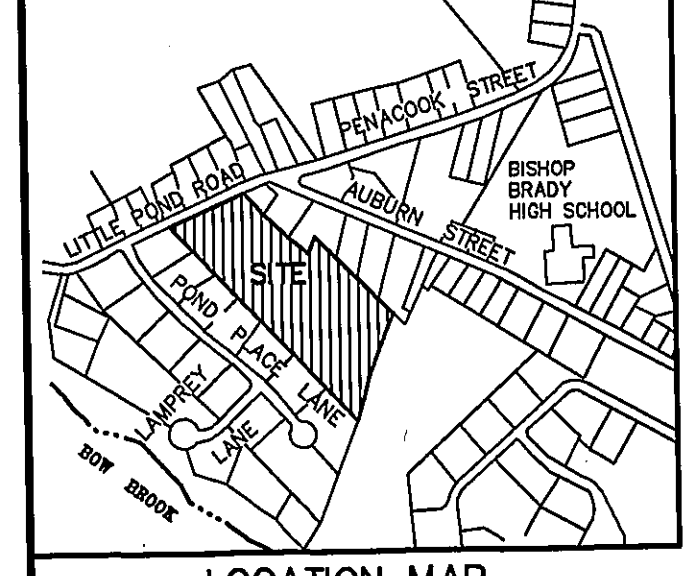
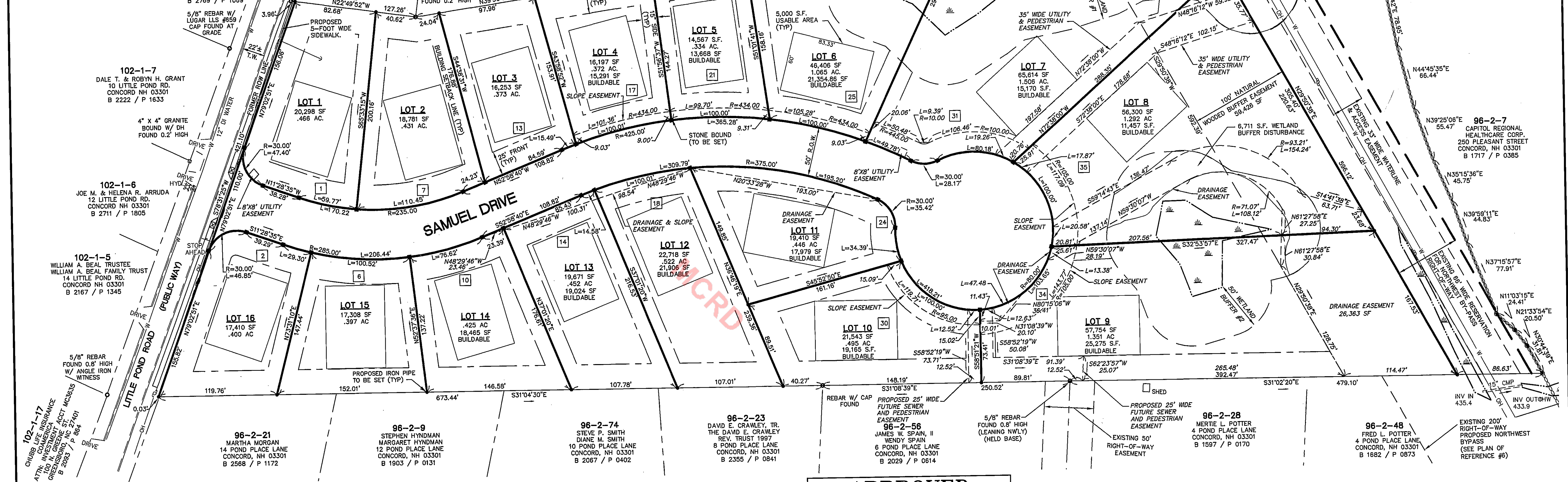


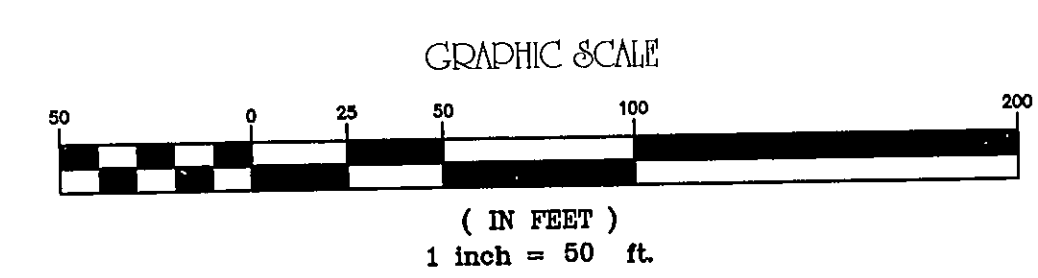
#17750 Recorded Feb. 24, 2:13 AM, 2006
 attested: *Carole J. Rindor*
 Deputy Registrar



