



**REFERENCE PLANS**

1. CONSERVATION EASEMENT MAP 20-1 OF 4 & 7, 1ST AMENDED, BEDFORD, NEW HAMPSHIRE, PREPARED FOR THE TOWN OF BEDFORD, 1000 WEST MAIN ROAD, BEDFORD, NEW HAMPSHIRE, MASSACHUSETTS DISTRICT, SCALE: 1"=50', DATED MARCH 23, 2006, BY MAP DESIGN CONSULTANTS, INC., SHEET 1 OF 2 SHEET RECORDED.

2. TOWNING CONDITIONS/PLAT MAP TOWN OF BEDFORD, MAP 20-1 OF 4 & 7, MIDDLEBOROUGH ROAD & BELL HILL ROAD, NEW HAMPSHIRE ROUTE 101, TOWN OF BEDFORD, HILLSBOROUGH COUNTY, NEW HAMPSHIRE, SCALE: 1"=50', DATED 3/25/05, OF SANFORD SURVEYING AND ENGINEERING, SHEET 1 OF 5.

**NOTES**

- OWNER OF RECORD OF MAP 20 LOTS 4 & 7: TOWN OF BEDFORD, 24 NORTH AMHERST ROAD, BEDFORD, NH 03110.
- DEED REFERENCED TO MAP 20 LOT 7 G, 2000 PG. 1218. AREA OF PARCEL: 25,420 S.F. OR 7,000 ACRES. A DEED REFERENCED TO MAP 20 LOT 4 B, 2000 PG. 1428. AREA OF PARCEL: 75,000 S.F. OR 1,700 ACRES. X.
- [REDACTED] INDICATED BY MAP AND LOT NUMBER.
- THE PURPOSE OF THIS PLAN IS TO SHOW PROPOSED CONSERVATION EASEMENTS ON LOTS 20-7 & 20-4.
- CURRENT ZONING IS RESIDENTIAL AGRICULTURAL DISTRICT (RMA). MIN. LOT SIZE: 7.5 ACRES. MIN. LOT FRONTAGE: 150'. MIN. BUILDING SETBACK: FRONT: 20'. REAR: 20'. SIDE: 20'. MIN. BUILDING HEIGHT: 10'. MIN. BUILDING COVERED: 50%.
- BOUNDARY FOR LOT 20-7 IS BASED ENTIRELY ON REFERENCE PLAN 1, AND IS NOT THE RESULT OF A FIELD SURVEY BY TFM INC. BOUNDARY FOR LOT 20-4 IS BASED ON A SURVEY MADE ON THE GROUND IN OCTOBER 2006 BY TFM INC.
- CONSERVATION EASEMENTS AND RESTRICTIONS SHOWN OR REFERRED TO HEREIN WHICH WERE PLACED DURING RESEARCH PERFORMED AT THE HILLSBOROUGH COUNTY REISTRY OF DEEDS, DEED RIGHTS, EASEMENTS, OR RESTRICTIONS MAY DIFFER FROM A TITLE COMMITMENT OF SUBJECT PARCELS. PLEASE CONSULT.
- THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFM INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITY RECORDS. PRIOR TO ANY EXCAVATION ON SITE, THE CONTRACTOR SHALL CONSULT G.S. AT 1-800-344-7222.

TAX MAP 20 LOTS 4 & 7  
**CONSERVATION EASEMENT PLAN**  
**BEDFORD VILLAGE COMMON**  
**ROUTE 101, BELL HILL ROAD**  
 OWNED BY / PREPARED FOR  
**TOWN OF BEDFORD**  
**24 NORTH AMHERST ROAD, BEDFORD, NH 03110**  
 SCALE: 1"=50' OCTOBER 16, 2008



**CERTIFICATION**

PURSUANT TO RSA 476:15B AND RSA 476:21A

I CERTIFY THAT THIS SURVEY PLAN IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

THE ABOVE CERTIFICATION IS PROVIDED TO MEET REQUIREMENTS AND IS NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN.



NO.	DATE	DESCRIPTION	BY	CHK

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 SHEET 1 OF 1