

**LEGEND**

---	PROPERTY LINE
- - -	EDGE OF GRAVEL
OH	OVERHEAD UTILITY LINES
D	DRAINAGE LINE
---	STONEWALL
~~~~~	EDGE OF WOODS
~~~~~	DELINEATED WETLAND
▨	CONCRETE
○	IRON PIPE OR REBAR
●	DRILLHOLE
○	UTILITY POLE
Ⓜ	MAILBOX

**NOTES**

1. Survey by total station between the dates of Sept. 19 & 23, 2011. Control Traverse error of closure is 1" in 36,830".
2. Horizontal datum is based on the NH State Plane Coordinate System, NAD 83
3. Vertical datum based on NAVD 88.
4. Owner of record: Barselle Revocable Trust-123 Johnson Hill Road Bradford, NH 03221-Map 2, Lot 61 - MCRD V. 3623 P. 1247 Total area = 255,432 sq. ft. or 5.87 acres.
5. Parcel is zoned Residential Rural District. Minimum lot size 2 acres, minimum frontage 250'. Building setbacks: Front-50', side-30', rear-30'.
6. The underground utilities depicted herein 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.
7. The intent of this plat is to subdivide Map 2, Lot 61 into two lots.
8. Soil Types: 77C-Marlow fine sandy loam, 8-15% slopes, group 3 soil type. 647B-Pillsbury fine sandy loam, 3-8% slopes, very stony, group 4 soil type.

**REFERENCES**

1. "Hanson Subdivision" owned by Richard D. Hanson, revised through June 14, 1977, by Bradley Associates, recorded at the MCRD as plan no. 4884.
2. "Plan of Minor Subdivision property of Kathleen A. Grindle and Halton T. Grindle", dated May 2003, by Clayton E. Platt-Pennyroyal Hill Land Surveying and Forestry, recorded at the MCRD as plan no. 16386.
3. "Property of G. Richard & Shirley A. Hambrecht", dated May 1973 by Robert S. Bratol, recorded at the MCRD as plan no. 3527.
4. "Boundary/Subdivision Plan", dated July 25, 2005 by Eckman Engineering, recorded at the MCRD as plan no. 17739.

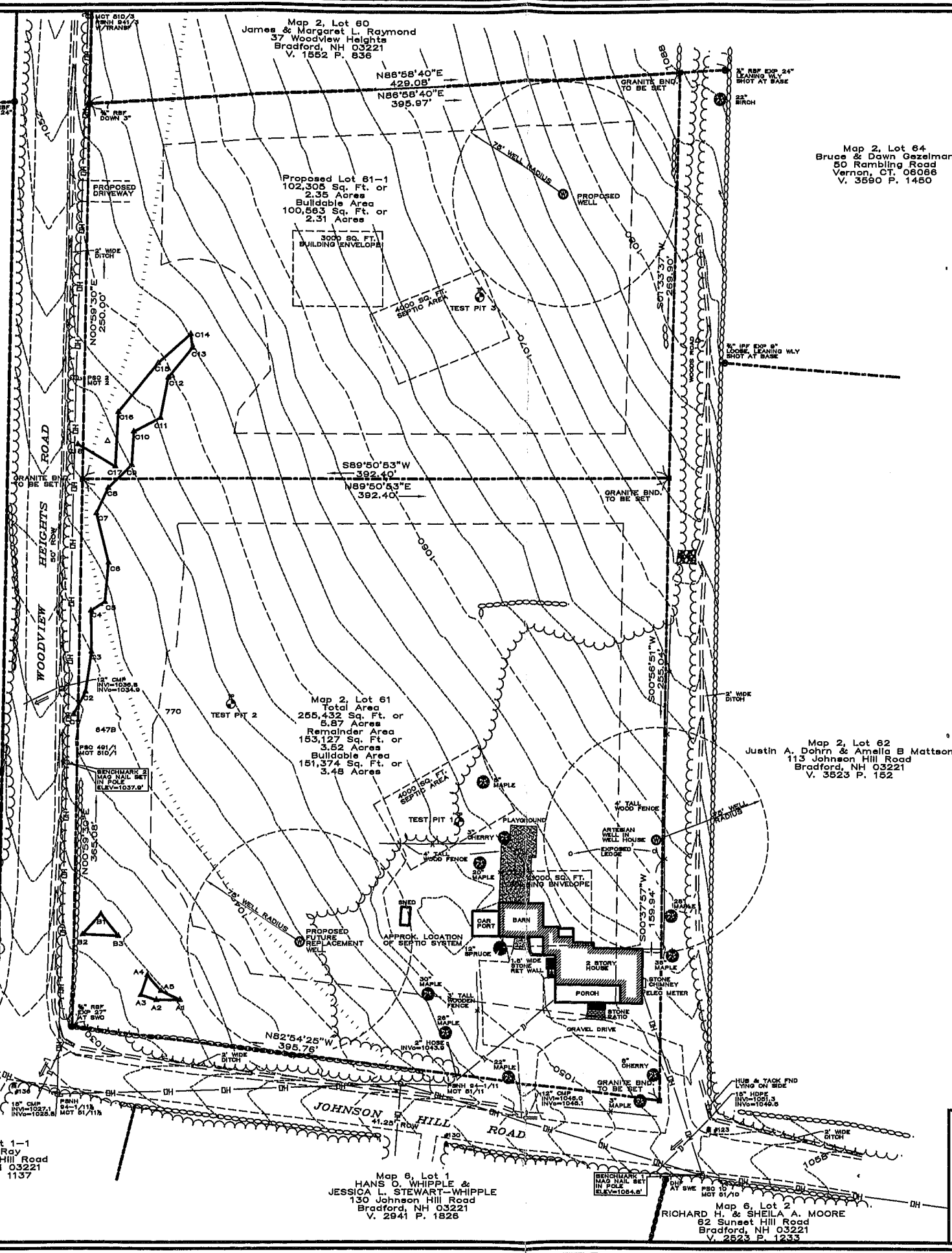
**APPROVED**  
 UNDER THE PROVISIONS OF R.S.A. 674:35 & R.S.A. 674:36  
**PLANNING BOARD**  
 BRADFORD, NEW HAMPSHIRE  
 In accordance with vote of the board dated:  
 Approval of the plat is limited to lots as shown.  
 Clerk \_\_\_\_\_

