

**Bedford Design Consultants Inc.**  
**ENGINEERS AND SURVEYORS**

592 Harvey Road, Manchester, NH 03103  
 Telephone: (603) 622-5533 Fax: (603) 622-4740  
 www.bedforddesign.com

LETTER OF TRANSMITTAL

TO:  
 Town of Bradford  
 Planning Board  
 134 East Main Street  
 Bradford, NH 03221

DATE: **3/5/24**      JOB #: **1750-01**  
 ATTENTION:  
 RE:  
**Subdivision & Driveway Access Applications**  
**Messer Subdivision**  
**408 Fairgrounds Road**  
**Tax Map 5, Lot 114**

WE ARE SENDING YOU  ATTACHED  UNDER SEPARATE COVER VIA: \_\_\_\_\_ THE FOLLOWING ITEMS:

- SHOP DRAWINGS       PRINTS       PLANS       SAMPLES       SPECIFICATIONS  
 COPY OF LETTER       CHANGE ORDER

COPIES	DATE	NO.	DESCRIPTION
5			Subdivision Application
5			Driveway Access Permit Application
5			Subdivision Plans (22"x34')
39			Subdivision Plan – Sheet OV1 (11"x17")
1			Color Coded Subdivision Plans (22"x34")
1			Abutters List
3			Abutters Labels
5			Narrative
1			Checks for fee (5 total checks included)

THESE ARE TRANSMITTED (AS CHECKED BELOW):

- FOR APPROVAL       APPROVED AS SUBMITTED       RESUBMIT: \_\_\_\_\_ COPIES FOR APPROVAL  
 FOR YOUR USE       APPROVED AS NOTED       SUBMIT: \_\_\_\_\_ COPIES FOR DISTRIBUTION  
 AS REQUESTED       RETURNED FOR CORRECTIONS       RETURN: \_\_\_\_\_ CORRECTED PRINTS  
 FOR REVIEW AND COMMENT       \_\_\_\_\_  
 FOR BIDS DUE: \_\_\_\_\_       PRINTS RETURNED AFTER LOAN TO US

REMARKS:

We are submitting a Subdivision application along with a Driveway Access Approval application. As part of the subdivision we will be doing a lot line adjustment – the info is included on the Subdivision Application.

A complete submittal package will be mailed to [Planningboard@bradfordnh.org](mailto:Planningboard@bradfordnh.org).

Please let us know if you have any questions. Thank you!

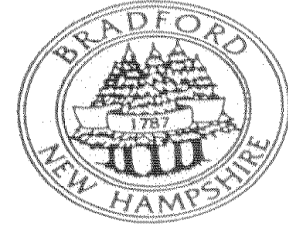
COPY TO:

SIGNED:

Ray T. Critch, LLS

# TOWN OF BRADFORD

## NEW HAMPSHIRE 03221



### SUBDIVISION APPLICATION

This completed application must be filed at the Office of the Selectmen by 4 PM 21 days prior to the meeting at which the application is to be presented for acceptance. The application must be made in the name of the owner of record at the time of application, as filed at the Merrimack County Registrar of Deeds.

#### CONTENTS - COMPLETE PRELIMINARY APPLICATION PACKAGE

**A. Five copies of the completed application form, accompanied by:**

Five (5) paper copies of the preliminary plan

1. Completed Checklist

1. Names and addresses of all abutters, taken from the town records not more than five (5) days before the day of filing.
2. Names and addresses of all persons whose name and seal appears on the plat.
3. Names and addresses of all holders of conservation, preservation or agricultural preservation restrictions.
4. An escrow account to cover the costs of any investigative, legal and other studies.
5. Five (5) paper copies of the Plat,  
At least one full size paper copy must be color coded for clarification:

<u>Lot boundary</u>	<u>red</u>
<u>Trees</u>	<u>green</u>
<u>Roads</u>	<u>brown</u>
<u>Septic a &amp; well radius</u>	<u>orange</u>
<u>Open Space</u>	<u>yellow</u>
<u>Surface water</u>	<u>blue</u>
<u>Wetlands</u>	<u>blue stripe</u>

6. Sufficient legible copies of the first page of the preliminary plan, reduced to no more than 11" by 17". Ten copies plus one for each abutter.
7. A letter of authorization from the owner, if the applicant is not the owner.
8. A project narrative describing the existing conditions and proposed development.
9. A complete application package, with plans, shall also be emailed to [Planningboard@bradfordnh.org](mailto:Planningboard@bradfordnh.org)

#### Current Fee Schedule:

Please refer to the Town of Bradford website for current fee schedule.

