

Map 28Z 16  
Concord Country Club  
22 Country Club Lane  
Concord, NH 03301  
V. 2218 P. 1646

Map 28Z 34  
Douglas & Patricia Hicks  
131 Shaker Rd  
Concord, NH 03301  
V. 3863 P. 191

Map 28Z 33  
Douglas W. Hicks 2000  
Douglas Hicks TTE  
131 Shaker Rd  
Concord, NH 03301  
V. 3863 P. 191

CECO 33  
NETTCO 20  
W/LIGHT

#### ADDITIONAL ABUTTERS

Map 22Z 19  
City of Concord  
41 Green St  
Concord, NH 03301  
V. 2178 P. 1821

Map 28Z 40  
Alan E Gray Irrev  
Trust  
Jean H Gray Irrev  
Trust  
A E Gray &  
Hirshfield B Gray &  
TTEs  
88 Shaker Rd  
Concord, NH 03301

Map 28Z 75  
Catherine B Caswell  
32 Edward Dr  
Concord, NH 03301

Map 28Z 88  
Oak Knoll Estates  
Oak Hill Rd  
Concord, NH 03301  
V. 1904 P. 818

Map 28Z 92  
Dean Wilber 2006  
Trust  
Dean Wilber TTE  
PO Box 2103  
Concord, NH 03302  
V. 3795 P. 1629

Map 28Z 37  
Mary Hertz  
104 Shaker Rd  
Concord, NH 03301

Map 28Z 74  
Jason & Dianna  
Wimpey  
33 Edward Dr  
Concord, NH 03301  
V. 3011 P. 14

Map 28Z 76  
City of Concord  
Consrvtn Restrictns  
on Land  
41 Green St  
Concord, NH 03301  
V. 2054 P. 1397

Map 28Z 89  
Jeffery Holt  
87 Oak Hill Rd  
Concord, NH 03301  
V. 3864 P. 129

Map 224Z 58  
Elizabeth Terrell  
183 Shaker Rd  
Concord, NH 03301

Map 224Z 59  
Ian T Hamilton  
Rebecca  
Chase-Hamilton  
216 Shaker Rd  
Concord, NH 03301  
V. 3828 P. 971

Map 28Z 35  
Elizabeth Terrell  
183 Shaker Rd  
Concord, NH 03301  
V. 1716, P. 366

Un-Addressed  
Shaker Road  
52± acres  
Remaining After Subdivision  
48.8± acres

Map 28Z 36  
Brian & Maryann Lewis  
136 Shaker Rd  
Concord, NH 03301  
V. 1983 P. 663

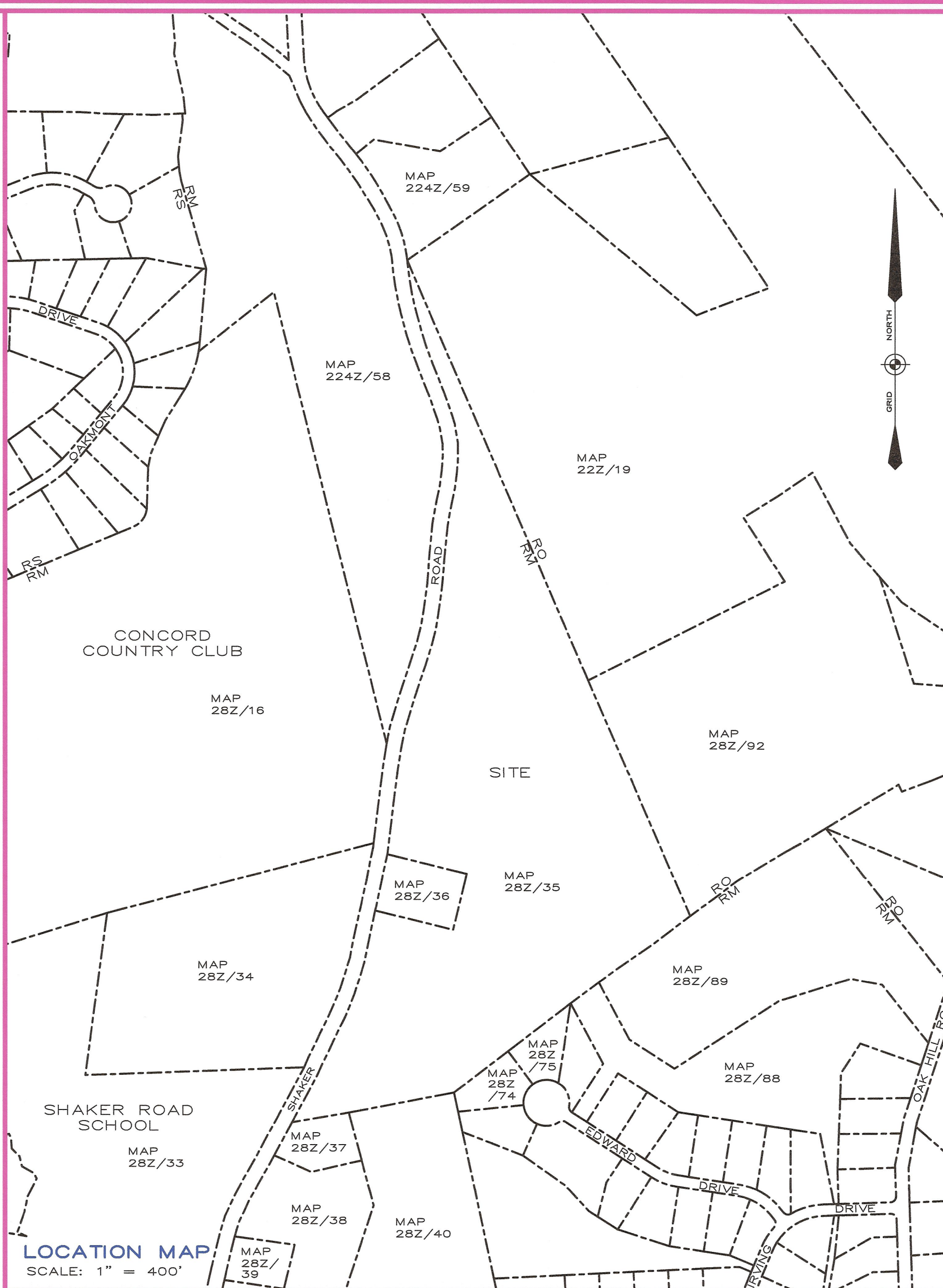
Proposed Lot 35-1  
68,854 sq. ft. or  
1.58 acres  
Buildable Area  
68,854 sq. ft.

