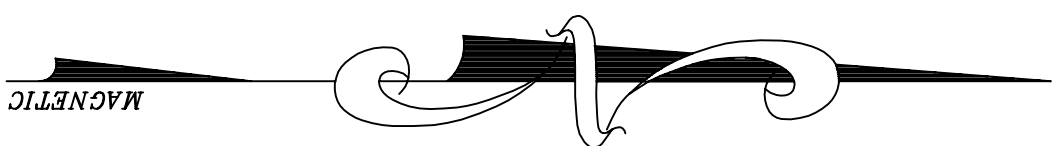


"The Subdivision Regulations of the Town of New Boston are a part of this plot and approval of this plot is contingent on the completion of all requirements of said subdivision regulations, excepting any variances or modifications made in writing by the Board and attached hereto.

"Any further subdivision or re-subdivision of any of the properties herein plotted shall cause the Owner, his heirs or assigns, to install an acceptable fire fighting water supply system, as required by the Town of New Boston Subdivision Regulations, Major Subdivision Provisions."

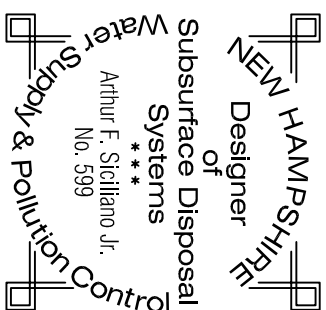
"No Owner nor the heirs or assigns thereof of any properties herein plotted shall dredge up or fill any wetlands, including, but not limited to poorly drained soils, without first receiving a Dredge and Fill Permit from the State of N.H. D.E.S. Wetlands Board, and Conditional Use Permit (C.U.P.) from the Town of New Boston Planning Board, if applicable."



REFERENCE PLANS:

- 1) "Plot of William Nickerson Subdivision", Revised date 1/5/81, by Robert B. Todd, L.L.S. 260, Recorded as Plan #15045 H.C.R.D.
- 2) "Plot of Town of New Boston Land - 'Lydia Dodge Lot'", dated April 23, 1974, by Robert B. Todd, L.L.S. 260.
- 3) "Annexation Plan, Tax Lots 10-3 & 10-3-1 for George O. & Emily E. St. John", revised date 1/6/92, by this office, Plan #25598, H.C.R.D. Also see plan # 19574, H.C.R.D.
- 4) "Lot Line Adjustment Plan, Tax Lots 10/3, 10/4 & 10/5 for George O. & Emily E. St. John, Kevin Oliver & Lois D. St. John, George O. & Cynthia J. St. John", revised date, 10/9/00 and recorded in H.C.R.D. as Plan #30784.
- 5) "Lot Line Adjustment Plan", Tax Lots 10/4 & 1-3-1 for Kevin Oliver & Lois D. St. John and Steven Riley, revised date 2/12/04, by this office and recorded in H.C.R.D. as Plan #35013.