Please provide one check, payable to the Town of Bradford with the Base Fee and Fee Per Lot and a second check, also payable to the Town of Bradford with all escrow fees.

**Fees must be received with the application, to be considered!**

An application that is not complete may be rejected by the Planning board at the meeting at which the application is presented for acceptance s(as noted above).

*Planning Board meets in the Town Hall 4<sup>th</sup> Tuesday of each month.*

**Town of Bradford Subdivision Application**

Application # \_\_\_\_\_

Map 5 Lot 114

Name of Subdivision: Messer Subdivision

**Purpose of application** Subdivide one single family residential lot to be serviced by a private well and septic from Map 5 Lot 114 and to adjust the lot line between Map 5 Lot 114 and Map 5 Lot 12.

**Suitability of condition of land for proposed development** Condition of land is suitable for this purpose.

Owner of Record: Kathie W. Messer & Roy Joseph Messer Telephone (603) 938-2157

Address: 408 Fairgrounds Road  
Bradford, NH 03221

Prepared By Bedford Design Consultants, Inc. Telephone (603) 622-5533  
Address 592 Harvey Road  
Manchester, NH 03103

- 1. Road Location Fairgrounds Road
- 2. Number of Lots 1 new
- 3. Property located in Res Bus  **Residential** Conserv District (circle district(s))
- 4. Land is in an open space ( Current Use )  yes  no
- 5. Proposed lots front on existing Class V town road(s) If YES, list name(s): Yes Fairgrounds Road

If NO, required access to be \_\_\_\_\_

Modifications requested: Yes  No

Modification requested for items: Survey of the entire Map 5 Lot 114 parcel (187 acres)

Special Exception or Variance granted by ZBA: N/A (enclosed)

The applicant agrees that he/she is familiar with the Zoning Ordinance and Subdivision Regulations of the Town of Bradford and the laws of the State of New Hampshire governing subdivision, and in making this application has complied with same.

I/We consent to allow the Bradford Planning Board or its designee to make an on-site inspection(s) of my/our property as deemed necessary for the evaluation of my/our subdivision application. I/We understand that all information required by the regulations must be supplied or a written modification request must accompany the application. Noncompliance is grounds for denial, per RSA 676:4.

Signature of Applicant: Kathie W Messer Date: Mar 4, 2024  
 Signature of Applicant: Roy J Messer Date: Mar 4 2024  
 Signature of Agent: [Signature] Date: 3/7/24

**Town of Bradford Subdivision Application**

Application # \_\_\_\_\_

***Planning Board Use Only***

Date Application Received: \_\_\_\_\_ Received by: \_\_\_\_\_

Fees Paid:	Application:	_____	Check #	_____
	Escrow:	_____	Check #	_____
	Cert mail:	_____	Check #	_____
	MCRD:	_____	Check #	_____

**Reviews Completed:**

Fire Department:	___	Date:	_____
Police:	___	Date:	_____
Road Agent:	___	Date:	_____
Building Insp:	___	Date:	_____
Conserv Comm:	___	Date:	_____
Selectmen:	___	Date:	_____
CNHRPC:	___	Date:	_____
Engineering:	___	Date:	_____

Determined complete by Planning Board: Yes \_\_\_\_\_ No \_\_\_\_\_ Date \_\_\_\_\_

If yes, application placed on Agenda for Meeting on: \_\_\_\_\_

If no, date notice of incompleteness sent to applicant: \_\_\_\_\_

Public Hearing Date and Time: \_\_\_\_\_

Date of site inspection (if necessary): \_\_\_\_\_

Other State or Town Permits Required: \_\_\_\_\_

Date accepted by the Planning Board: \_\_\_\_\_

First Public Hearing: \_\_\_\_\_ Tabled (?): \_\_\_\_\_

Final Public Hearing: \_\_\_\_\_ Approved: \_\_\_\_\_ Disapproved: \_\_\_\_\_ Tabled: \_\_\_\_\_

