

Map 411Z Lot 15
MARY ELLEN SNOW REVOCABLE TRUST 2009
Mary Ellen Snow, Trustee
87 Mountain Road
Concord, NH 03301
V. 3126 P. 721

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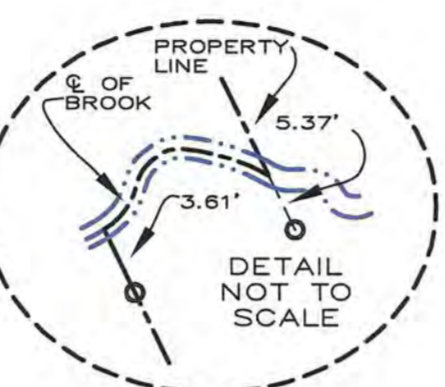
411Z Lot 1
Thomas & Allison Kuepper
61 Mountain Rd
Concord, NH 03301
V. 3753 P. 724 Total Area: 663,681 Sq. Ft. or 15.24 Ac.

Map 411Z Lot 14
VIVIAN T. BENTLEY
83 Mountain Rd
Concord, NH 03301
V. 2949 P. 982

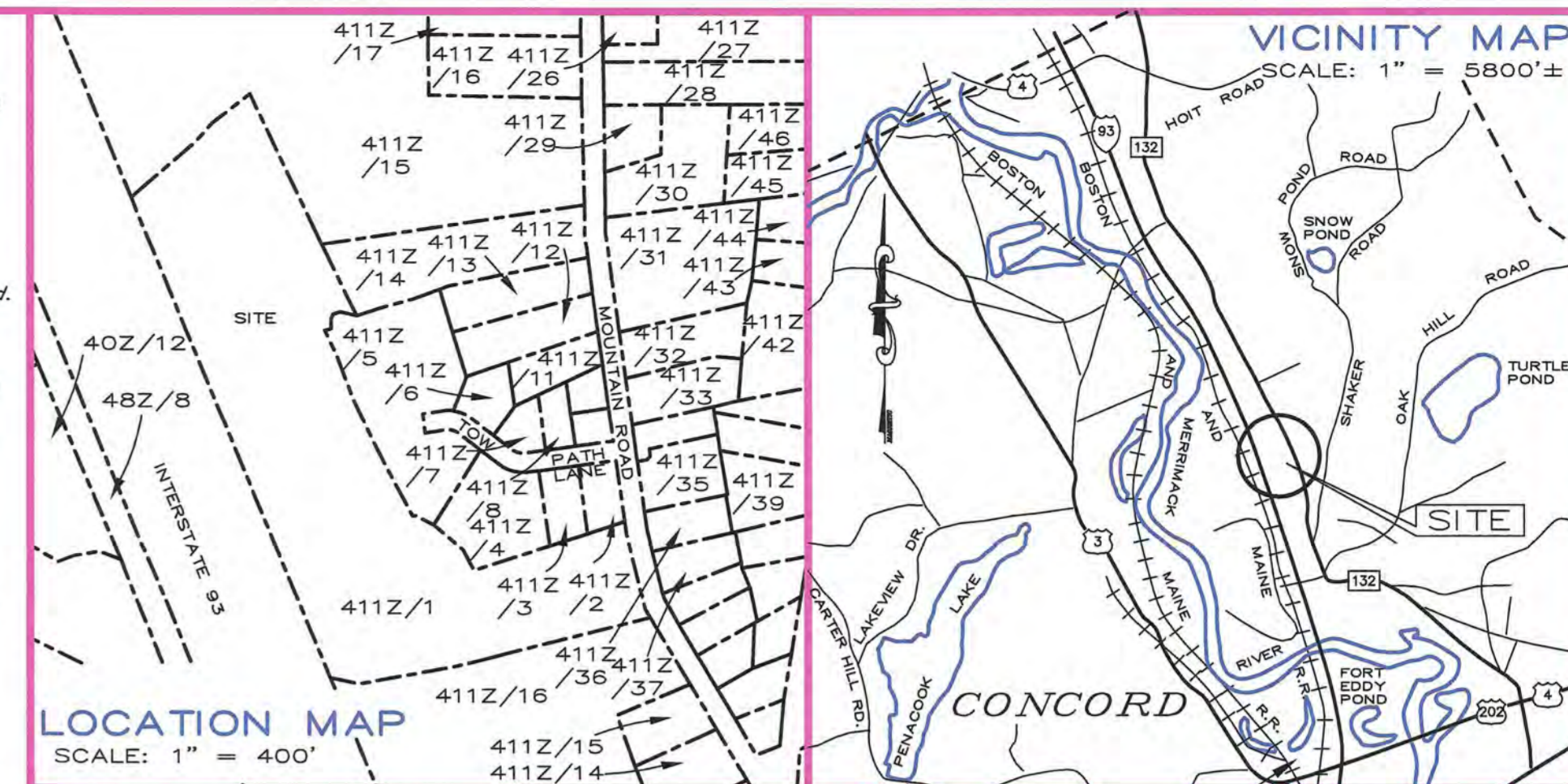
Map 411Z Lot 5
BRIAN M. SMITH
10 Tow Path Lane
Concord, NH 03301
V. 3657 P. 513

