

CERTIFICATION:
 I HEREBY CERTIFY THAT LOT 1-059-1 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."

NO. 946
 MICHAEL D. FLOOF
 LAND SURVEYOR
 STATE OF NEW HAMPSHIRE
 3/14/2024

- NOTES:**
- THE OWNER OF RECORD FOR TAX MAP 1 LOT 059 IS COOK FAMILY REVOCABLE TRUST, 118 MERRIAM HILL ROAD, GREENVILLE, NH 03048. DEED REFERENCE FOR LOT 1-059 IS BOOK 9531 PAGE 2086 DATED SEPTEMBER 23, 2021 IN THE H.C.R.D.
 - THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP LOT 1-059 INTO 2 CONVENTIONAL RESIDENTIAL LOTS. PROPOSED LOT 1-059-1 IS TO BE DEVELOPED WITH A SINGLE FAMILY RESIDENCE. REMAINDER LOT 1-059 IS TO REMAIN IN CURRENT USE. THIS PARCEL IS SUITABLE FOR DEVELOPMENT.
 - THE TOTAL AREA OF THE LOT 1-059 IS 14.121 ACRES OR 615,130± SQ.FT. WITH 2,126.35 OF FRONTAGE ALONG MERRIAM HILL ROAD (N.H. ROUTE 123).
 - ZONING FOR LOT 1-059 IS THE RURAL / AGRICULTURAL (R/A) DISTRICT. FOR SINGLE-FAMILY BUILDINGS NOT SERVICED BY MUNICIPAL SEWER, THE MINIMUM LOT SIZE IS 2 ACRES WITH 200 FT. OF FRONTAGE ON AN APPROVED CLASS V OR BETTER ROAD. MINIMUM STREET SETBACK IS 50 FT. MINIMUM LOT LINE SETBACK IS 30 FT. MAXIMUM LOT COVERAGE IS 20%.
 - R/A ZONE: REQUIRED DIST 1-059 NEW 1-059 NEW 1-059-1
 MIN LOT AREA 2 ACRES 14,121 AC. 12,121 AC. 2,000 AC
 MIN LOT FRONTAGE 200 FT, 126.35 FT 1,831.80 FT 294.55 FT
 - THE SURFACE FEATURES AND PERIMETER BOUNDARY INFORMATION SHOWN WERE DEVELOPED FROM THE REFERENCE PLANS CITED AND A PRECISE FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTH OF FEBRUARY, 2024. HORIZONTAL ORIENTATION IS NAD83, NH STATE PLANE COORDINATE SYSTEM.
 - THE TOPOGRAPHY SHOWN IS THE RESULT OF A FIELD TOPOGRAPHIC SURVEY PERFORMED BY THIS OFFICE DURING THE MONTH OF FEBRUARY, 2024 TOGETHER WITH USGS LIDAR DATA. VERTICAL DATUM IS NAVD88. ORIENTATION AND DATUM WERE ESTABLISHED THROUGH A GPS SOLUTION.
 - NO JURISDICTIONAL WETLANDS WERE FOUND ON THE PROPOSED LOT 1-059-1 AS A RESULT OF AN ON-SITE FIELD INVESTIGATION BY KENNETH M. ROBINSON, C.W.S. IN FEBRUARY, 2024 IN ACCORDANCE WITH THE "CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1, DATED JANUARY 1987".
 - LOT 1-059 LIES OUTSIDE THE BOUNDARY OF THE 100 YEAR FLOOD HAZARD PER FLOOD INSURANCE RATE MAP FOR THE TOWN OF GREENVILLE, HILLSBOROUGH COUNTY NH, COMMUNITY 330088, PANEL NUMBER 3301C0585D DATED SEPTEMBER 25, 2009.
 - LOT 1-059 IS CURRENTLY VACANT AND NOT SERVICED BY MUNICIPAL WATER OR SEWER. PROPOSED LOT 1-059-1 SHALL BE SERVICED BY INDIVIDUAL WATER WELL AND SEPTIC SYSTEM.
 - EXISTING LOT 1-059 IS SUBJECT TO THE TERMS OF THE LAYOUT AND TAKING OF N.H. ROUTE 123 AS DESCRIBED IN BK.2524 PG.770 IN THE H.C.R.D. DATED 05/05/1977, ADDITIONALLY WITH THE RIGHT TO EXTEND AND MAINTAIN SLOPES AND EMBANKMENTS AS DESCRIBED IN BK.2513 PG.478 IN THE H.C.R.D. DATED 01/08/1977.
 - EXISTING LOT 1-059 IS SUBJECT TO THE BOUNDARY LINE AGREEMENT AS RECORDED IN BK. 2378 PG.238 IN THE H.C.R.D. DATED 10/24/1974. SEE REFERENCE PLAN #2 NOTED HEREON.
 - EXISTING LOT 1-059 IS SUBJECT TO THE TERMS AND CONDITIONS RELATIVE TO THE DECREE RECORDED AS BK.2373 PG.440 IN THE H.C.R.D. DATED 06/12/1974.
 - THE SUBDIVISION REGULATIONS OF THE TOWN OF GREENVILLE ARE PART OF THIS PLAT AND APPROVAL OF THIS PLAT IS CONTINGENT UPON COMPLETION OF ALL REQUIREMENTS OF SAID REGULATIONS, EXCEPTING ONLY ANY VARIANCES OR MODIFICATIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.
 - NHDOT DRIVEWAY PERMIT IS PENDING.
 - STATE SUBDIVISION APPROVAL FOR LOT 1-059-1 IS PENDING.
 - SOIL TYPE FOT PROPOSED LOT 1-059-1 IS 76B - MARLOW FINE SANDY LOAM, 3-8% SLOPES.
 - NO NEW EASEMENTS OR DEED RESTRICTIONS ARE PROPOSED WITH THIS SUBDIVISION.



