

**REFERENCE PLANS**

- BOUNDARY PLAT LAND OF ELIZABETH SIMONS MAP SHEET 408 PARCEL 14 WEARE, N.H., DATED MARCH 24, 1999 BY TODD LAND USE CONSULTANTS. HCRD PLAN NO. 30044
- PLAN OF LAND IN WEARE, N.H. OWNED BY GORDON C. BROWN, DATED AUGUST 26, 1981 BY MERRILL A. BROWN. HCRD PLAN NO. 14674
- LOT LINE ADJUSTMENT PROPERTY OF CAROLYN TODD & GERALD H. HIGHT SOUTH SIDE OF DUCK POND ROAD WEARE, NH, DATED MARCH 1988 BY ROBERT C. PALMER. HCRD PLAN NO. 22092
- SUBDIVISION-PROPERTY OF GERALD H. HIGHT SOUTH SIDE OF DUCK POND ROAD WEARE, NH, DATED FEBRUARY 1988 BY ROBERT C. PALMER. HCRD PLAN NO. 22091
- STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS R.O.W. PLANS OF PROPOSED FEDERAL AID SECONDARY PROJECT NO. S23(11) N.H. PROJECT NO. P-4993 JOHN STARK HIGHWAY SHEETS 15-20.
- SUBDIVISION PLAN TAX LOT 405-57 FOR GORDON C. BROWN WEST SIDE OF ROUTES 114 & 77 NORTH SIDE OF DUCK POND ROAD WEARE, N.H., DATED MAY 1991 BY ARTHUR F. SICILIANO JR. HCRD PLAN NO. 25227
- BOUNDARY SURVEY TAX LOTS 405/61, 408/120 & 408/121 FOR NEWTON S. SPURR & WINIFRED ANN SPURR BOTH SIDES OF ROUTE 114 WEST SIDE OF MT. WILLIAM ROAD WEST SIDE OF GEORGE MOODY ROAD WEARE, NH, DATED DECEMBER 1997 BY ARTHUR F. SICILIANO JR. HCRD PLAN NO. 28988
- EDGAR & RUTH JONES, WEARE, NEW HAMPSHIRE SUBDIVISION PLAN OF LAND IN WEARE, NEW HAMPSHIRE ASSESSORS MAP 405 LOT 54, DATED JULY 18, 1991 BY DAHLBERG LAND SERVICES INC. HCRD PLAN NO. 25339
- MAP OF WEARE, N.H. COMPILED BY MESSRS. COLLINS, PEASLEE, & DEARBORN, DATED 1888, DRAWN BY G.C. PATTEN. HCRD PLAN NO. 309-B?

408-14  
SOCIETY FOR THE PROTECTION OF NH FORESTS  
54 PORTSMOUTH STREET  
CONCORD, NH 03301  
BK. 6158 PG. 1851  
(RA)

408-119  
LUTHER E. DRAKE  
141 DUCK POND ROAD  
WEARE, NH 03821  
BK. 7020 PG. 1754  
(RA)

405-65  
LUTHER E. DRAKE  
141 DUCK POND ROAD  
WEARE, NH 03821  
BK. 7020 PG. 1754  
(RA)

405-64  
DIANE M. LAMB  
127 DUCK POND ROAD  
WEARE, NH 03821  
BK. 5732 PG. 1207  
(RA)

405-54  
LAWRENCE E. BENDERS  
2934 WEYBRIDGE ROAD  
SHAKER HEIGHTS, OH 44120  
BK. 5559 PG. 1469  
(RA)

405-55  
CHRISTOPHER D. LATHROP  
44 DUCK POND ROAD  
WEARE, NH 03821  
BK. 6284 PG. 720  
(RES)

405-56  
SHIRLEY WILSON REV. TR.  
40 DUCK POND ROAD  
WEARE, NH 03821  
BK. 6109 PG. 875  
(RES)

405-57-1  
RONALD B. CONNERY, JR.  
28 DUCK POND ROAD  
WEARE, NH 03821  
BK. 6497 PG. 2765  
(RES)

