

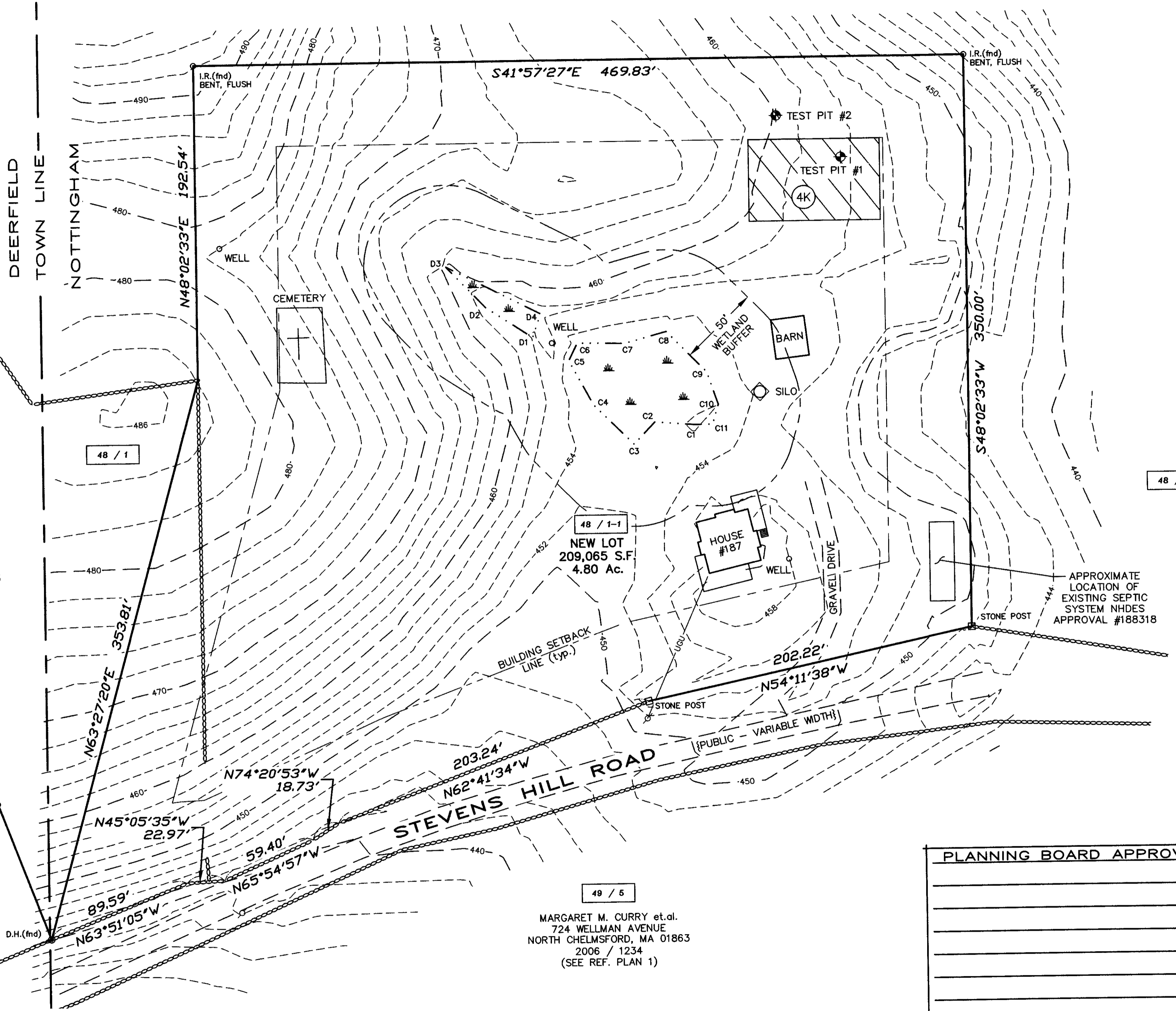
**REFERENCE PLANS:**

- 1.) PLAN OF THE CURRY PROPERTY, BEAN HILL RD. / STEVENS HILL RD., DEERFIELD / NOTTINGHAM; SCALE: 1" = 200'; DATED: FEB. 22, 1991, REVISED THROUGH 6/6/91; BY THIS OFFICE; RECORDED R.C.R.D. D21142 (SHEETS 1-3)
- 2.) PLAN OF LAND OF FRANCES B. CURRY, DEERFIELD & NOTTINGHAM, N.H., 3.12 ACRES; SCALE: 1" = 100'; DATED: OCTOBER 1985; BY: DAVID W. SIDMORE; NOT RECORDED.

