARD APPROVAL	
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.

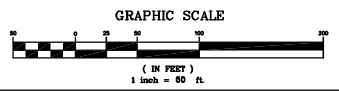
LOT LINE ADJUSTMENT PLAN
 MAP 28 / LOTS 75-1 AND 75-2
 TOWN OF TEMPLE
 SENATOR TOBEY HIGHWAY / NH ROUTE 45
 TOWN OF TEMPLE
 HILLSBOROUGH COUNTY, NEW HAMPSHIRE

SANDFORD
 SURVEYING AND ENGINEERING

TEL (603) 472-2265 FAX (603) 472-6604
 597 NEW BOSTON ROAD, BEDFORD, NH 03110
 BOUNDARY SURVEY - SUBDIVISIONS - SITE PLANS - STRUCTURAL - SEPTIC DESIGNS
 PROJ. MAN: RGK CAD: LFN PREC: 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



2022/01/27 10:00 AM 2022/01/27 10:00 AM 2022/01/27 10:00 AM 2022/01/27 10:00 AM 2022/01/27 10:00 AM