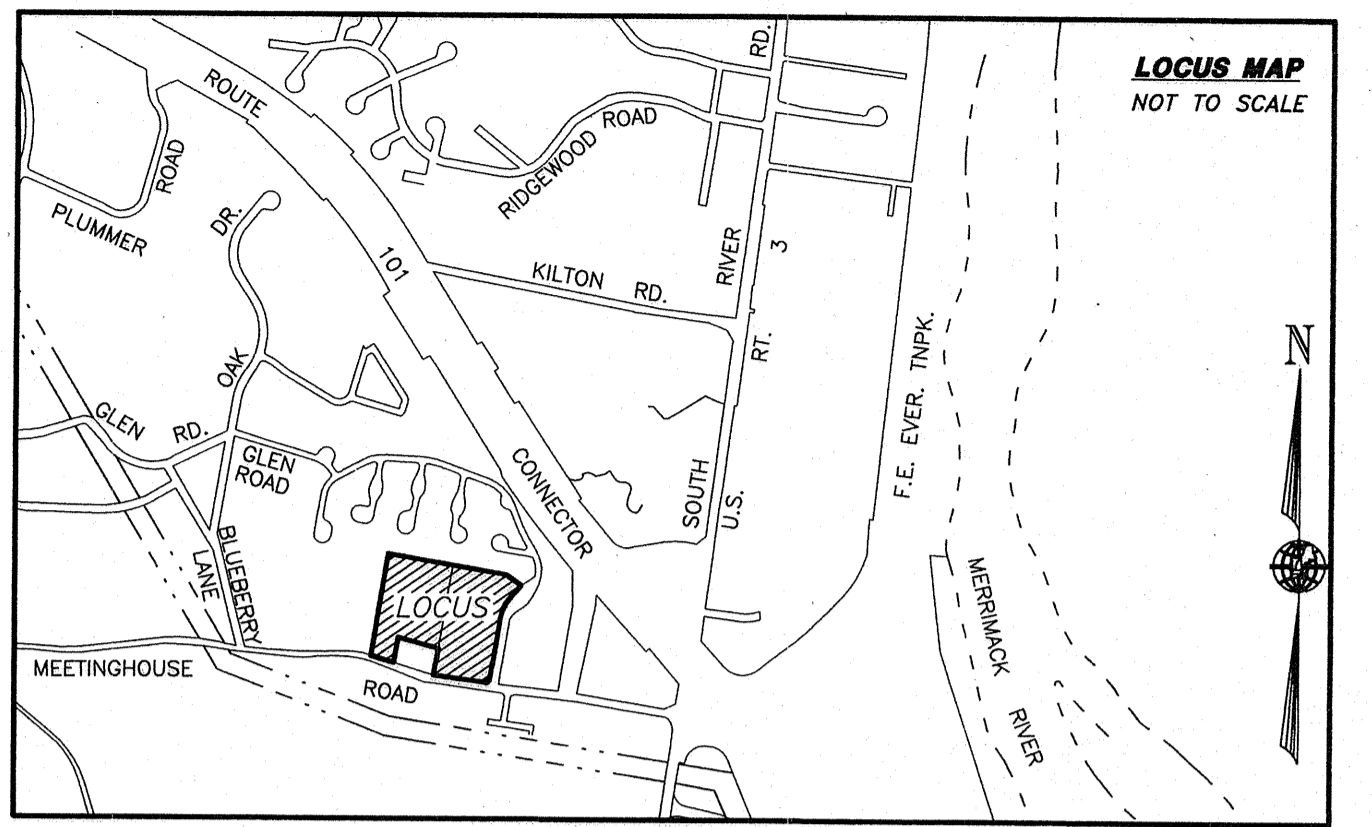