405-57  
GORDON C. BROWN  
P.O. BOX 36  
WEARE, NH 03821  
BK. 1784 PG. 346  
(COM)

408-121  
NBAC CORPORATION  
603 OLD MAMMOTH ROAD  
LONDONDERRY, NH 03053  
BK. 5897 PG. 1038  
(RA-UNDEVELOPED)

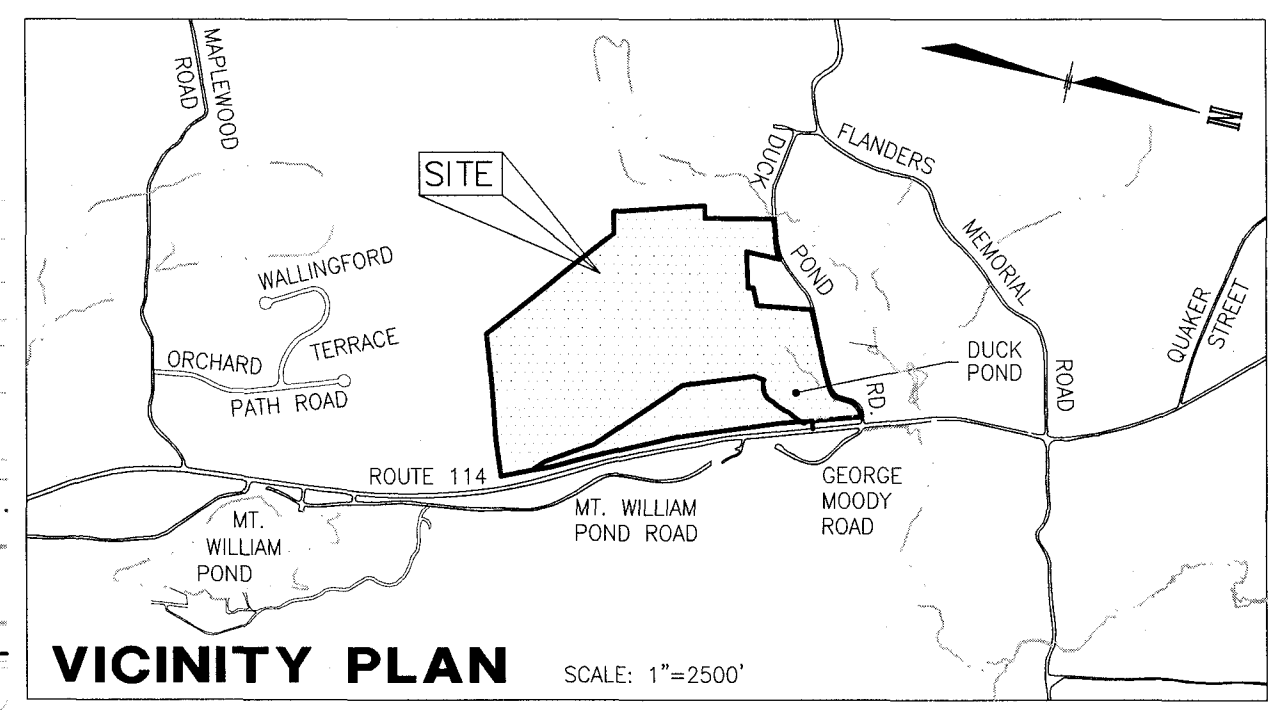
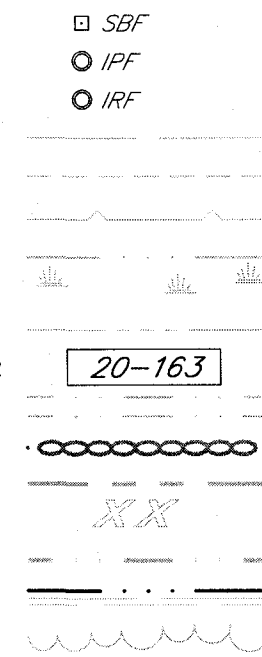
405-60  
BURTON E. BROWN  
P.O. BOX 93  
WEARE, NH 03821  
BK. 5216 PG. 1268  
(IND)