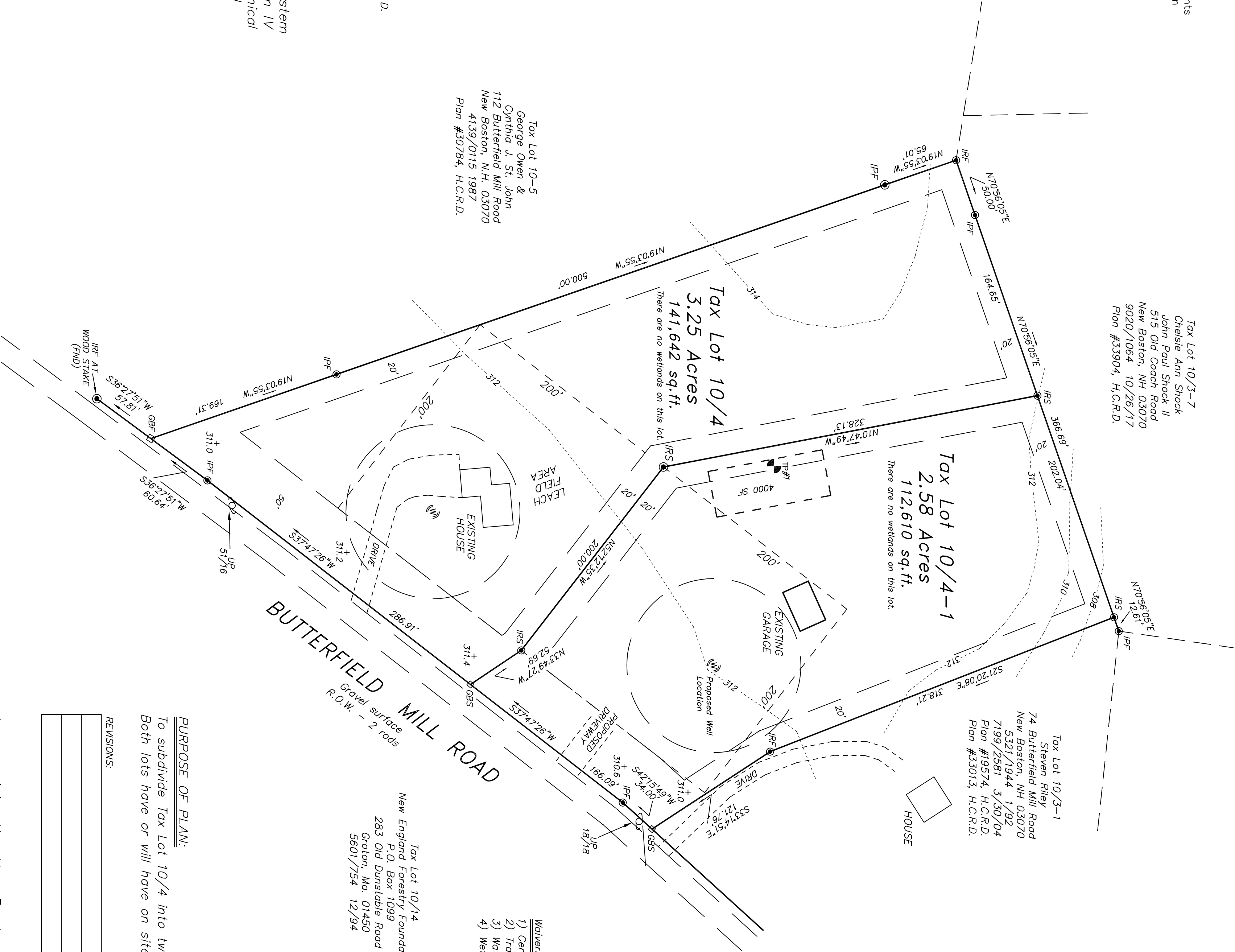
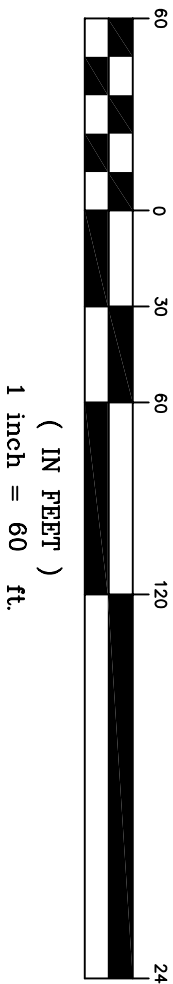
Wetland delineated by Arthur F. Siciliano, Sewage Disposal System Designer, Permit #599, pursuant to RSA 310-A:79 Exemption IV in accordance with RSA 485-A in accordance with the Technical Criteria of the Corps of Engineers Wetland Delineation Manual (Technical Report Y-87-1, January 1987).



KEY

- SBL — Minimum Building Setback Line
- U — Utility Pole
- GBS — Granite Bound Set
- IRS — Iron Pipe Found
- IPF — Iron Rod Set W/Cap
- B/DHS — Bolt in Drill Hole Set
- MBS — Monument to be set
- Well
- Test Pit & Perc Test Site
- 10/4 Map / Lot Number

GRAPHIC SCALE



Wetland Requested:

- 1) Certified erosion and sediment control plan
- 2) Traffic &/or Fiscal &/or Environmental Impact Studies
- 3) Watershed Outline & Drainage Computations
- 4) Wetland Scientist delineation of wetlands

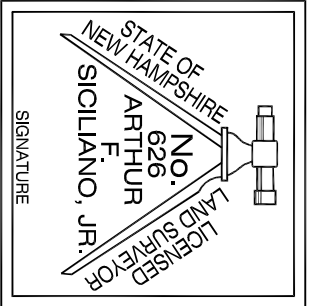
Tax Lot 10/14
New England Forestry Foundation
P.O. Box 1099
Groton, Mo. 01450
5601/754 12/94

PURPOSE OF PLAN:

To subdivide Tax Lot 10/4 into two lots, Tax Lots 10/4 & 10/4-1.
Both lots have or will have on site wells and septic systems.

