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REGISTER OF DEEDS
STRAFFORD COUNTY

Soils Data from the Stratford County Soil Survey
Dated 3/73, Sheet #5
PbB PAXTON-0-8% slope
PdC PAXTON-8-15% slopes
HgB Hollis-Gloucester-3-8% slopes

Soils, wetlands and test pits by RCS Designs, Bradford, NH
Wetlands delineated using a combination of the Corps of Engineers Wetlands Delineation Manual, Technical Report Y-87-1, Environmental Laboratory, Department of the Army, 1987 and the Field Indicators for Identifying Hydric Soils in New England, Version 2, New England Interstate Water Pollution Control Commission 1998.

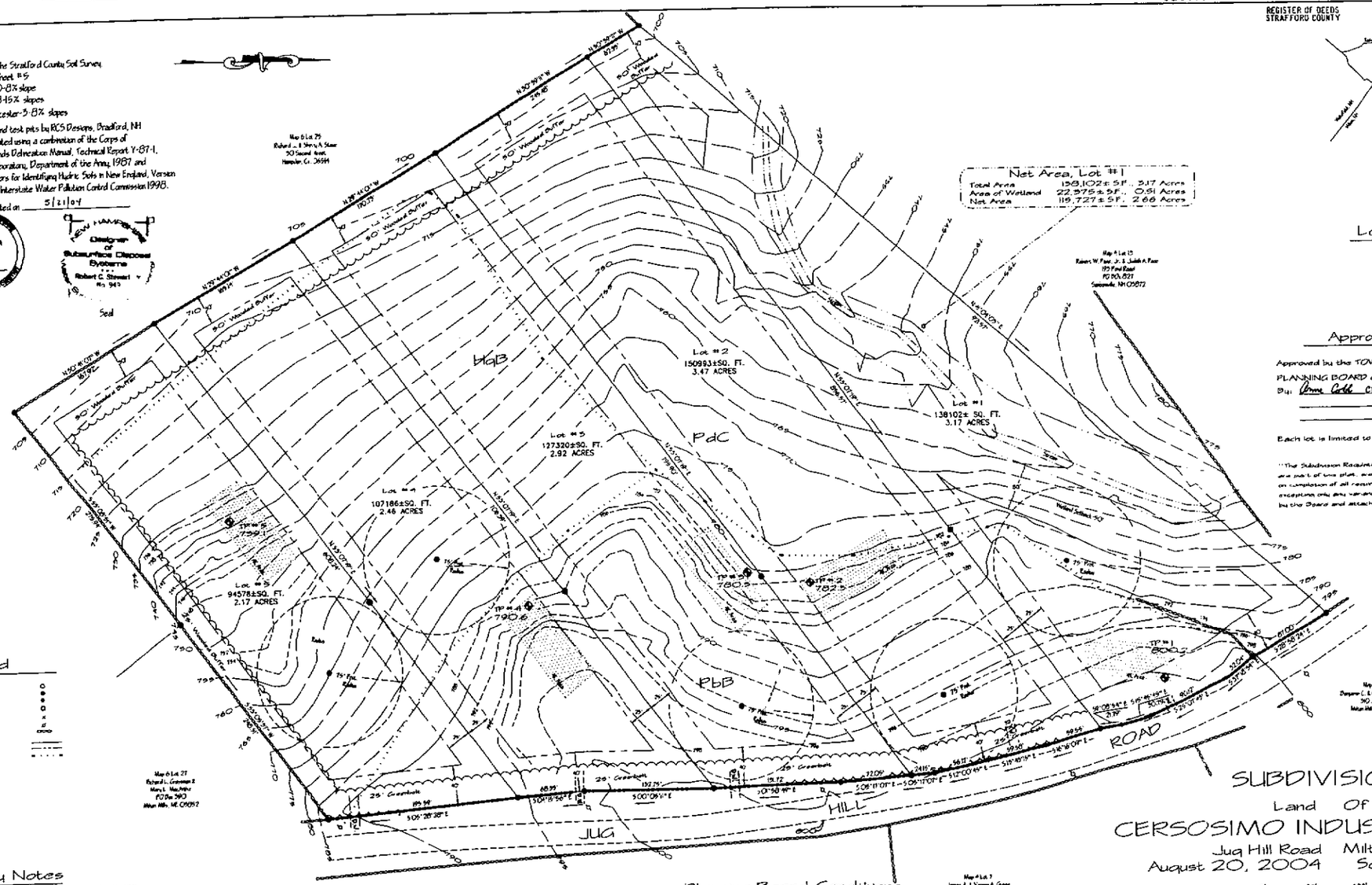
Test Pits conducted on 5/21/04

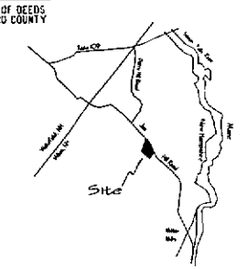
ROBERT C. STEWART, JR. No 949

NEW HAMPSHIRE Designer of Subsurface Disposal Systems Robert C. Stewart No 949

Seal

Seal





Location Map

Approval

Approved by the TOWN OF MILTON, NH
PLANNING BOARD on 10-20-04
By: Anne Cobb Chair

Each lot is limited to one principal structure

"The Subdivision Regulations of the Town of Milton, NH are part of this plat, and approval of this plat is contingent on completion of all requirements of said Subdivision Regulations excepting only any variance or modification made in writing by the Board and attached hereto."

Legend

Drill Hole Found
Drill Hole Set
Rebar w/ Cap Set
Iron Pipe Found
Unmonumented Point
Utility Pole
Stone Wall
Edge of Wetland
Set Back Lines
Set Boundary

SUBDIVISION

Land Of

CERSOSIMO INDUSTRIES, INC.

Jug Hill Road Milton, NH
August 20, 2004 Scale: 1" = 50'

0' 50' 100' 150'

Survey Notes

This plan is the result of a Automatic Total Station Survey, Performed by CBW on July 18, 2004. Traverse Balanced by Compass Rule
Survey total error of closure is less than 110,000.
Contour information based on scaled USGS information and limited topo survey.
Record by CBW
Research by CBW
Computation by CBW
Plan by CBW

Plan Reference

1) "A PLAN OF LOTS FOR ROBERT W. PAGE, JR. & STEVEN C. PAGE, MILTON MILLS, MILTON, NH" Dated Nov./Dec. 1996, Jan 1997. Scale 1" = 200' by Jon R. Knight, LLS. Lane & Compass Survey Unmarked.

Owner of Record

Milton Tax Map 4 Lot 12