405-58  
RICHARD A. BROWN  
37 GEORGE MOODY ROAD  
WEARE, NH 03821  
(IND)

203-108  
RICHARD A. HAMBLETT  
3 GEORGE MOODY ROAD  
WEARE, NH 03821  
(COM)

**LEGEND**

- STONE BOUND FOUND
- IRON PIPE FOUND
- IRON PIN FOUND
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- RETAINING WALL
- EDGE OF WETLAND
- WETLAND SETBACK
- DENOTES MAP AND LOT NUMBER
- BROOK, STREAM OR RIVER
- STONEWALL (BOUNDARY)
- ZONING BOUNDARY
- AQUIFER PROTECTION ZONE
- EDGE OF WATER
- LIMITS OF CLEARING / TREELINE



**NOTES**

- OWNER OF RECORD:  
MAP 405 LOT 62: NBAC CORP., 603 OLD MAMMOTH ROAD, LONDONDERRY, NH 03053. PARCEL AREA OF MAP 405 LOT 62 IS 1634 ACRES. DEED REFERENCE TO PARCEL IS BK. 5991 PG. 0402 DATED 9/04/98 IN THE H.C.R.D.  
MAP 408 LOT 120: NBAC CORP., 603 OLD MAMMOTH ROAD, LONDONDERRY, NH 03053. PARCEL AREA OF MAP 408 LOT 120 IS 314 ACRES. DEED REFERENCE TO PARCEL IS BK. 5897 PG. 1038 DATED 1/30/98 IN THE H.C.R.D.
- 405-62 INDICATES TAX MAP AND LOT NUMBER.
- THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE THE TWO SUBJECT PARCELS, AND SUBDIVIDE INTO 60 SINGLE-FAMILY CLUSTER LOTS FOR 3-BEDROOM HOMES WITH INDIVIDUAL WELLS AND SEPTICS, 3 OPEN SPACE LOTS AND 2 COMMERCIAL LOTS. ALL TELEPHONE, ELECTRIC AND CABLE UTILITIES SHALL BE UNDERGROUND. ALL HOUSES SHALL HAVE SPRINKLER SYSTEMS.
- CURRENT ZONING DISTRICTS  
MAP 405 LOT 62: RURAL AGRICULTURE (RA)  
MAP 408 LOT 120: COMMERCIAL (C)  
MIN. LOT SIZE: N/A-CLUSTER vs. 200'  
MIN. BUILDING SETBACKS: 25' vs. 200'  
FRONT: 50' vs. 50'  
BETWEEN BUILDINGS: 50' vs. 30'  
MAX. BUILDING HEIGHT: 30' (3 STORIES) vs. 30' (3 STORIES)  
MAX. LOT COVERAGE: 50% vs. 50%
- THE EXISTING PARCELS ARE IN CURRENT USE.
- BOUNDARY INFORMATION DEPICTED ON THIS PLAN IS FROM A FIELD SURVEY PERFORMED BY TFMORAN INC.
- HORIZONTAL AND VERTICAL CONTROL WAS PROVIDED TO TFMORAN INC. BY TRUE ENGINEERING.
- A PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD HAZARD AREA DEPICTED AS FLOOD ZONE A ON THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 330235 0010 B, EFFECTIVE DATE JUNE 2, 1993 AND SHOWN ON THIS PLAN.
- THE LOCATION OF THE AQUIFER PROTECTION ZONE IS TAKEN FROM A PLAN ENTITLED GEOHYDROLOGY AND WATER QUALITY OF STRATIFIED-DRIFT AQUIFERS IN THE MIDDLE MERRIMACK RIVER BASIN, SOUTH-CENTRAL NEW HAMPSHIRE, BY JOSEPH D. AYOTTE AND KENNETH W. TOPPIN, 1995. A MAXIMUM OF 10% IMPERVIOUS, PER LOT, IS PERMITTED WITHIN THE AQUIFER PROTECTION ZONE.
- THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 1-888-344-7233.
- EASEMENTS, RIGHTS, AND RESTRICTIONS:  
SEE BOOK 5991, PAGE 402 IN THE H.C.R.D.  
EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
- A 30,000 GALLON CISTERN WILL BE PROVIDED IN THE CENTER OF THE DEVELOPMENT, AND ANY HOME 2,200 FEET OR MORE FROM THE CISTERN WILL BE SPRINKLERED.
- THE PHASING PLAN FOR THIS DEVELOPMENT IS FIFTEEN (15) CERTIFICATES OF OCCUPANCY PER YEAR AFTER THE DATE OF PLANNING BOARD APPROVAL.
- SHEETS 2 THROUGH 11 OF THE SUBDIVISION PLAN SET WILL BE RECORDED AT THE REGISTRY OF DEEDS. THE ENTIRE PLAN SET WILL BE ON FILE AT THE OFFICE.
- WETLANDS FLAGGED AND CERTIFIED BY PETER S. SCHAUER, CWS #48 DURING JULY AND AUGUST 2002, SEE H.C.R.D. PLAN NO. 34808 SHEET 1 OF 10.