408 / 45  
 MARGARET M. CURRY et.al.  
 724 WELLMAN AVENUE  
 NORTH CHELMSFORD, MA 01863  
 2006 / 1234  
 (SEE REF. PLAN 1)

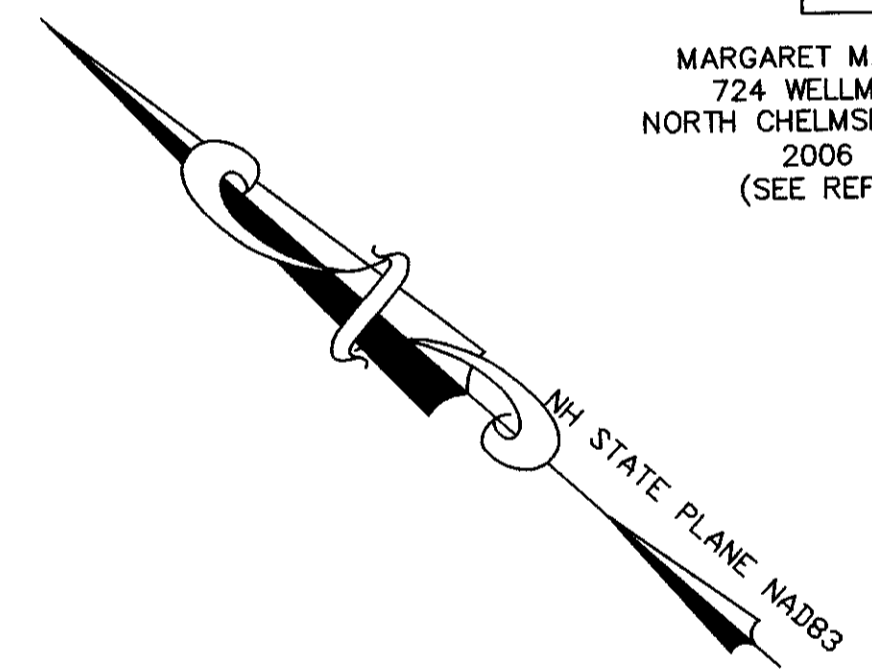
408 / 47  
 WILLIAM DUCHANO  
 PAULA DUCHANO  
 16 BEAN HILL ROAD  
 DEERFIELD, NH 03037  
 2696 / 1916

48 / 5  
 MARGARET M. CURRY et.al.  
 724 WELLMAN AVENUE  
 NORTH CHELMSFORD, MA 01863  
 2006 / 1234  
 (SEE REF. PLAN 1)