LOCATION MAP
 SCALE: 1" = 1000'



- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO DEPICT THE SUBDIVISION OF LOT 96-2-8 INTO 17 NEW LOTS. SIXTEEN LOTS WILL BE UTILIZED FOR SINGLE FAMILY RESIDENTIAL CONSTRUCTION AND ONE LOT WILL BE CONVEYED TO THE CITY OF CONCORD.
 - OWNER OF RECORD: SANDRA E. ELLISON HEIRS
 PO BOX 13
 HILLSBOROUGH, NH 03244
 MCRD BOOK 1058 PAGE 46.
 - TOTAL LOT AREA: 570,029 SF OR 13.086 AC.
 - ZONING DISTRICT: SINGLE FAMILY RESIDENTIAL
 SETBACKS:
 FRONT 25'
 SIDE 15'
 REAR 25'
 MINIMUM LOT FRONTAGE: 100'
 MINIMUM LOT SIZE: 12,500 SQ. FT.
 MINIMUM BUILDABLE LAND: 6,250 SQ. FT.
 MAXIMUM LOT COVERAGE: 40%
 CONTIGUOUS USABLE LAND: 40% X 12,500 SQ. FT. = 5,000 SQ. FT.
 MAXIMUM BUILDING HEIGHT = 35'
 - ALL PROPOSED BUILDING LOTS DEPICTED ON THESE PLANS ARE TO BE SERVED BY CITY SEWER AND WATER.
 - ALL PROPOSED UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON SHALL BE CONVEYED TO THE CITY OF CONCORD FOR MAINTENANCE PURPOSES.
 - THE DEVELOPER SHALL CONSULT WITH THE ENGINEERING SERVICES DIVISION AT THE TIME A BUILDING PERMIT IS REQUESTED TO DETERMINE IF LOTS 1 AND 16 SHOULD HAVE A LITTLE POND ROAD ADDRESS OR A SAMUEL DRIVE ADDRESS.

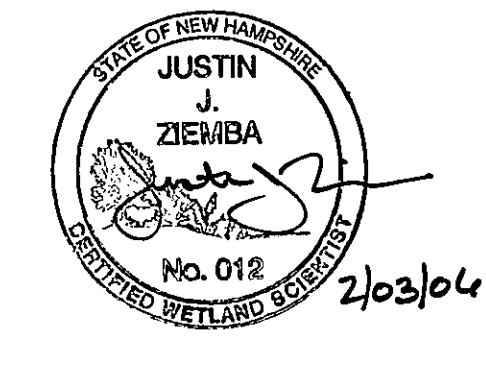


- REFERENCE PLANS**
- LOT LINE RELOCATION PLAN LOTS 12 & 13; SURVEYED FOR: ARDESHIR SASSAN, SCALE: 1"=50', BY GRANITE STATE SURVEYING, INC. DATED JANUARY 2, 1990. SEE MCRD PLAN No. 11545.
 - CONSERVATION EASEMENT PLAN PREPARED FOR CAPITOL REGION HEALTH CARE CORP., LOCATION: 250 PLEASANT STREET CONCORD, NH; SURVEY BY: RICHARD D. BARTLETT & ASSOC. INC., JUNE 3, 1993. SEE MCRD PLAN No. 13855.
 - SUBDIVISION PLAT PREPARED FOR STEPHEN E. LEE & SALLY L. WRIGHT; LOCATION 134 PENACOOK ST CONCORD, NH; SCALE 1"=40'; DATED NOVEMBER 11, 1996. SEE MCRD PLAN No. 14286.
 - CROSS COUNTRY WATER MAIN & ACCESS ROAD PLAN & PROFILE; DRAWN BY WESTON DESIGNERS CONSULTANTS; SCALE 1"=40'; DATED OCTOBER 1985. OBTAINED FROM THE CITY OF CONCORD, NOT FOUND RECORDED.
 - SUBDIVISION OF LAND OF DONALD J. DUSSAULT; SURVEY BY: R. JOOS, P.E.; SCALE 1"=50'; DATED NOVEMBER, 14 1973. SEE MCRD PLAN No. 3815.
 - PROPOSED SUBDIVISION OF THE LAND OF PARKER L. & ELEANOR J. HANCOCK & THE BOGUE FAMILY TRUST; SURVEY BY: HOLDEN ENGINEERING & SURVEY INC.; DATED JUNE 26, 1994; SCALE 1"=100'. SEE MCRD PLAN No. 8231.
 - CITY OF CONCORD, NEW HAMPSHIRE ENGINEERING DEPARTMENT, NORTHWEST BYPASS, PLEASANT TO NO. STATE, DATED MAY 1990, APPROVED BY CITY OF CONCORD MAY 2, 1990. OBTAINED FROM CITY OF CONCORD ENGINEERING DEPARTMENT, NOT FOUND RECORDED.