**NOTE: THIS PLAN SUPERSEDES H.C.R.D. PLAN NO. 34808, SHEET 1 OF 10**

**APPROVED BY THE WEARE PLANNING BOARD**

CHAIRMAN: \_\_\_\_\_  
SECRETARY: \_\_\_\_\_  
DATE: \_\_\_\_\_ LOTS: \_\_\_\_\_

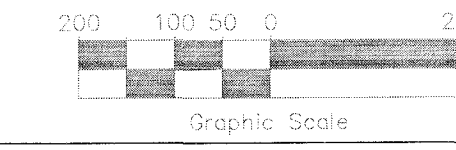
TAX MAP 405 LOT 62 AND  
TAX MAP 408 LOT 120  
**CORRECTIVE SUBDIVISION INDEX PLAN**  
**DUCK POND SUBDIVISION**  
**DUCK POND ROAD & NH ROUTE 114**  
**WEARE, NH**  
OWNED BY AND PREPARED FOR  
**NBAC CORPORATION, 603 OLD MAMMOTH RD,**  
**LONDONDERRY, NH 03053**  
SCALE: 1"=200' **AUGUST 26, 2005**

**TFM** Civil Engineers  
Land Surveyors  
Environmental Scientists  
Land Planners  
48 Constitution Drive  
Bedford, NH 03110  
Phone (603) 472-4488  
Fax (603) 472-9747  
Bedford, NH • Manchester, NH • Keene, NH • Salem, NH

| REV. | DATE     | DESCRIPTION                             | DR  | CK  |
|------|----------|---|-----|-----|
| 7    | 11/09/07 | REV. LOT NO., WET CERT., APP. BLOCK     | WNF | HGM |
| 6    | 05/16/06 | REMOVE ZBA NOTE PER REVISED REGULATIONS | MC  | HGM |
| 5    | 04/24/06 | TOWN & NHDES COMMENTS                   | MC  | HGM |
| 4    | 03/31/06 | ADDITIONAL EASEMENTS                    | MC  | HGM |
| 3    | 01/12/06 | TOWN ENGINEER COMMENTS                  | MC  | JFP |
| 2    | 11/28/05 | ADDRESS COMMENTS FROM TOWN              | JFP | JK  |
| 1    | 10/5/05  | GENERAL REVISIONS                       | AKF | JK  |

**CERTIFICATION**

I HEREBY CERTIFY, TO MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN SHOWS THE RESULTS OF AN ON THE GROUND "STANDARD PROPERTY SURVEY" AND THAT SAID SURVEY MEETS THE MINIMUM PRECISION AND/OR ACCURACY MEASUREMENTS FOR SURVEY CLASSIFICATION "U" (URBAN) AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS ADOPTED 8/23/01, EFFECTIVE 8/24/01.  
I FURTHER CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.



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