**NOTES:**

- 1.) OWNERS OF RECORD:  
 MARGARET M. CURRY  
 724 WELLMAN AVENUE  
 NORTH CHELMSFORD, MA 01863  
 MARTHA A. CURRY  
 15 BANKS ROAD  
 SWAMPSCOTT, MA 01907  
 JOAN E. CURRY  
 1016 HALCYON AVENUE  
 NASHVILLE, TN 37204  
 PAULA C. DUCHANO  
 16 BEAN HILL ROAD  
 DEERFIELD, NH 03037  
 MARIE E. CURRY  
 P.O. BOX 61  
 SHERBORN, MA 01770
- 2.) 48 / 1-1 - DENOTES TAX MAP AND PARCEL NUMBER.
- 3.) THE INTENT OF THIS PLAN IS TO SUBDIVIDE THE OVERALL PARCEL 48/1 TO CREATE A 4.80 AC. SINGLE FAMILY RESIDENTIAL LOT 48/1-1. THE PROPOSED LOT, 48/1-1, IS INTENDED TO BE THE SAME AS THE "4.8 AC.± (NON-EASEMENT)" AREA SHOWN ON REFERENCE PLAN 1.
- 4.) A PORTION OF THE SUBJECT PARCEL HAS BEEN PLACED UNDER A CONSERVATION EASEMENT HELD BY THE TOWN OF DEERFIELD. SEE REFERENCE PLAN 1. NO PART OF THE PROPOSED LOT IS UNDER CONSERVATION EASEMENT, R.C.R.D. 2885/362.
- 5.) BUILDING ZONE IS RESIDENTIAL/AGRICULTURAL  
 MINIMUM LOT SIZE = 2.0 ACRES  
 MINIMUM FRONTAGE = 200 FEET  
 BUILDING SETBACKS = 50 FEET
- 6.) THE PROPOSED LOT IS SERVICED BY WELL AND SEPTIC SYSTEM.
- 7.) BASIS OF BEARING IS NH STATE PLANE NAD83, VERTICAL DATUM IS NAVD88. CONTOUR INTERVAL IS TWO FEET.
- 8.) WETLANDS WERE DELINEATED BY MARK WEST, NHCWS #10 OF WEST ENVIRONMENTAL, INC., ON JUNE 24, 2016 AND LOCATED BY THIS OFFICE. THIS LOT HAS 204,523 S.F. (4.70 AC.) OF CONTIGUOUS UPLAND.
- 9.) TEST PITS WERE LOGGED BY KENNETH J. FAUCHER, DESIGN PERMIT #851 ON JUNE 24, 2016.
- 10.) SEE SHEET 1 FOR OVERALL LOT.
- 11.) LOT 48/1-1 HAS BEEN DETERMINED TO BE OUTSIDE OF THE SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAP 33015C0095E, EFFECTIVE DATE MAY 17, 2005.
- 12.) THE SOIL TYPE ON LOT 48/1-1 IS 44C - MONTAUK FINE SANDY LOAM, 8-15% SLOPES, AS SHOWN ON WEB SOIL SURVEY.
- 13.) STATE OF NEW HAMPSHIRE D.E.S. APPROVAL No. (PENDING)



- LEGEND**
- o- UTILITY POLE
  - UGU UNDERGROUND UTILITY LINE
  - I.R.(fnd) IRON ROD (FOUND)
  - D.H.(fnd) DRILL HOLE (FOUND)
  - - - - - STONE WALL
  - - - - - EXISTING CONTOUR AND LABEL
  - ⊕ TEST PIT LOCATION AND LABEL
  - 4K 4,000 S.F. SUITABLE FOR SEPTIC
  - S.F. SQUARE FEET
  - Ac. ACRES
  - CL WETLAND BOUNDARY AND FLAG No.

PLANNING BOARD APPROVAL


NO.	DATE	DESCRIPTION	BY	CHK
16-404	SUBDIV	16-04	66-77	
PROJECT NO	TYPE	FIELDBOOK & PAGES		

SHEET 2 OF 2

**SUBDIVISION PLAN**  
 OF THE  
**CURRY PROPERTY**  
 TAX MAP 48, LOT No. 1  
 187 STEVENS HILL ROAD  
 TOWN of NOTTINGHAM  
 COUNTY of ROCKINGHAM  
 STATE of NEW HAMPSHIRE

DRAWN BY: KJF      FILE: VR CP\404\16-404.DWG  
 SCALE: 1" = 40'      DATE: JULY 20, 2016

**McEaney Survey Associates, inc.**  
 P.O. Box 681 - 24 CHESTNUT STREET  
 DOVER, NH 03820 (603) 742-0911  
 SURVEYING - PLANNING - CONSULTING

"I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL GROUND SURVEY PERFORMED WITH A TOTAL STATION, BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID SURVEY MEETS OR EXCEEDS THE MINIMUM PRECISION REQUIREMENTS FOR SURVEY CLASSIFICATION "U" AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS."

7/20/16  
 DATE: / KEVIN M. MCEANEY LLS # 661