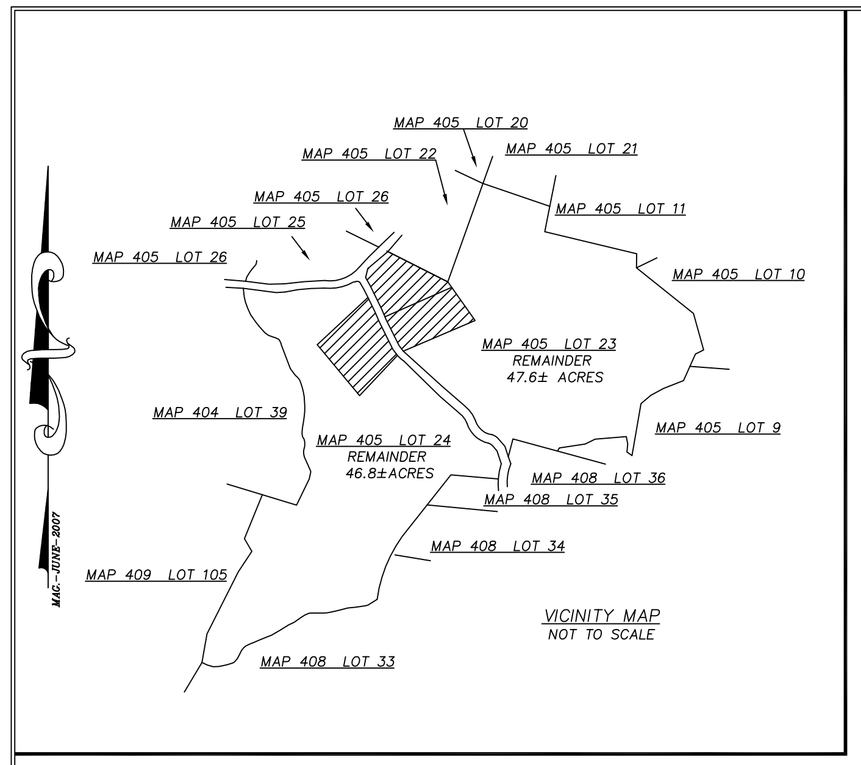


VICINITY MAP
NOT TO SCALE

ABUTTER'S LIST

MAP 404 LOT 31
CHRISTOPHER T. & TINA P. THAYER
312 LANG ROAD
RICHMOND, NH 03470
VOL. 1708 PG. 515

MAP 404 LOT 32
RICHARD, PATRICIA, JOSEPH, & IRENE CALZINI
290 LANG ROAD
RICHMOND, NH 03470
VOL. 1078 PG. 380

MAP 404 LOT 33
HAMILTON & NANCY BAILEY
C/O FLEET BANK
P.O. BOX 9204
BOSTON, MA 02209-9204
VOL. 751 PG. 79

MAP 404 LOT 48
HAMILTON & NANCY BAILEY
C/O FLEET BANK
P.O. BOX 9204
BOSTON, MA 02209-9204
VOL. 751 PG. 79

MAP 405 LOTS 9, 10, 11
GREENFIELD COMPANY
C/O WILLIAM C. BLANKER
456 MT. HERMAN STATION ROAD
NORTHFIELD, MA 01360
VOL. 1065 PG. 115