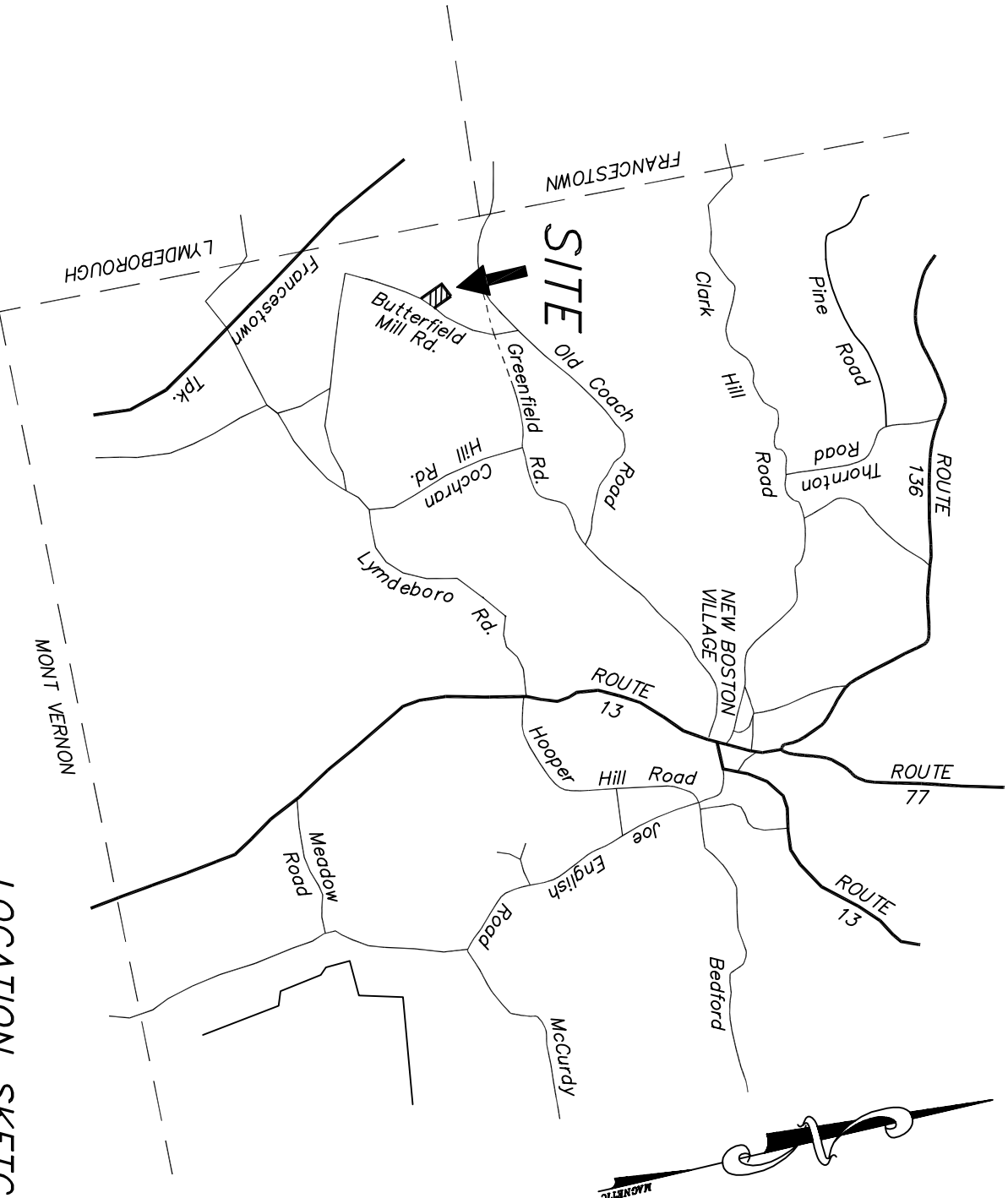
REVISIONS:

Approved by the New Boston Planning Board
on _____
Certified by, _____, Chairman,
and by _____, Secretary.



LOCATION SKETCH

SCALE: 1" = 4500'



NOTES:

- 1) Owners of Record: Tax Lot 10/4
Kevin Oliver & Lois D. St. John
84 Butterfield Mill Road
New Boston, N.H. 03070
Plan #35013, H.C.R.D.
Plan #33013, H.C.R.D.
- 2) Zone: R-A : Residential-Agricultural
Area of Tax Lot 10/4 prior to subdivision - 5.83 Acres
Building Setbacks: Front 50' Side 20' Rear 20'
- 3) Zoning requirements:

Area	Required	Provided after subdivision
2.00 Acres	3.25 Acres	2.58 Acres
Frontage	200.00'	347.55'
		200.09'
		No wetland on either lot, see certification

SUBDIVISION PLAN

Tax Lots 10/4

for

Kevin Oliver & Lois D. St. John

84 Butterfield Mill Road

New Boston, N.H. Hillsborough County

EDM & Theodolite Survey

Control Traverse: 1/10,000+

Scale: 1" = 60' April 2020

Notebook #130 & 2284 Job #1519

Prepared by:
ARTHUR F. SICILIANO JR.
Land Surveyor

Sewage Disposal System Designer
52A HALL AVENUE, HENNIKER, NH 03242

603-529-2857 / 603-491-0711