

- LEGEND**
- CONFIDENTIAL TREE
  - SHRUB
  - DECIDUOUS TREE
  - ARTESIAN WELL
  - IRON PIPE (I) OR REBAR
  - GRANITE OR CONCRETE
  - DRILL HOLE (DH)
  - UTILITY POLE
  - MONUMENT TO BE SET
  - PROPERTY LINE
  - EDGE OF PAVEMENT
  - EDGE OF GRAVEL
  - STONE WALL
  - EDGE OF WOODS
  - CONCRETE
  - DELINEATED WETLAND
  - BUILDING SETBACK

MAP 3, LOT 86  
KATHERINE & RYAN HOWES  
76 King Rd  
Chichester, NH 03255

CERTIFICATIONS  
I, HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND UNDER A SIGNATURE AND A MINIMAL ERROR OF CLOSURE LESS THAN 1:10,000.

SIGNATURE \_\_\_\_\_ LICENSE NO. \_\_\_\_\_ DATE \_\_\_\_\_

**APPROVED**  
TOWN OF CHICHESTER, NEW HAMPSHIRE  
PLANNING BOARD  
In accordance with vote of the board dated:  
Approval of this plan is limited to lots as shown.

Clerk \_\_\_\_\_ Chair \_\_\_\_\_

NO.	DATE	REVISION

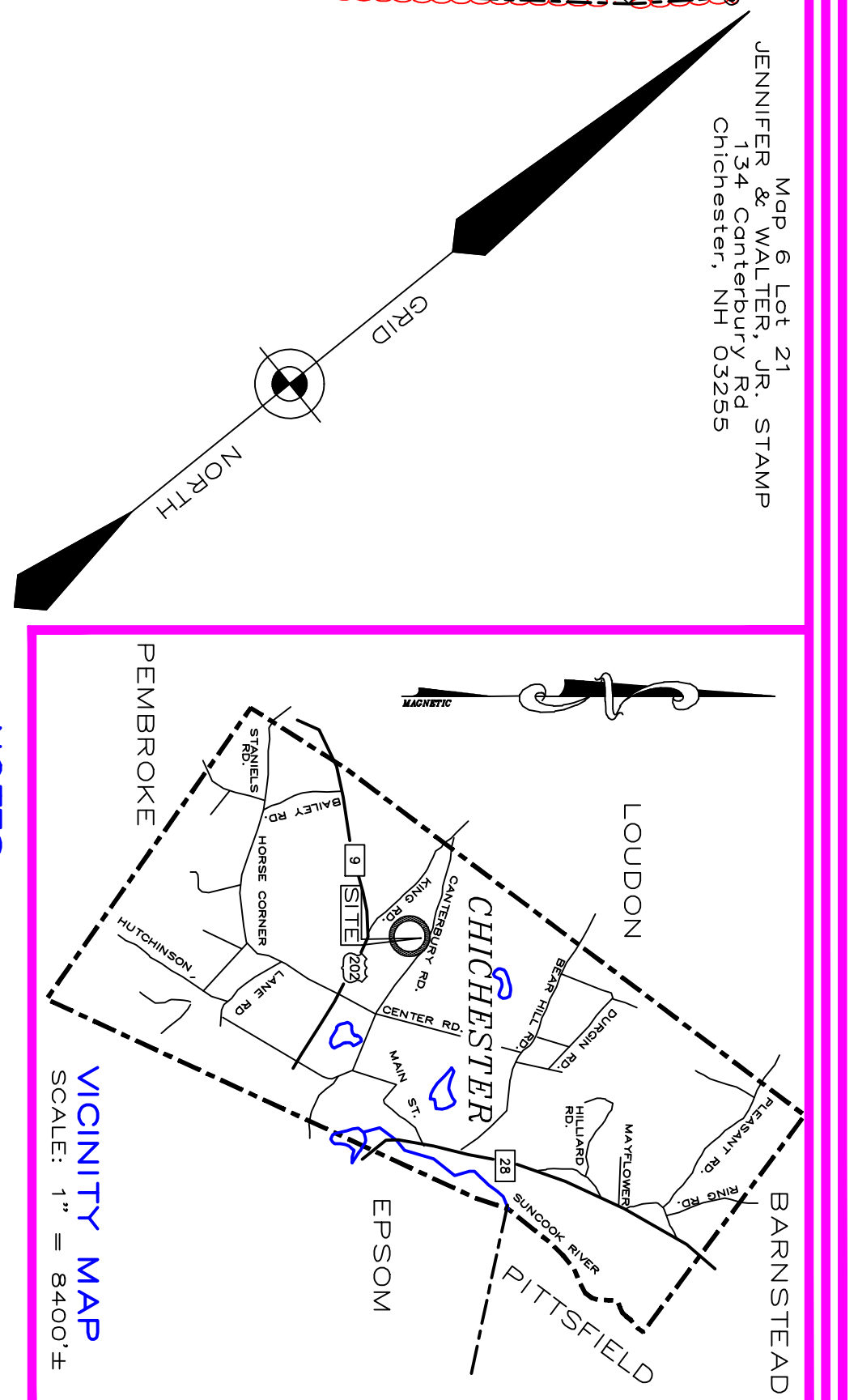
RICHARD D. BARTLETT  
& ASSOCIATES, LLC  
123 Main St  
Chichester, NH 03255  
Tel: (603) 228-6790  
rtb@richardbartlett.com  
www.richardbartlett.com  
LICENSED LAND SURVEYORS