MAP 405 LOT 20
SHAUN BENNETT
2340 GOLF CLUB LANE
NASHVILLE, TN 37215-1167
VOL. 865 PG. 96

MAP 405 LOT 21, 25
DAVID KELLY
211 BULLOCK ROAD
RICHMOND, NH 03470
PROBATE DOCKATE # 2003-0346

MAP 405 LOT 22
SHAUN BENNETT
2340 GOLF CLUB LANE
NASHVILLE, TN 37215-1167
VOL. 879 PG. 65

MAP 405 LOT 26
SYBIL DUPUIS
P.O. BOX 443
WELLS, ME 04090-0443
VOL. 1306 PG. 293

MAP 408 LOT 33
DAVID & JUDITH GRAVES
240 BULLOCK ROAD
RICHMOND, NH 03470
VOL. 816 PG. 387

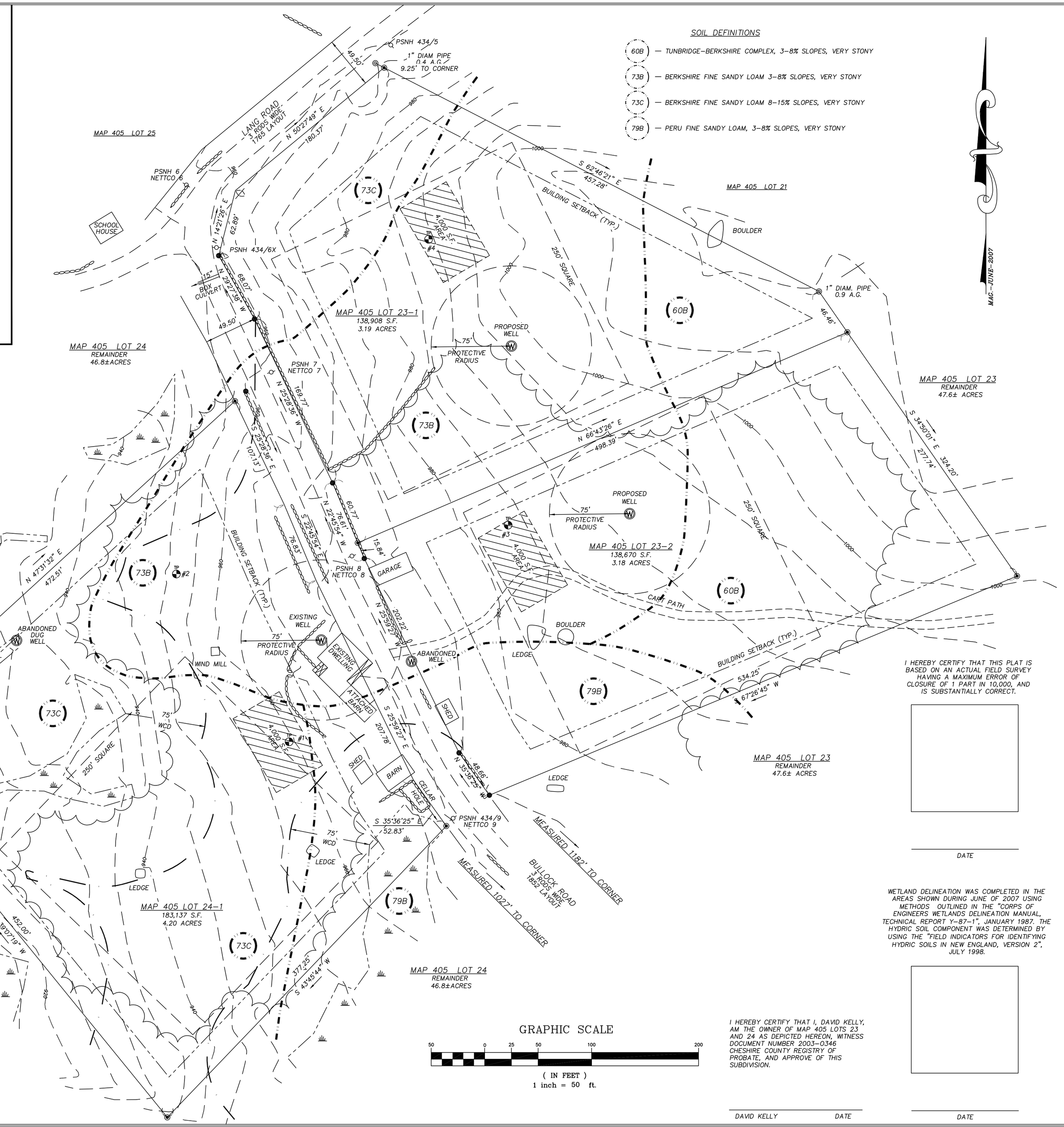
MAP 408 LOT 34
MICHAEL D. & MARNIE C. BLAIR
240 BULLOCK ROAD
RICHMOND, NH 03470
VOL. 2213 PG. 993

MAP 408 LOT 35
ROBERT KELLY & REBEKKA MCCARTHY
260 BULLOCK ROAD
RICHMOND, NH 03470
PROBATE DOCKET # 2003-0346

MAP 408 LOT 36
DAVID KELLY
211 BULLOCK ROAD
RICHMOND, NH 03470
PROBATE DOCKET # 2003 -0346

LEGEND

- PIPE FOUND
- DRILL HOLE SET
- REBAR SET
- A.G. — ABOVE GRADE
- STONE WALL
- UTILITY POLE
- SOIL BORDER
- 60B — SOIL TYPE
- TP — TEST PIT
- W — PROPOSED/EXISTING WELL
- 4,000 S.F. AREA — 4,000 S.F. DEDICATED SEWAGE DISPOSAL AREA
- DELINEATED WETLAND
- DIRECTION OF FLOW
- WETLAND CONSERVATION DISTRICT (WCD)
- TREE LINE



SOIL DEFINITIONS

- 60B — TUNBRIDGE-BERKSHIRE COMPLEX, 3-8% SLOPES, VERY STONY
- 73B — BERKSHIRE FINE SANDY LOAM 3-8% SLOPES, VERY STONY
- 73C — BERKSHIRE FINE SANDY LOAM 8-15% SLOPES, VERY STONY
- 79B — PERU FINE SANDY LOAM, 3-8% SLOPES, VERY STONY

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

I HEREBY CERTIFY THAT I, DAVID KELLY, AM THE OWNER OF MAP 405 LOTS 23 AND 24 AS DEPICTED HEREON, WITNESS DOCUMENT NUMBER 2003-0346 CHESHIRE COUNTY REGISTRY OF PROBATE, AND APPROVE OF THIS SUBDIVISION.