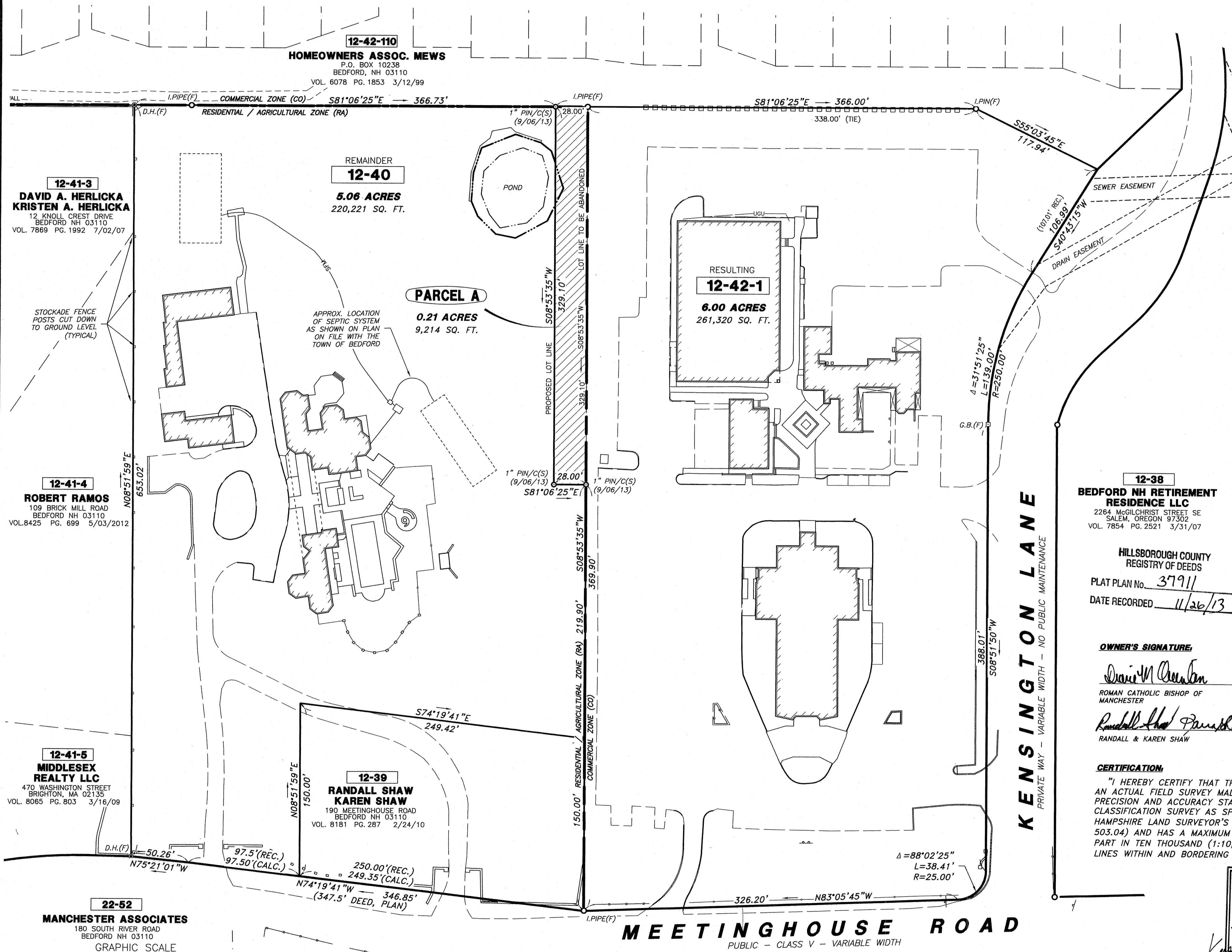