MAP 3, LOT 108  
ARTHUR ABBOTT SR & ROBERT D ABBOTT TTEE'S  
24 Bronch Tompkins Rd  
Concord, NH 03301

**SUBDIVISION PLAT**  
Prepared for  
**JOHN DOE**

PROJECT: MAP X, BLOCK X, LOT X  
LOCATION: ANYWHERE, USA  
DATE: XXXX.XX.2023  
JOB NO.: XXXXXX  
SHEET 1 OF 1

MAP 3 LOT 107  
DANIEL R & DOROTHEA R GAUDRE TTEE'S  
143 Canterbury Rd  
Chichester, NH 03255  
Total Area  
864,088 sq. ft. or 19.83 acres  
Area After Subdivision  
776,875 sq. ft. or 17.83 acres



**NOTES**

- Survey by total station between the dates of December 15, 2023 and January 4, 2024. Control traverse error of closure 1:73,320.
- Horizontal datum is based on New Hampshire State Plane Coordinate System NAD 83 based on GPS observations and OPUS solutions.
- Vertical datum is based on NAVD 88.
- Owner of record Daniel R. & Dorothea R. Gaudreau Joint Revocable Trust 143 Canterbury Road, Chichester, NH 03309 Map 3, Lot 107 Book 3623, Page 2315. Total Area: 864,088 sq. ft. or 19.84 acres.
- The subject premises is within the Residential zoning district. Minimum lot size = 2 acres. Minimum frontage = 200'. Building setbacks: front=30', Rear=15', Side=15'.
- The underground utilities depicted herein have been located from field survey information and plotted from existing drawings. The surveyor makes no guarantee that the underground utilities depicted comprise all underground utilities. It is the responsibility of the owner to verify the exact location indicated although they are located as accurately as they can be located. The surveyor and appropriate governmental agencies shall notify, in writing, any utility company and appropriate governmental agencies prior to any excavation work and call DIG-SAFE at 811.
- The intent of this plat is xxxxxxxxxxxxxxxxxxxxxxx

**REFERENCES**

- Plat entitled "Subdivision Plan of land Tax Map 6, parcel 22 Dennis & Kathy Nolin dated April 20, 2014 by Norman Turner L.L.S. and recorded at the M.C.R.D. as plan no. 201400059798.
- Plat entitled "Subdivision land of Leo E. & Helen Perron" dated March 10, 1986 and recorded at the M.C.R.D. as plan no. 112586.
- Plat entitled "Plan of Subdivision in Chichester, NH for Paul F. Kerber recorded at the M.C.R.D. as plan no. 2689.

**WETLAND NOTES**

Jurisdictional Wetlands were delineated by Daidra L. Benjamin CWS in December, 2023 utilizing the following standards:

- Field Indicators of Hydric Soils in the United States, Version 7.0., 2010. L.W. Vasiliou, G.W. Hurr, and C.V. Noble (eds). United States Department of Agriculture, Natural Resources Conservation Service, in cooperation with the National Technical Committee for Hydric Soils.
- Field Indicators for Identifying Hydric Soils in New England. Wilmington, MA. 01887. Wetlands Working Group.
- Northern American Digital Flora: National Wetland Plant List. Version 1.0. 2009. U.S. Army Corps of Engineers Research and Development Center, Cold Regions Research and Engineering Laboratory, Hanover, NH, and BONAP, Chopen Hill.
- National List of Plant Species That Occur in Wetlands: 1988 New Hampshire. United States Department of the Interior. Fish and Wildlife Service. NERC-88/1829.
- Corps of Engineers Wetlands Delineation Manual, January 1987. Wetlands Research Program Technical Report Y-87-1.
- Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northeastern and Northern Region. October 2009. U.S. Army Corps of Engineers Environmental Laboratory ERDC/EL TR-09-19.
- Classification of Wetlands and Deepwater Habitats of the United States. December 1979. L. Cowardin, V. Carter, F. Turner, and E. Barbour. U.S. Department of the Interior. Fish and Wildlife Service. FWS/OBS-79/21