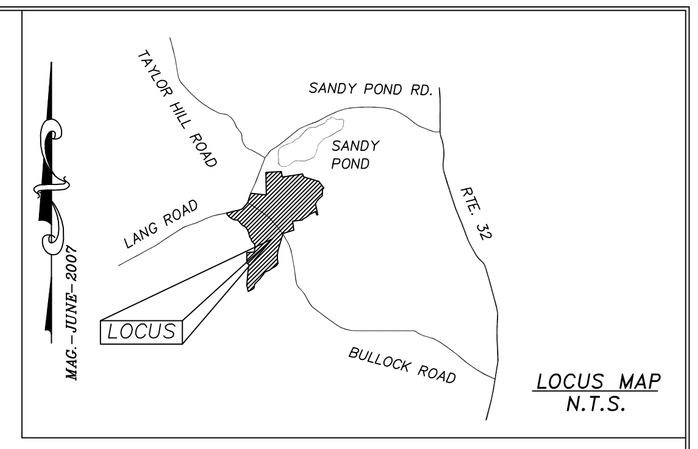
DAVID KELLY DATE

I HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL FIELD SURVEY HAVING A MAXIMUM ERROR OF CLOSURE OF 1 PART IN 10,000, AND IS SUBSTANTIALLY CORRECT.

DATE

WETLAND DELINEATION WAS COMPLETED IN THE AREAS SHOWN DURING JUNE OF 2007 USING METHODS OUTLINED IN THE "CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1", JANUARY 1987. THE HYDRIC SOIL COMPONENT WAS DETERMINED BY USING THE "FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 2", JULY 1998.

DATE



LOCUS MAP
N.T.S.

NOTES

1) THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE MAP 405 LOT 23 INTO ONE NEW BUILDING LOT AND ONE REMAINDER LOT OF 47.6± ACRES. ALSO TO SUBDIVIDE MAP 405 LOT 24 INTO ONE NEW BUILDING LOT AND ONE REMAINDER LOT OF 46.8± ACRES.

2) DEED REFERENCE FOR MAP 405 LOT 23: VOL. 529 PG. 591, EDITH ATKINS C/O DAVID KELLY, PROBATE DOCKET # 2003-0346.

3) DEED REFERENCE FOR MAP 405 LOT 24: VOL. 529 PG. 591, EDITH ATKINS C/O DAVID KELLY, PROBATE DOCKET # 2003-0346.

4) MAP AND LOT NUMBERS REFER TO THE TOWN OF RICHMOND PROPERTY MAPS.

5) CURRENT ZONING IS RESIDENTIAL.

MINIMUM LOT AREA - 3 ACRES
MINIMUM FRONTAGE - 250 FEET

MINUMUM STRUCTURE SETBACK REQUIREMENTS:
FRONT - 83 FEET FROM CENTERLINE OF ROADWAY
SIDE AND REAR - 25 FEET, SEPTIC SYSTEMS & WELLS - 37.5 FEET
WETLAND - STRUCTURES - 75 FEET, SEPTIC SYSTEMS - 100 FEET

6) THE REQUIREMENTS FOR A STANDARD RESIDENTIAL PROPERTY SURVEY WERE MET OR EXCEEDED IN THE PREPARATION OF THIS PLAT.

7) WETLANDS WERE DELINEATED BY SHARON E. MONOHAN 3 CENTRAL STREET PETERBOROUGH, NH 03458. TELEPHONE (603) 924-8774.

8) ELEVATIONS ARE BASED ON APPROXIMATE USGS DATUM. CONTOUR INTERVAL IS FIVE FEET.

9) STATE SUBDIVISION APPROVAL NUMBER: SA2007008210.

10) THE REMAINDER PORTIONS OF MAP 405 LOTS 23 AND 24 WERE NOT SURVEYED IN THE PREPARATION OF THIS PLAT. THE AREAS AND BOUNDARY INFORMATION WERE COMPILED FROM PLAN REFERENCE ONE AND DEEDS OF RECORD.

PLAN REFERENCE

1) PLAN ENTITLED: "EDITH ATKINS BULLOCK FARM, RICHMOND, NH";; PREPARED BY: DWIGHT E. JENNINGS; SCALE: 1" = 200'; IN POSSESSION OF DAVID KELLY, 211 BULLOCK ROAD, RICHMOND, NH AND ON FILE AT THIS OFFICE.

_____, 2007
APPROVED AS A SUBDIVISION IN ACCORDANCE
WITH THE PROVISIONS OF RSA 674.
THE RICHMOND PLANNING BOARD
BY _____, CHAIRMAN
BY _____, SECRETARY

NO.	DATE	REVISION	BY

SUBDIVISION PLAT

MAP 405 LOTS 23 & 24
BULLOCK RD. & LANG RD.
RICHMOND, N.H.

DATE: JUNE 11, 2007 SCALE: 1" = 50'

PREPARED FOR : DAVID KELLY
211 BULLOCK ROAD
RICHMOND, NH 03470

RICHARD P. DREW LLC
266 TULLY BROOK ROAD, RICHMOND, N.H. 03470
TEL. (603) 239-4701 FAX 239-7412

CLIENT: KELLY	JOB NO. 282	F.B. 8	SHEET 1 OF 1