Proposed Lot 35-2  
68,866 sq. ft. or  
1.58 acres  
Buildable Area  
65,810 sq. ft.

#### WETLAND NOTES

Jurisdictional Wetlands were delineated by Deidra Benjamin, CWS on March 15, 2025 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



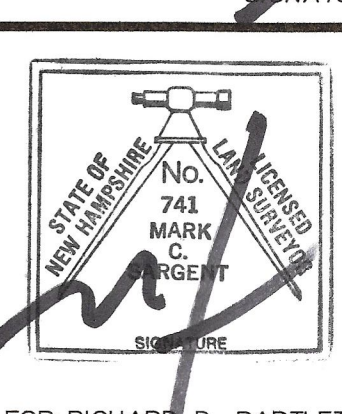
LOCATION MAP  
SCALE: 1" = 400'

#### LEGEND

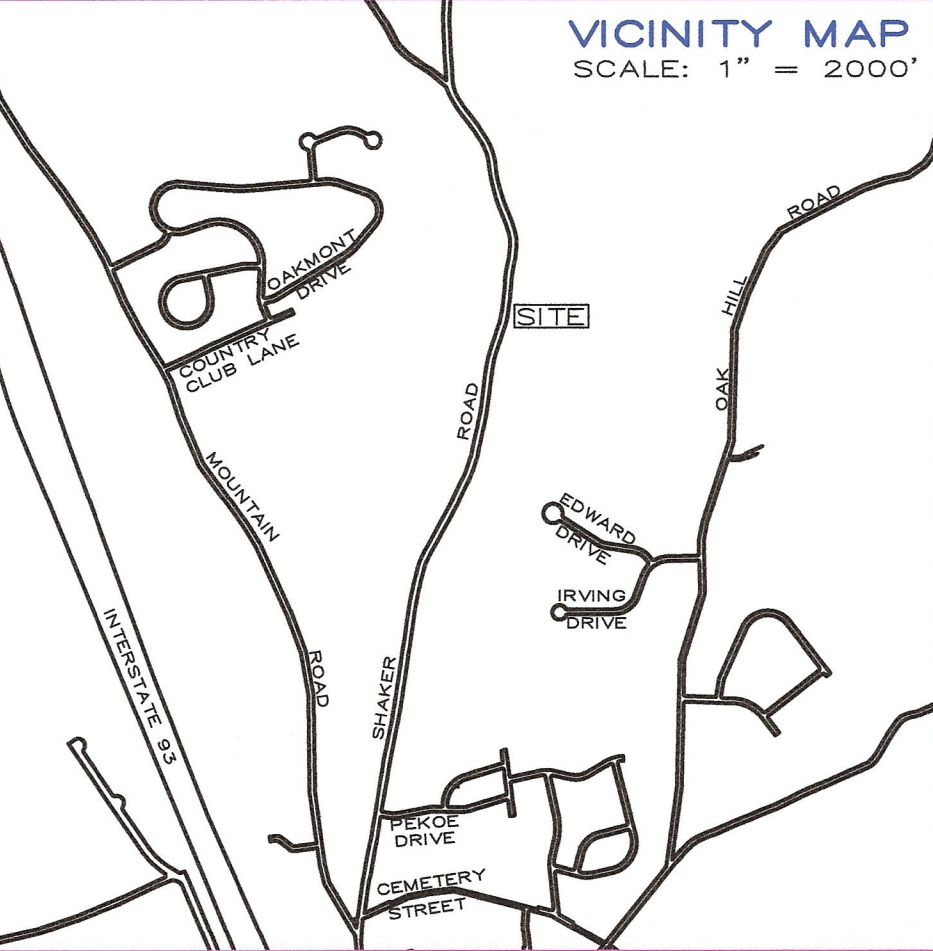
---	PROPERTY LINE	●	CONIFEROUS TREE
---	EDGE OF PAVEMENT	○	SHRUB
---	EDGE OF GRAVEL	○	DECIDUOUS TREE
---	OVERHEAD UTILITY LINES	○	ARTESIAN WELL
---	DRAINAGE LINE	○	IRON PIPE(I.P.) OR REBAR
---	DYL	○	STEEL PIN (SP)
---	DOUBLE YELLOW LINE	○	GRANITE OR CONCRETE
---	SWL	○	BOUND (GB OR CB)
---	SINGLE WHITE LINE	○	DRILL HOLE (DH)
---	VGO OR SGO	○	UTILITY POLE
---	VERTICAL OR SLOPED	○	STEEL PIN TO BE SET
---	GRANITE CURB	○	GRANITE BOUND TO BE SET
---	STONE WALL	○	SIGN HC-HANDICAPPED
---	EDGE OF WOODS	○	HCV-VAN ACCESSIBLE
---	CONCRETE	○	NF-NO PARKING
---	DELINEATED WETLAND	○	