LAND SURVEYOR'S CERTIFICATION

THIS SUBDIVISION PLAT WAS PREPARED BY ME, AND/OR OTHERS UNDER MY DIRECT SUPERVISION AND THAT THE FIELD WORK PERFORMED IN THE PREPARATION OF THIS PLAT HAS A LINEAR ERROR OF CLOSURE NO GREATER THAN ONE FOOT IN TEN THOUSAND FEET.

Timothy A. Pelouquin
 TIMOTHY A. PELOQUIN, L.L.S.
 DATE: 02-03-2006



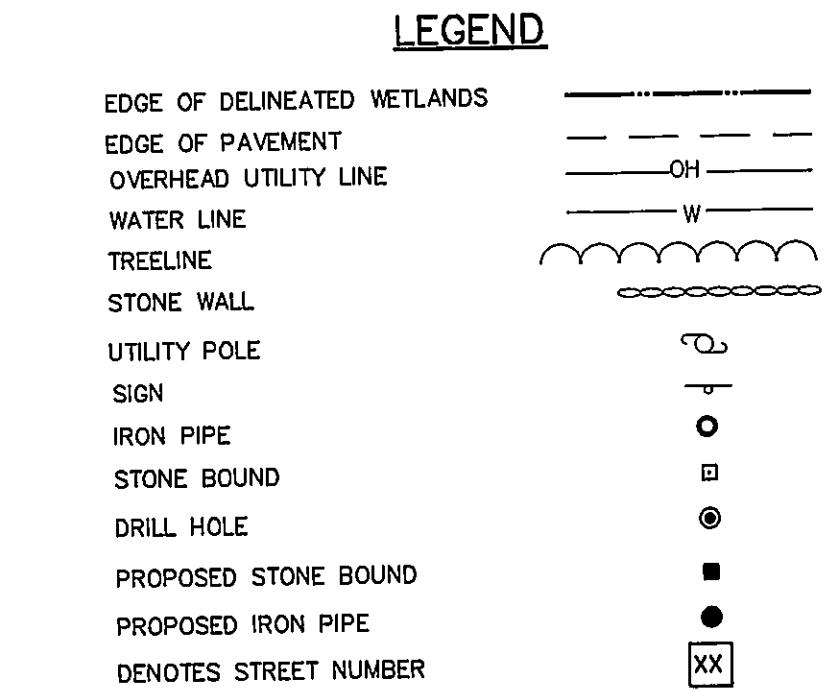
APPROVED

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:
DECEMBER 21, 2005

Justin J. Ziembra
 Clerk

- WETLAND NOTES:**
- THE WETLANDS WERE DELINEATED ON December 22, 2004 BY JUSTIN J. ZIEMBA, CERTIFIED WETLAND SCIENTIST #012, OF PROMISED LAND SURVEY, LLC. ACCORDING TO THE FOLLOWING METHODS:
 A) ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1), JANUARY, 1987
 B) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND VERSION II, JULY, 1998
 C) NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NH US FISH AND WILDLIFE SERVICE, MAY, 1998.
 - WETLAND DELINEATION ON THIS SITE WAS LIMITED TO THE BOUNDARY OF THIS PARCEL. PROMISED LAND SURVEY, LLC TAKES NO RESPONSIBILITY FOR ANY WETLANDS OUTSIDE THE SCOPE OF THIS PROJECT.



Promised Land Survey, LLC
 25 Nashua Road, Suite B1
 Londonderry, NH 03053
 Tel: (603) 432-2112 • Fax: (603) 432-8800
 www.PromisedLandSurvey.com
 Land Surveying • Wetlands • Planning • Permitting • Layout

SUBDIVISION PLAN
 ASSESSOR'S MAP 96; BLOCK 2; LOT 8
 CONCORD, NEW HAMPSHIRE
 MERRIMACK COUNTY
 PREPARED FOR:
LITTLE POND ESTATES
 LITTLE POND ROAD
 CONCORD, NH

OWNER OF RECORD:
 SANDRA ELLISON HEIRS
 PO BOX 13
 HILLSBOROUGH, NH 03244
 M.C.R.D. BK. 1058 PG. 46

APPLICANT:
 SAMUEL DRIVE LLC
 559 PEMBROKE STREET
 PEMBROKE, NH 03275

KMA KEACH-NORDSTROM ASSOCIATES, INC.
 Civil Engineering Land Planning Landscape Architecture
 10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 827-2881

REVISIONS	DATE	DESCRIPTION	DATE: MAY, 2005
07-11-05	07-11-05	REVISED PER CITY COMMENTS	SCALE: 1" = 50' SHEET 2 OF 15
08-24-05	08-24-05	REVISE BORDER	
09-20-05	09-20-05	REVISED PER CITY COMMENTS	
09-30-05	09-30-05	REVISED PER CITY COMMENTS	
01-03-06	01-03-06	ADDED SIDEWALK	
01-18-06	01-18-06	REVISED PER CITY COMMENTS	
01-25-06	01-25-06	REVISED PER REVIEW COMMENTS	