**SUBDIVISION PLAT**  
 of land of the  
**BARSELLE REVOCABLE TRUST**

PROJECT: 123 JOHNSON HILL RD.  
 LOCATION: BRADFORD NH-MAP 2, LOT 61

GRAPHIC SCALE: 0' 20' 40' 80' DATE: JAN. 22, 2021  
 JOB NO.: 121.101 SHEET 1 OF 1

**RICHARD D. BARTLETT & ASSOCIATES, LLC**  
 214 North State Street  
 Concord, N.H. 03301  
 Tel.: (603) 885-8770  
 Fax.: (603) 884-6881  
 E-mail: rdb@richardbartlett.com  
 World Wide Web Page: www.richardbartlett.com  
 LICENSED LAND SURVEYORS



Map 2, Lot 53  
 Sara Geesner  
 20 Woodview Heights  
 Bradford, NH 03221  
 V. 3534 P. 1645

Map 2, Lot 60  
 James & Margaret L. Raymond  
 37 Woodview Heights  
 Bradford, NH 03221  
 V. 1552 P. 836

Map 2, Lot 64  
 Bruce & Dawn Gazelman  
 50 Rambling Road  
 Vernon, CT. 06086  
 V. 3550 P. 1450

Map 2, Lot 62  
 Justin A. Dohrn & Amelia B Mattson  
 113 Johnson Hill Road  
 Bradford, NH 03221  
 V. 3523 P. 152

Map 2, Lot 52  
 JEFFREY T. & CATHERINE OLIVER  
 145 Johnson Hill Road  
 Bradford, NH 03221  
 V. 2875 P. 1185

TEST PIT 1	TEST PIT 2	TEST PIT 3
0-10" 10YR 3/2 FINE SANDY LOAM GRANULAR, FRIABLE	0-5" 10YR 3/2 FINE SANDY LOAM GRANULAR, FRIABLE	0-0" 10YR 3/2 FINE SANDY LOAM GRANULAR, FRIABLE
10-20" 10YR 5/2 FINE SANDY LOAM FLATY, FRIABLE	5-15" 10YR 5/2 FINE SANDY LOAM GRANULAR, FRIABLE	0-15" 10YR 5/8 FINE SANDY LOAM GRANULAR, FRIABLE
20-27" 10YR 5/4 FINE SANDY LOAM BLOCKY, FIRM	15-25" 10YR 5/4 SILTY SAND GRANULAR, FIRM	6-18" 10YR 5/2 FINE SAND GRANULAR, FIRM
27-72" 10YR 6/2 SILTY SAND BLOCKY, MASSIVE	25-60" 10YR 7/2 SILTY SAND BLOCKY, FIRM	18-28" 10YR 6/3 SILTY SAND BLOCKY, VERY FIRM
ESHWT 18" WATER OBS. 25" ROOTS TO 27" NO LEDGE OBS. PERC @ 2" 40 MIN/INCH TEST PIT & PERC OBS. 12/14/11	ESHWT 18" WATER OBS. 20" ROOTS TO 10" NO LEDGE OBS. PERC @ 2" 50 MIN/INCH TEST PIT & PERC OBS. 12/14/11	ESHWT 18" WATER OBS. 30" ROOTS TO 18" NO LEDGE OBS. PERC @ 2" 40 MIN/INCH TEST PIT & PERC OBS. 12/14/11

**WETLAND NOTES**

Jurisdictional Wetlands were delineated by Deldra Benjamin 100 Leavitt Road Pittsfield, NH 03263 Wetland Scientist #295 on January 16, 2021 utilizing the following standards:

- 1) Field Indicators of Hydric Soils in the United States, Version 7.0, 2010, L.M. Vasiles, 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: 1992 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 Wetlands 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

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

SIGNATURE \_\_\_\_\_ LICENSE NO. \_\_\_\_\_ DATE \_\_\_\_\_

BRETT E BARSELLE, TRUSTEE  
 BARSELLE REVOCABLE TRUST

ELLEN BARSELLE, TRUSTEE  
 BARSELLE REVOCABLE TRUST

NO.	DATE	REVISION
1	3/12/12	FUTURE WELL, WETLAND NOTE 8

FOR: RICHARD D. BARTLETT & ASSOCIATES, LLC

Map 6, Lot 1-1  
 Deborah Ray  
 136 Johnson Hill Road  
 Bradford, NH 03221  
 V. 3650 P. 1137

Map 6, Lot 1  
 HANS O WHIPPLE & JESSICA L. STEWART-WHIPPLE  
 130 Johnson Hill Road  
 Bradford, NH 03221  
 V. 2941 P. 1828

Map 6, Lot 2  
 RICHARD H. & SHEILA A. MOORE  
 82 Sunset Hill Road  
 Bradford, NH 03221  
 V. 2523 P. 1235