APPROVED BY THE BEDFORD PLANNING BOARD

ON: 8/12/2013 CERTIFIED BY
 BOARD MEMBER: [Signature] AND
 BOARD MEMBER: [Signature]



REFERENCE PLANS:

- "SUBDIVISION - PLAN OF LAND - ST. ELIZABETH SETON CHURCH - BEDFORD, NEW HAMPSHIRE - PREPARED FOR - BARKIN PROPERTIES" SCALE: 1"=100' DATED: JAN 14, 1985, LAST REVISED: 6/26/89, PREPARED BY: THOMAS F. MORAN, INC. RECORDED WITH HILLSBOROUGH COUNTY REGISTRY OF DEEDS AS PLAN #23532.
- "LOT LINE ADJUSTMENT PLAN - LAND OF: - KENSINGTON LANE, LLC - PREPARED FOR: - WATERFORD DEVELOPMENT CORP. - LOTS 12-42-31 & 12-42-110 - BEDFORD, NEW HAMPSHIRE" SCALE: 1"=50' DATED: JANUARY 6, 1999, LAST REVISED: 2/16/99, SHEET 4 OF 48, PREPARED BY MERIDIAN LAND SERVICES, INC., RECORDED WITH HILLSBOROUGH COUNTY REGISTRY OF DEEDS AS PLAN #29705.
- "SUBDIVISION PLAN - THE CEDARS - PREPARED FOR: - SHANNER HOMES - LAND OF - ANTHONY J. FREDERICK JR. - AND MARILYN CONN FREDERICK - 174 MEETINGHOUSE ROAD, TAX MAP 12 LOT 41 - BEDFORD, NEW HAMPSHIRE" SCALE: 1"=40' DATED AUGUST 26, 2004 AND LAST REVISED 8/15/05, PREPARED BY MERIDIAN LAND SERVICES, INC., RECORDED WITH HILLSBOROUGH COUNTY REGISTRY OF DEEDS AS PLAN #34417.
- "LAND NOW OR FORMERLY DORIS BUNTON FELTON" DATED OCTOBER 31, 1957, PREPARED BY GEORGE C. BENJAMIN, RECORDED WITH HILLSBOROUGH COUNTY REGISTRY OF DEEDS IN DEED VOLUME 1519 PAGE 222.

NOTES:

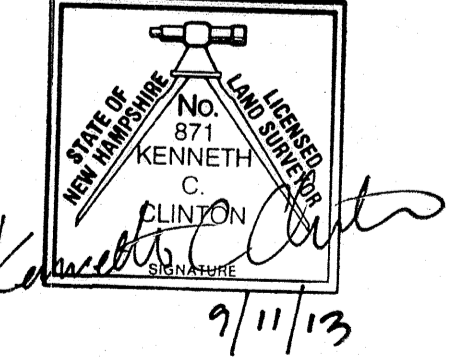
- THE PURPOSE OF THIS PLAN IS TO ADJUST THE COMMON LINE BETWEEN LOT 12-40 AND LOT 12-42-1 AS SHOWN. PARCEL 'A' WILL BE CONVEYED FROM LOT 12-40 TO, AND BECOME A CONTIGUOUS PART OF LOT 12-42-1 AND IS NOT TO BE CONSIDERED A SEPARATE BUILDING LOT.
- THE OWNERS OF RECORD ARE:
 LOT 12-40: KAREN & RANDALL SHAW, 182 MEETINGHOUSE ROAD, BEDFORD NH 03110 (VOL. 8181 PG. 287 2/24/2010).
 LOT 12-42-1: ROMAN CATHOLIC BISHOP OF MANCHESTER, c/o ST. ELIZABETH SETON, 190 MEETINGHOUSE ROAD, BEDFORD NH 03110 (VOL. 1776 PG. 415 4/7/1964).
- LOT 12-40 RESIDES WHOLLY WITHIN ZONE RA, MINIMUM REQUIREMENTS PER THE TOWN OF BEDFORD ZONING ORDINANCE ARE: AREA - 1.5 ACRES, FRONTAGE - 150', YARD SETBACKS ARE: FRONT 30', SIDE AND REAR 25'.
- PROPOSED LOT 12-42-1 RESIDES PARTIALLY WITHIN ZONE RA - SEE NOTE 3 FOR DIMENSIONAL REQUIREMENTS - AND PARTIALLY WITHIN ZONE CO, MINIMUM REQUIREMENTS PER THE TOWN OF BEDFORD ZONING ORDINANCE ARE: AREA - 1.5 ACRES, FRONTAGE - 175', YARD SETBACKS ARE: FRONT 60', SIDE AND REAR 30'.
- LOT AREA:
 EXISTING: LOT 12-40 (5.27 ACRES (229,435 S.F.)), LOT 12-42-1 (5.79 ACRES (252,106 S.F.))
 PROPOSED: 5.06 ACRES (220,221 S.F.), 6.00 ACRES (261,320 S.F.)
- REFERENCING FEMA DIGITAL FLOOD INSURANCE RATE MAP (DFIRM) PANEL 33011C03780D, DATED 09/25/2009, THE PARCELS ARE NOT GRAPHICALLY LOCATED IN A SPECIAL FLOOD HAZARD ZONE.
- LOT 12-40 ON SITE SEWER LOT 12-42-1 IS SERVED BY MUNICIPAL SEWER, BOTH LOTS ARE SERVED BY MUNICIPAL WATER
- THIS PLAN IS BASED ON PREVIOUS FIELD SURVEYS BY THIS OFFICE, UPDATED AND APPENDED AUGUST 1, 2 AND 17 AND SEPTEMBER 12, 2012.
- WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE 'FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS' (1987) BY TIMOTHY J. FERWERDA C.W.S. OF THIS OFFICE, ON SEPTEMBER 12, 2012.
- ON AUGUST 12, 2013 THE BEDFORD PLANNING BOARD VOTED TO GRANT WAIVERS FROM THE BEDFORD LAND DEVELOPMENT CONTROL REGULATIONS FOR SECTIONS 218.1.11 (TOPOGRAPHIC SURVEY), 218.1.12 (HIGH INTENSITY SOIL SURVEY) AND 218.1.14 (DRAINAGE STUDY REPORT).

