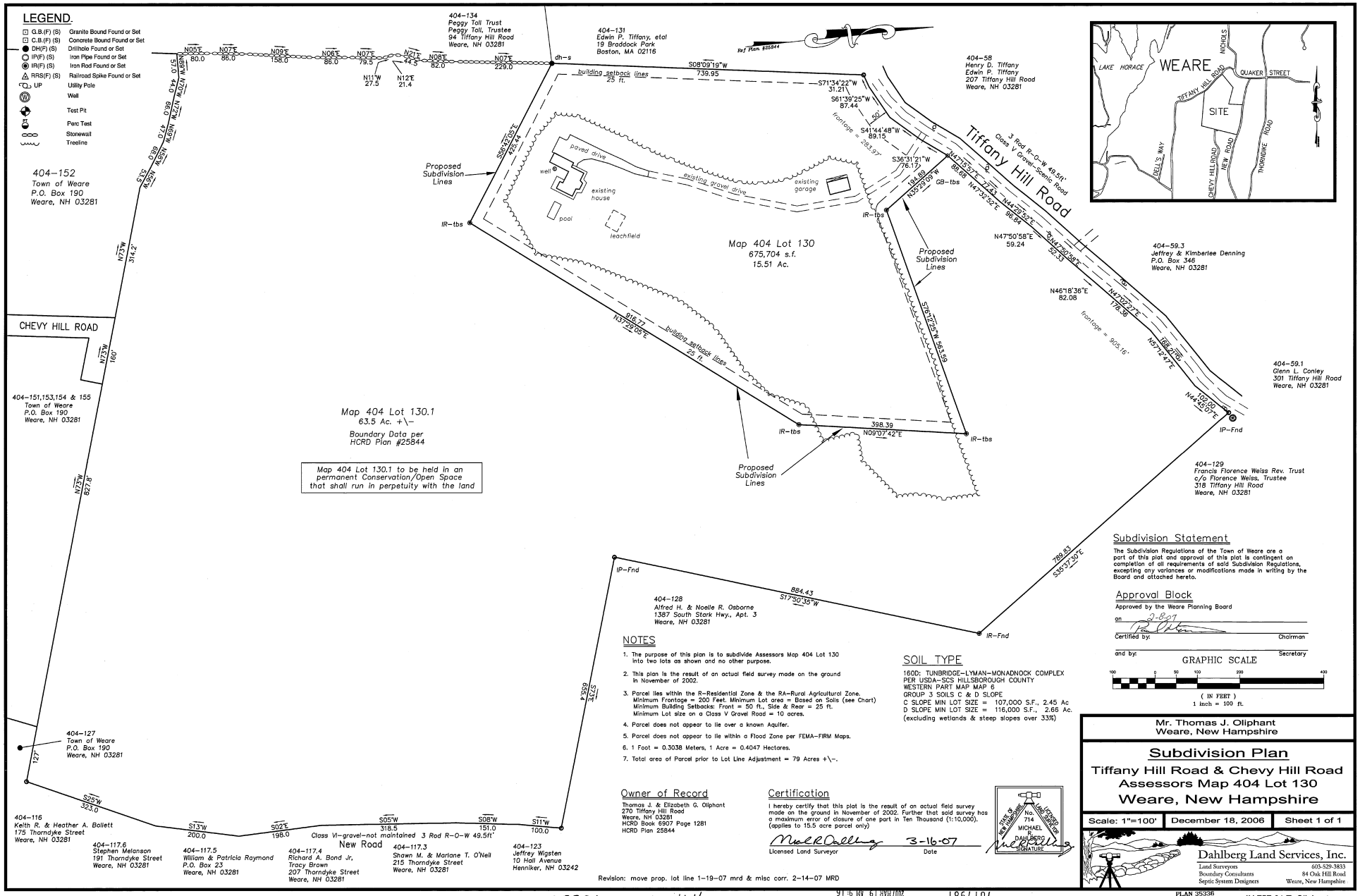

NOTES

1. The purpose of this plan is to subdivide Assessors Map 404 Lot 130 into two lots as shown and no other purpose.
2. This plan is the result of an actual field survey made on the ground in November of 2002.
3. Parcel lies within the R–Residential Zone & the RA–Rural Agricultural Zone.
   Minimum Frontage = 200 Feet. Minimum Lot area = Based on Soils (see Chart)
   Minimum Building Setbacks: Front = 50 ft., Side & Rear = 25 ft.
   Minimum Lot size on a Class V Gravel Road = 10 acres.
4. Parcel does not appear to lie over a known Aquifer.
5. Parcel does not appear to lie within a Flood Zone per FEMA–FIRM Maps.
6. 1 Foot = 0.3038 Meters, 1 Acre = 0.4047 Hectares.
7. Total area of Parcel prior to Lot Line Adjustment = 79 Acres +\-.

SOIL TYPE

160D: TUNBRIDGE–LYMAN–MONADNOCK COMPLEX
PER USDA–SCS HILLSBOROUGH COUNTY
WESTERN PART MAP MAP 6
GROUP 3 SOILS C & D SLOPE
C SLOPE MIN LOT SIZE = 107,000 S.F., 2.45 Ac
D SLOPE MIN LOT SIZE = 116,000 S.F., 2.66 Ac.
(excluding wetlands & steep slopes over 33%)

Owner of Record

Thomas J. & Elizabeth G. Oliphant
270 Tiffany Hill Road
Weare, NH 03281
HCRD Book 6907 Page 1281
HCRD Plan 25844

Certification

I hereby certify that this plat is the result of an actual field survey made on the ground in November of 2002. Further that said survey has a maximum error of closure of one part in Ten Thousand (1:10,000). (applies to 15.5 acre parcel only)

Licensed Land Surveyor — Date: 3-16-07

STATE OF NEW HAMPSHIRE — No. 714 — MICHAEL R. DAHLBERG — LICENSED LAND SURVEYOR — SIGNATURE

Subdivision Statement

The Subdivision Regulations of the Town of Weare are a part of this plat and approval of this plat is contingent on completion of all requirements of said Subdivision Regulations, excepting any variances or modifications made in writing by the Board and attached hereto.

Approval Block

Approved by the Weare Planning Board
on 2-8-07
Certified by: Chairman
and by: Secretary

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

Revision: move prop. lot line 1–19–07 mrd & misc corr. 2–14–07 MRD

Mr. Thomas J. Oliphant
Weare, New Hampshire

Subdivision Plan

Tiffany Hill Road & Chevy Hill Road
Assessors Map 404 Lot 130
Weare, New Hampshire

Scale: 1"=100'	December 18, 2006	Sheet 1 of 1

Dahlberg Land Services, Inc.
Land Surveyors
Boundary Consultants
Septic System Designers
603-529-3833
84 Oak Hill Road
Weare, New Hampshire

PLAN 35336
DWR 164
JN 757-01 T. Oliphant

35336 DWR 164

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