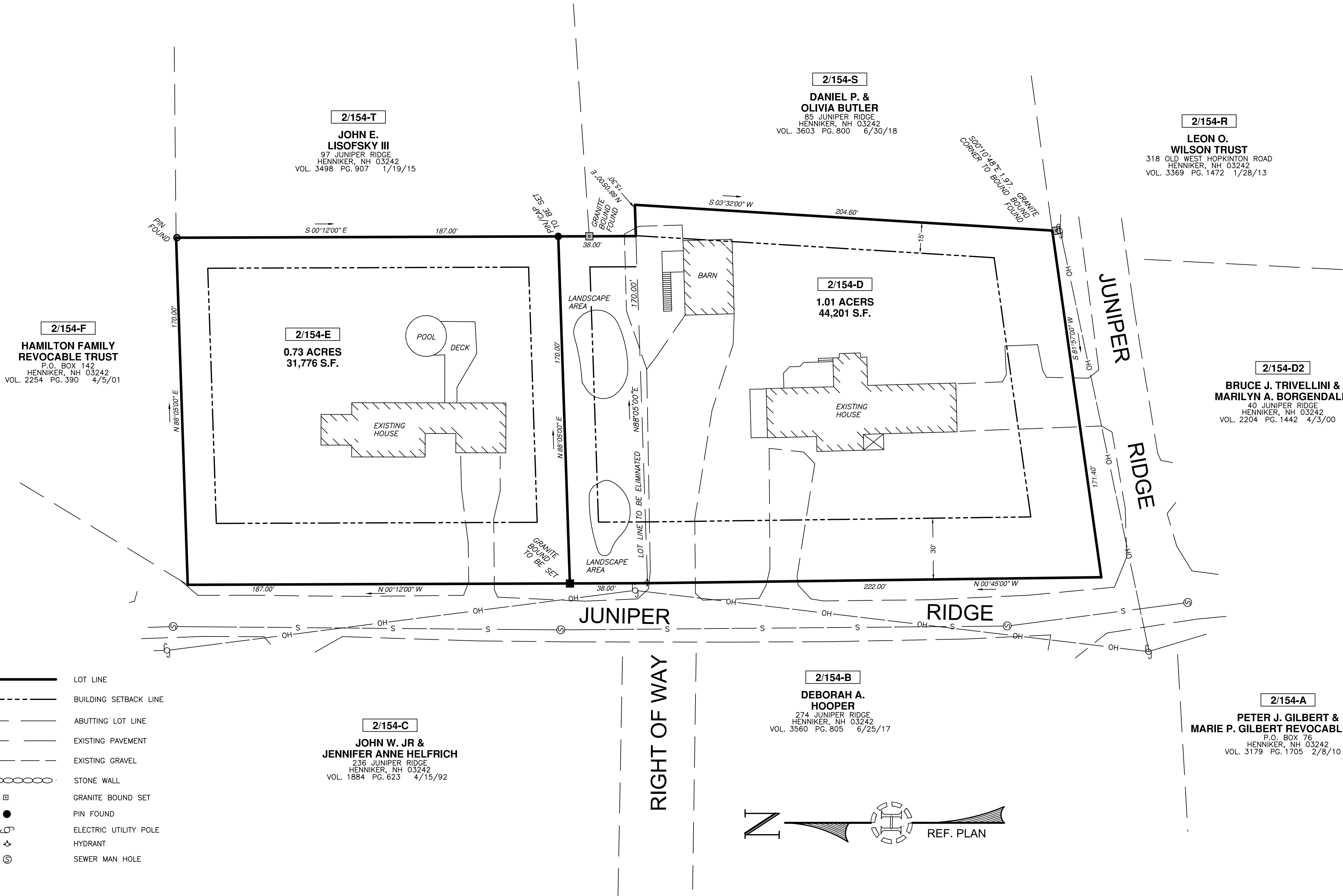
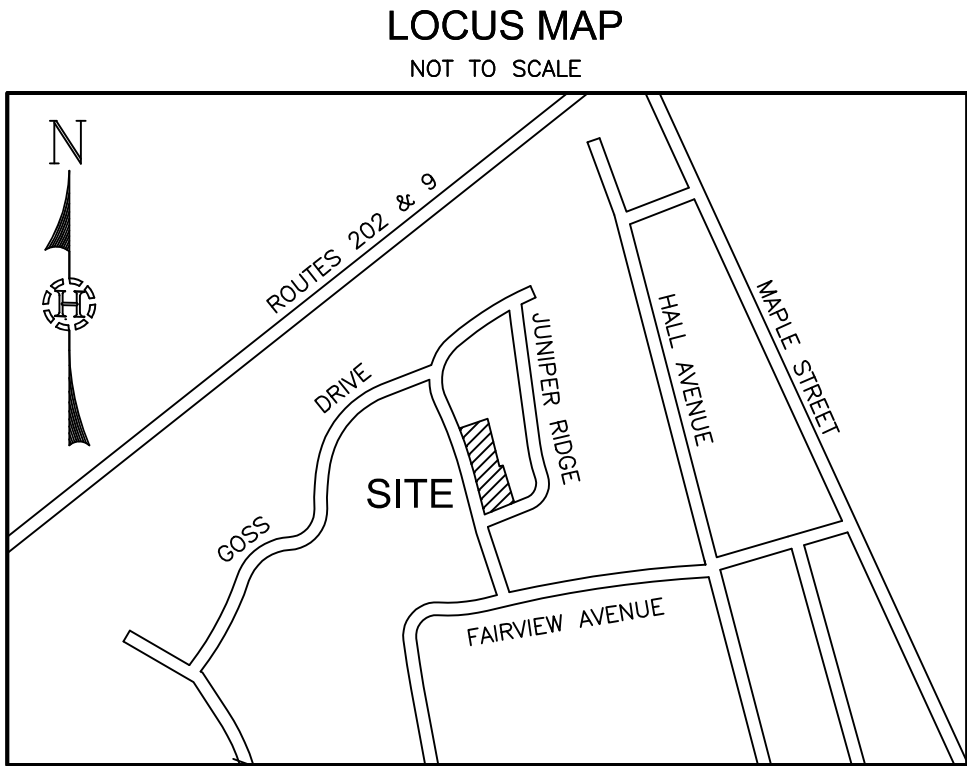