Map 411Z Lot 4
DONALD & BONNIE GOTT REV TR
Donald & Bonnie Gott Trustees
5 Tow Path Lane
Concord, NH 03301
V. 2923 P. 1728

Map 411Z Lot 2
ALLAN H. MACDOUGALL JR & LISA A. DENNINGHAM
1 Tow Path Lane
Concord, NH 03301
V. 2869 P. 428



- ### WETLAND NOTES
- Jurisdictional Wetlands were delineated by Daidra L. Benjamin in May, 2024 utilizing the following standards:
- 1) *Field Indicators of Hydric Soils in the United States*, Version 7.0, 2010. L.M. Vasilas, G.W. Hurt, and C.V. Noble (eds.). United States Department of Agriculture, Natural Resources Conservation Service, in cooperation with the National Technical Committee for Hydric Soils.
 - 2) *Field Indicators for Identifying Hydric Soils in New England*, Version 3, April 2004. NEIWPCC Wetlands Workgroup, Wilmington, MA 01887.
 - 3) *North American Digital Flora: National Wetland Plant List, version 2.1.0* (http://wetland_plants.usace.army.mil/). U.S. Army Corps of Engineers, Engineer Research and Development Center, Cold Regions Research and Engineering Laboratory, Hanover, NH, and BONAP, Chapen Hill.
 - 4) *National List of Plant Species That Occur in Wetlands: 1988 New Hampshire*, United States Department of the Interior, Fish and Wildlife Service, NERC-88/18.29.
 - 5) *Corps of Engineers Wetlands Delineation Manual*, January 1987, Wetlands Research Program Technical Report Y-87-1.
 - 6) *Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region*, October 2009, U.S. Army Corps of Engineers, Environmental Laboratory ERDC/EL TR-09-19.
 - 7) *Classification of Wetlands and Deepwater Habitats of the United States*, December 1979, L. Cowardin, V. Carter, F. Golet, and E. LaRoe. US Department of the Interior, Fish and Wildlife Service, FWS/OBS-79/31



- ### NOTES
1. Survey by total station between the dates of December 2 and 9, 2013. Control Traverse error of closure is 1' in 35,641'.
 2. Horizontal datum is based on NH State Plane Coordinate system, NAD 83.
 3. Owner of record: Thomas Kuepper 61 Mountain Road Concord, NH 03301, Map 411Z, Lot 1 - Book 3753, Page 724 For portions of Old Locke Road see V. 1197 P. 333 and V. 1004 P. 542. Total Area = 663,681 sq. ft. or 15.24 acres.
 4. The subject premises is within the Neighborhood Residential zoning district Minimum lot size = 10,000 sq. ft., Minimum buildable area = 5,000 sq. ft., Minimum frontage = 80', Building setbacks: front=15'; rear=25'; side=10', Maximum lot coverage = 50%.
 5. The underground utilities depicted hereon have been located from field survey information and plotted from existing drawings. The surveyor makes no guarantee that the underground utilities depicted comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although they are located as accurately as possible from the information available. The surveyor has not physically located the underground portion of the utilities. All contractors should notify, in writing, any utility company and appropriate governmental agencies prior to any excavation work and call DIG-SAFE at 1-888-344-7233.
 6. The intent of this plat is depict a two lot residential subdivision.
 7. The premises is not within a flood hazard zone per FIRM 33013C0531E.