***Conditions:***

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Notice of Decision Sent: \_\_\_\_\_ Date \_\_\_\_\_

MCRD Document number: \_\_\_\_\_ Date \_\_\_\_\_

## Town of Bradford Subdivision Application

Application # \_\_\_\_\_

X = Required

C = Conditional on plans

### Subdivision Application Checklist

MAJ	MIN	ADJ	ITEM	SUBMITTED
			<b>FEES</b>	
X	X	X	Application	×
X	X		Escrow	N/A
X	X		Certified mail	×
X	X	X	MCRD for recording	×
			<b>DOCUMENTS</b>	
X	X	X	Completed Checklist	×
X	X	X	Abutters List	×
X	X		Driveway Access Permits	Pending
X	X	X	Deed Description for current and proposed lots	×
X	X	X	Site Survey Map (5 copies)	×
X	X	X	State Septic Approval	N/A (> 5 acres)
X	X	X	Statement of Suitability for subdividing this property (Considering impediments)	×
X	X	X	Easement descriptions	N/A
			<b>Plat Requirements (22" X 34" max)</b>	
X	X	X	Owner name	×
X	X	X	Town Name	×
X	X	X	Subdivision Name	×
X	X	X	Engineer Surveyor Seal & Signature	×
X	X	X	North Point	×
X	X	X	Bar Scale	×
X	X	X	Date and Revision dates	×
X	X	X	Locus map	×
X	X	X	Signature Block for Planning Board	×
X	X	X	Names, Addresses, and Tax map numbers of Abutters (within 5 days of submittal)	×
X	X	X	Test pits for Septic disposal location	×
X	X	X	Well location with 75 ft arc	×
X	X	X	Existing driveways and proposed driveways	×
X	X	X	Existing buildings	×
X	X	X	Proposed buildings	N/A

## Town of Bradford Subdivision Application

Application # \_\_\_\_\_

MAJ	MIN	ADJ	ITEM	SUBMITTED
X	X	X	Existing Culverts	✗
X	X	X	Burial Sites	N/A
X	X		5 ft Contours	✗
X	X	X	Zoning District and Boundaries (if any)	N/A
X	X	X	Lot Boundaries and markers	✗
X	X	X	Lot dimensions (Acres and Square footage)	✗
X	X	X	Road Frontage per lot (in feet)	✗
C	C		Tree Line / Vegetative buffer, current and proposed	✗
X	X	X	Note about generic road easements (25 ft)	✗
X	X	X	Road Setbacks	✗
X	X	X	Property Line Setbacks	✗
X	X	X	Shoreline Setbacks	N/A
X	X		Wetland Setbacks	✗
X	X	X	100 Year Flood line	✗
			<b>Permits required</b>	
X	X		Proposed Driveway Permits	Pending
X	X		Septic (DES Subdivision) PERMIT	N/A
C	C		Site Specific PERMIT	N/A
C	C		Wetlands PERMIT	N/A
C	C		Conditional Use	N/A
			<b>Studies required</b>	
C	C		Traffic	N/A
C	C		Hydrologic	N/A
C	C		School	N/A
C	C		Town fiscal impact	N/A
			<b>New Road requirements</b>	
C	C		Proposed Street Name	N/A
C	C		50 ft Wide Street	N/A
C	C		Street Lighting (if required)	N/A
C	C		Performance Bond	N/A

## Town of Bradford Subdivision Application

Application # \_\_\_\_\_

MAJ	MIN	ADJ	ITEM	SUBMITTED
			<b>Other</b>	
X	C		Fire / Safety Access	N/A
X	C		Storm Sewerage	N/A
X	C		Subdivider Responsibility for Maint & Liability for Public Use Land	N/A
C	C		Dedicated Open Space	N/A
X	C		Utilities (proposed) Availability	N/A
C	C		Street / Public Improvement time limit (3 years)	N/A
X	X		Fire Protection identified	N/A

**As a reminder:**

**Approval of a subdivision still requires building permits to actually build on approved lots.**

**Town of Bradford Subdivision Application**

Application # \_\_\_\_\_

**TOWN OF BRADFORD, NEW HAMPSHIRE  
REQUEST FOR WAIVER OF SUBDIVISION REGULATIONS REQUIREMENTS**

This form should be submitted with the application for subdivision or site plan review where an applicant requests a modification of any requirement of the regulations. One form should be submitted for each waiver request.