Cersosimo Industries, Inc.
P.O. Box 1800
Brattleboro, VT. 05302
Dk. 3096 Pg. 910, 2004
Stratford County Registry of Deeds
Total Lot Area 11.19 Acres

Zoning Information

Article VI	Low Density Residential Zone
Minimum Lot Size	65,340 SF. (1.5 Acres)
Minimum Road Frontage	150 Feet
Front Set Back	40 Feet
Rear Set Back	30 Feet
Side Set Back	25 Feet
Wetland Set Back	50 Feet

Planning Board Conditions

1) Creation of a two (2) foot topography for the balance area only.
2) All Local and State Approvals are filed on a timely basis.
3) A wooded buffer shall be maintained along the back of each lot, 50 feet in width and along the southerly line of Lot #5, 25 feet in width. No structure shall be removed from these buffers.
4) Place pins at two hundred and fifty (250) feet along the lot lines.
5) Each lot is limited to 1 principal structure. All structures shall be wood frame, residences only. No dashers or permanent mobile homes.
6) Pending amended building setbacks, buffers and dimensions shown in part 1 not remove data 9/29/04)
7) Street numbers will need to be posted at the end of the common dimension, prior to issuance of a Certificate of Occupancy.
8) All stations shall be installed underground from the pole.
9) Foundation Certification to be received by the Building Inspector prior to the release of the usual portion of the permit.
10) The stone wall along Jug Hill Road shall remain in place, as is, except for any dimension, openings to be installed.
11) The approval shall expire within one year of this date if the stone conditions are not met.
12) A Greenbelt shall be maintained along the frontage of Lots 2,3,4,1,5, 25 feet in width. No trees other than as required for [illegible] or dimension are to be removed. Trees larger than 6 inches are to remain.

Map 4 Lot 7
James A. & Norman A. Grosse
60 Cranmore Rd.
Wakefield, MA 02481

I certify the work performed by myself or under my direction to be correct and accurate to the best of my knowledge.

No. 847 CHRISTEN B. WILBER
Licensed Land Surveyor

Survey By
Christen B. Wilber,
Surveying & Consulting, LLC.
P.O. Box 184
Kittery point, ME 03905

Revisions 9/29/04, 10/15/04

PLAN 77-30