12-38
 BEDFORD NH RETIREMENT RESIDENCE LLC
 2264 MCGILCHRIST STREET SE SALEM, OREGON 97302
 VOL. 7854 PG. 2521 3/31/07

HILLSBOROUGH COUNTY REGISTRY OF DEEDS
 PLAT PLAN No. 37911
 DATE RECORDED 11/26/13

OWNER'S SIGNATURE:
 [Signature] 9/24/13
 ROMAN CATHOLIC BISHOP OF MANCHESTER DATE
 [Signature] 10/26/13
 RANDALL & KAREN SHAW DATE

CERTIFICATION:
 "I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND PER THE PRECISION AND ACCURACY STANDARDS FOR AN URBAN CLASSIFICATION SURVEY AS SPECIFIED IN THE NEW HAMPSHIRE LAND SURVEYOR'S ADMINISTRATIVE RULES (LAN 503.04) AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY."



LOT LINE ADJUSTMENT PLAN
 LANDS OF:
**RANDALL & KAREN SHAW
 AND THE ROMAN CATHOLIC
 BISHOP OF MANCHESTER**
 TAX MAP 12 LOTS 40 & 42-1
 182 & 190 MEETINGHOUSE ROAD
 BEDFORD, NEW HAMPSHIRE
 SCALE: 1" = 50' SEPTEMBER 14, 2012

ENGINEERS
 LAND SURVEYORS
 SCIENTISTS
 LAND PLANNERS

MERIDIAN
 Land Services, Inc.

OFFICE: 31 OLD NASHUA ROAD AMHERST, NEW HAMPSHIRE 03110 TEL. 603-673-1441 FAX 603-673-1584
 MAILING: P.O. BOX 118 ADDRESS: MILFORD, NEW HAMPSHIRE 03055 MERIDIAN@MERIDIANLANDSERVICES.COM

MANCHESTER ASSOCIATES
 180 SOUTH RIVER ROAD
 BEDFORD NH 03110
 GRAPHIC SCALE

REV.	DATE	DESCRIPTION	C/O	DR	CK
D	9/09/13	MONUMENTS, WAIVER NOTE ADDED	---	MJH	KCC
C	7/19/13	TOWN COMMENTS	---	MJH	KCC
B	6/3/13	ADD BUFFER ZONE LINE	---	JAH	KCC
A	4/24/13	APPLICATION COPY	---	MJH	KCC

22-68
 MARK E. HUTCHINSON
 CHRISTINE L. HUTCHINSON
 181 MEETINGHOUSE ROAD
 BEDFORD NH 03110
 VOL. 2591 PG. 2591 11/30/07

22-67
 ROBIN J. SNOW
 189 MEETINGHOUSE ROAD
 BEDFORD NH 03110
 VOL. 6330 PG. 800 12/18/00

22-66
 FRANKLIN A. NORRIS
 SONJA H.K. TAHSIN
 6 MEETINGHOUSE RD.
 BEDFORD NH 03110
 VOL. 5565 PG. 1424 7/22/94