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: 4/15/25



**RICHARD D. BARTLETT & ASSOCIATES, LLC**  
214 North State Street  
Concord, N.H. 03301  
Tel.: (603) 225-6770  
info@richarddbartlett.com  
www.richarddbartlett.com  
LICENSED LAND SURVEYORS



#### NOTES

1. Survey by total station between the dates of March 19 & 20, 2025. Control Traverse error of closure is 1":87,341'.
2. Horizontal datum is based on New Hampshire State Plane Coordinate System NAD 83 based on GPS observations and OPUS solutions.
3. Vertical datum is based on NAVD 88.
4. Owner of record: Elizabeth Terrell 183 Shaker Road Concord, NH 03301 Map 28Z, Lot 35 Total area 52± acres. Book 1716, Page 365.
5. The subject premises is within the Medium Density Residential zoning district (w/out sewer). Minimum lot size=40,000 sq. ft. Minimum buildable area=20,000 sq. ft. Minimum frontage=200'. Building setbacks: front=25'; rear=25'; side=15'. Maximum lot coverage=20%.
6. 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 811.
7. The intent of this plat is create two single-family parcels leaving a remaining area of 48.6± acres.
8. The subject premises is within flood hazard zone "X" Areas determined to be outside of the 500 year flood plain as shown on the Flood Insurance Rate Map, City of Concord, N.H. Community-Panel No. 33013C343E with a revised date of April 19, 2010. The site does not fall within any F1 or F2 Flood Hazard area or within the flood hazard overlay district.
9. The site is not serviced by municipal water or sanitary sewer, no federal permits are required, NHDES subdivision approval is required for the proposed lots, there are no restrictions, and the site does not contain any water protection areas.
10. Soil Type: 46B-Henniker fine sandy loam 3-8% slopes.
11. A plat depicting topography is on file at the Planning Division 41 Green Street Concord, NH
12. The development is subject to all subsequent conditions of Planning Board approval granted on \_\_\_\_\_ for application 2025-\_\_\_\_\_
13. There are no recorded covenants or restrictions related to the use of the land nor any recorded easements that the land surveyor is aware of.

#### REFERENCES

1. Plat entitled "Re-Subdivision for Dean Wilbur and Dean e & Myrtle C. Hughes" dated April 22, 1982 by Richard D. Bartlett RLS and recorded at the M.C.R.D. as plan no. 7069.
2. Plat entitled "Lot 118-3-11 Subdivision Plan Turtle Pond" dated January 17, 1986 by Holden Engineering & Surveying Inc. and recorded at the M.C.R.D. as plan no. 9491.
3. Plat entitled "Subdivision Plan of Map 121, Block 3, Tax Lot 17 Shaker Road Concord, NH Prepared For Brian Lewis" dated March 17, 1994 by W.G. Howard, LLS Inc. and recorded at the M.C.R.D. as plan no. 13032.

APPROVED

UNDER THE PROVISIONS OF R.S.A. 674:35 & R.S.A. 674:36

CITY PLANNING BOARD

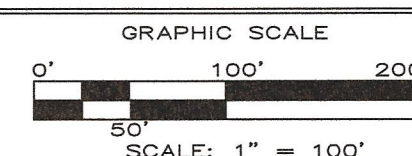
CITY OF CONCORD, NEW HAMPSHIRE  
In accordance with vote of the board dated:

Approval of this plat is limited to lots as shown.

Clerk Chair

SUBDIVISION PLAT  
of the land of  
ELIZABETH TERRELL

183 SHAKER ROAD CONCORD, NH 03301  
PROJECT: SHAKER ROAD CONCORD, NH  
LOCATION: MAP 28Z, LOT 35



DATE: APRIL, 2025  
JOB NO.: 225.114  
SHEET 1 OF 1