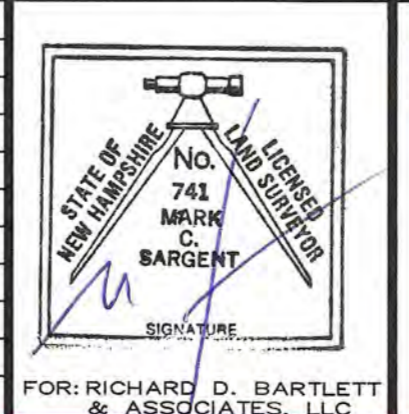
- ### REFERENCES
1. "Boundary Plat of the land of: Ellwyn & Josephine Hayslip, dated April 19, 2004, by Richard D. Bartlett & Associates, Inc. (Unrecorded).
 2. "Tow Path Overlook Subdivision Plat", prepared for Dr. Harlan F. Besse dated June 6, 1955 by E.N. Roberts, recorded at the MCRD as plan no. 1386 for Lots 1-7 (See also plan no. 1487-inclusive of all lots 1-10)
 3. "Tract Nos 8186-I & J" prepared for Mrs. A.R. Besse, dated Aug. 10, 1959, by E.N. Roberts (Unrecorded).
 4. "Re-Subdivision Gustavus A. McLaughlin", dated Sept., 1975, by Richard D. Bartlett, recorded at the MCRD as plan no. 4192.
 5. "Land in Concord owned by Gus McLaughlin," dated June 1953, by HL Robinson, recorded at the MCRD as plan no. 2151.
 6. "Sketch Plan prepared for Dwight W. & Elizabeth Barrell,," dated April 5, 1988, by Richard D. Bartlett, LLS.
 7. State of NH D.O.T. Highway plans, project no. P-3264-D, and 11449-B, on file at the State of NH dept. of Transportation Right-of Way Division.
 8. "Re-Subdivision for Charles & Ann Winterling", dated Nov. 1973, by Richard D. Bartlett, recorded at the MCRD as plan no. 3735.

- ### EASEMENTS OF RECORD
1. The premises is subject to a Discretionary Preservation Easement pertaining to the barn on the premises as described in V. 3029 P. 246.
 2. The land adjacent to Interstate 93 is subject to the rights of access, light, air and view over, from and to the same as granted to the State of NH in Commissioners Return of Highway Layout as described in V. 822 P. 477.
 3. A portion of the premises is possibly subject to a restriction that no building, fence, sign or other structure be constructed so as not to obstruct the view to the northwest as described in V. 846. P. 509. (See plan reference no. 3)

SUBDIVISION SYNOPSIS

Map 411Z, Lot 1
Total Area
663,681 sq. ft. or 15.24 acres
Proposed Lot
114,027 sq. ft. or 2.61 acres
Contiguous Buildable Area 18,242 sq. ft.
Frontage = 100.00'
Remaining Portion of Lot 1
549,654 sq. ft. or 12.62 acres
Contiguous Buildable Area 18,776 sq. ft.
Frontage = 155.96'

NO.	DATE	REVISION



RICHARD D. BARTLETT & ASSOCIATES, LLC
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www.richarddbartlett.com
LICENSED LAND SURVEYORS

SUBDIVISION PLAT
of land of
THOMAS KUEPPER

PROJECT - MAP 411Z, LOT 1
LOCATION - 61 MOUNTAIN RD. CONCORD NH

GRAPHIC SCALE
0' 100' 200'
1" = 100'

DATE: JUNE, 2024
JOB NO.: 1023.197
SHEET 1 OF 1

"I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT IMMEDIATE SUPERVISION AND DEPICTS A SURVEY CONDUCTED WITH A TOTAL STATION HAVING AN URBAN CLASSIFICATION AND A MINIMUM ERROR OF CLOSURE LESS THAN 1:10,000."

SIGNATURE: [Signature] LICENSE NO. 741 DATE: 6/19/24