LEGEND:

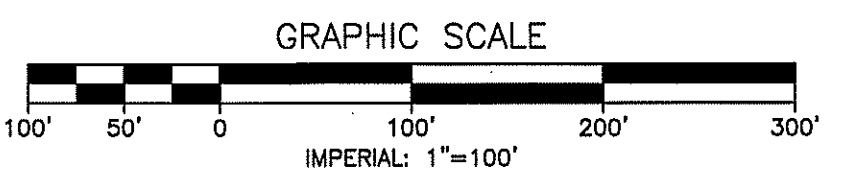
— RIGHT-OF-WAY LINE	⊙ D.H.(*) DRILL HOLE PER REF. PLAN
— TOWN LINE	○ L.PIN(*) IRON PIN PER REF. PLAN
— BOUNDARY LINE	⊙ D.H.(F) DRILL HOLE FOUND
— ABUTTING LOT LINE	○ L.PIN(F) IRON PIPE FOUND
— BUILDING SETBACK LINE	○ L.PIN(F) IRON PIN FOUND
— EDGE OF PAVED ROAD	○ L.PIN(*) IRON PIPE PER REF. PLAN
— GRAVEL ROAD/DRIVE	⊙ PROPOSED WELL
— STONE WALL	⊙ UTILITY POLE AND GUY WIRE
— TREELINE	
— DRAIN PIPE OR CULVERT	1-059 TAX MAP AND LOT NUMBER
— 900 10' CONTOUR INTERVAL	EXISTING BUILDING
— 902 2' CONTOUR INTERVAL	
— SPLIT RAIL FENCE	PROPOSED DRIVEWAY LOCATION
— OH OVERHEAD UTILITY LINE	
	TP: 1 TEST PIT & 4,000 SQ.FT. SEPTIC RESERVE AREA
	L = >72"
	S = 28"

REFERENCE PLANS:

- "BOUNDARY - PLAN OF LAND - FREDERIC S. FARAH - GREENVILLE, N.H.", SCALE: 1"=100', DATED: FEBRUARY 11, 1983, BY THOMAS F. MORAN INC., RECORDED AS PLAN NO. 16903 IN THE H.C.R.D.
- "PLAN FOR - BOUNDARY LINE AGREEMENT - BETWEEN LANDS OF - FARAH & HINTON - GREENVILLE, N.H.", SCALE: 1"=50', DATED: SEPTEMBER 10, 1974, PREPARED BY: THOMAS F. MORAN, INC. AND RECORDED AS PLAN #7906 IN THE H.C.R.D.

APPROVED BY GREENVILLE PLANNING BOARD

ON: _____ CERTIFIED BY
 CHAIRMAN: _____ AND
 VICE CHAIRMAN: _____



REV.	DATE	DESCRIPTION	C/O	DR	CK

SUBDIVISION PLAN
TAX MAP 1 LOT 059
(MERRIAM HILL RD)
GREENVILLE, NEW HAMPSHIRE
 PREPARED FOR:
CHRISTOPHER COOK
 118 MERRIAM HILL RD GREENVILLE, NH 03048
 LAND OF:
COOK FAMILY REVOCABLE TRUST
 118 MERRIAM HILL RD, GREENVILLE, NH 03048

SCALE: 1" = 100' MARCH 14, 2024

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

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