REFERENCE PLAN:

"SUBDIVISION PLAN - RICHARD KNAPTON SUBDIVISION - JUNIPER RIDGE HENNIKER, NH" SCALE:
1"=50' DATED OCTOBER 1976 BY ROBERT T. FRENCH (M.C.R.D., PLAN #5092).

LOT AREAS		
LOT	EXISTING	PROPOSED
2/154-D	37,744 S.F.	44,201 S.F.
2/154-E	38,233 S.F.	31,776 S.F.
PARCEL "A"	-----	6,457 S.F.



NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT A LOT LINE ADJUSTMENT BETWEEN TAX MAP 2 LOTS 154-D LOCATED AT 259 JUNIPER RIDGE & 154-E LOCATED AT 245 JUNIPER RIDGE. PARCEL "A" IS NOT TO BECOME A CONTIGUOUS PORTION OD TAX MAP 2 LOT 154-D AND IS NOT TO BE CONSIDERED A SEPRTATE LOT OF RECORD.

2. THE OWNER OF RECORD OF TAX MAP 2 LOT 154-D IS THE RYAN M. AND ELIZABETH M. TOWLE JOINT REVOCABLE TRUST 259 JUNIPER RIDGE HENNIKER, NH 03242 SEE M.C.R.D. BK.3403 PG.1653 DATED 8/7/13).

THE OWNER OF RECORD OF TAX MAP 2 LOT 154-E IS MICHELLE A. GALLIGAN 454 BAKER HILL ROADBRADFORD, NH 03221 (SEE M.C.R.D. BK.3481 PG.81 BATED 6/12/15).

3. THIS PLAN IS BASED ON A FIELD SURVEY PERFORMED BY THIS OFFICE ON 10/10/19.

4. THIS SITE LIES WITHIN THE RESIDENTIAL VILLAGE (RV) ZONE (WITH TOWN WATER AND SEWER) MINIMUM LOT SIZE IS 20,000 S.F WITH 100' FRONTAGE. SETBACKS ARE 30' FRONT AND 15' SIDE AND REAR.

5. THIS SITE DOES NOT LIE WITHIN THE SPECIAL FLOOD HAZARD ZONE PER FIRM COMMUNITY MAP #33013C0487E PANEL 480 EFFECTIVE DATE APRIL 19, 2010.

6. THE SOIL TYPE FOR THE ENTIRE PARCEL IS 380C - TUNBRIDGE - LYMAN - BECKETT COMPLEX

7. UNDERGROUND UTILITIES DEPICTED HEREON ARE APPROXIMATE PER INFORMATION PROVIDED BY COGSWELL SPRING WATER WORKS AND THE TOWN OF HENNIKER WASTEWATER DEPARTMENT.

CERTIFICATION:

"THIS PLAN AND THE SURVEY UPON WHICH IT IS BASED, WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION DURING THE MONTH OF OCTOBER 2019 IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE STATE OF NEW HAMPSHIRE AND THE TOWN OF HENNIKER WITHIN WHICH IT IS LOCATED WITH A TRAVERSE ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000. THE SURVEY PERFORMED IS CLASSIFIED AS AN URBAN STANDARD SURVEY (CATERGORY 1, CONDITION 1) AS CODIFIED IN THE STATE OF NEW HAMPSHIRE ADMINISTRATIVE RULES".

DATE _____ DANIEL B. HIGGINSON LICENSE #1009

THIS MAP IS HEREBY APPROVED BY THE HENNIKER PLANNING BOARD AT AN OFFICIAL MEETING HELD ON XXXX AND SHALL BE FILED WITH THE MERRIMACK COUNTY REGISTRY OF DEEDS.

DATE _____ CHAIR OF HENNIKER PLANNING BOARD

IT IS HEREBY CERTIFIED THAT THE LANDS SUBDIVIDED ON THIS MAP ARE OWNED BY TITLE OF RECORD AND THAT CONSENT TO THE APPROVAL OF SAID MAP IS GIVEN

DATE _____ RYAN M. TOWLE

DATE _____ ELISABETH M. TOWLE

DATE _____ MICHELLE A. GALLIGAN

LOT LINE ADJUSTMENT PLAN
PREPARED FOR:
**THE RYAN M. AND
ELIZABETH M. TOWLE
JOINT REVOCABLE TRUST &
MICHELLE A. GALLIGAN**
259 AND 245 JUNIPER RIDGE
**TAX MAP 2 LOTS 154-D & 154-E
HENNIKER, NEW HAMPSHIRE**

MARCH 22, 2020

HIGGINSON LAND SERVICES		
LAND SURVEYING - SEPTIC SYSTEM DESIGNS - PERMITTING 76 PATTERSON HILL ROAD HENNIKER, NH 03242		
TEL: 603-660-6412	NOTE BOOK #15	JOB #599

SCALE: 1"=30'			
30'	15'	0'	30'
60'			
REV.	DATE	DESCRIPTION	BY