Applicant Name: Kathie W. Messer & Roy Joseph Messer

Telephone (603) 938-2157

Address 408 Fairgrounds Road

Bradford, NH 03221

Project Location Tax Map and Lot 5-114

Street: Fairgrounds Road

The applicant hereby requests a modification of article \_\_\_\_\_ of the subdivision/site plan regulations of the Town of Bradford.

Description of the regulation to be modified Survey of entire subject tract.

Reason for waiver request The subject tract is 187 acres. This proposal does not justify satisfying this requirement.



3/4/24

Applicant

Date

Planning Board Action \_\_\_\_\_

Date \_\_\_\_\_



## Town of Bradford Subdivision Application

Application # \_\_\_\_\_

ABUTTERS LIST (as defined in RSA 672:3)  
 (As indicated in Town records not more than 5 days before the day of filing)

APPLICANT Messer Subdivision                      DATE 3/1/24

Address 408 Fairgrounds Road

*Complete this form and attach it to the application. Provide 3 copies of mailing labels.*

TAX MAP/LOT NO.              NAME    MAILING ADDRESS

TAX MAP/LOT NO.	NAME	MAILING ADDRESS
	Engineer	
	Land surveyor	
	Soil scientist	
	Applicant	
	See attached abutters list.	

**ABUTTERS AND PROFESSIONALS: Holders of conservation, preservation or agricultural preservation restrictions as defined in RSA 477:15, Engineer, architect, land surveyor, or soil scientist whose seal appears on the plat. Holders of any Easements, Rights of Way (ROW), or Right to Pass are considered Abutters (i.e. Utility company)**

**TOWN OF BRADFORD**  
**SUBDIVISION/SITE PLAN DRIVEWAY ACCESS APPROVAL**

The subdivision and site plan regulations of the Town of Bradford require that each lot in a subdivision and each site plan contain at least a proposed driveway or road access to each lot. This access must conform to the relevant regulations and this approval form must be completed before a subdivision is granted or a site plan approved. A copy of this approval should also be submitted with the driveway or access road construction permit. (See RSA 236:13 for State Road regulations.)

Applicant Name: Kathie W. Messer & Roy Joseph Messer Date: 3/1/24  
 Mail Address 408 Fairgrounds Road, Bradford, NH 03221 Phone: (603) 938-2157

You must include the following information:

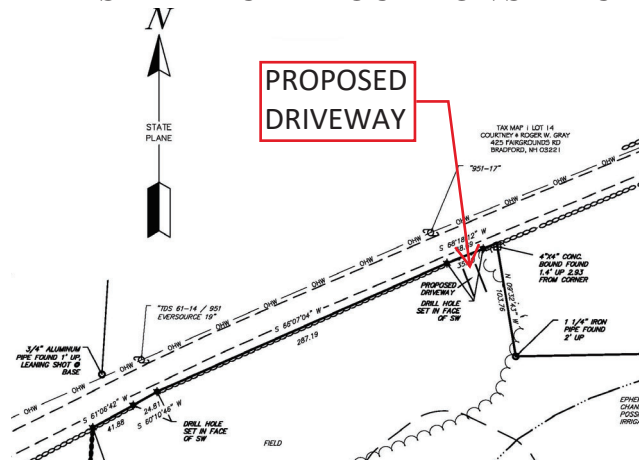
Tax Lot # 5-114 (Lot 1) Name of road Fairgrounds Road  
 Road Frontage 402.57 feet Name of subdivision Messer Subdivision  
 Driveway distance to boundaries 25 feet to NE corner & 365 feet to NW corner  
 Length of clear sight distances along road, both directions > 250 feet  
 Grade from frontage of road, 1st 25 ft zero percent  
 Proposed headered culverts or other needed culverts N/A  
**Proposed driveway to be staked and flagged, also side boundary lines to be flagged.**

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**THIS IS NOT A PERMIT TO BEGIN CONSTRUCTION. DO NOT BEGIN THIS PROJECT UNTIL YOU RECEIVE APPROVAL FROM THE SELECTMEN.**

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**PLEASE ATTACH A LOCATION SKETCH**



Submit application to the Selectmen's Office. If a subdivision/site plan driveway access approval has already been granted, a copy should accompany this application.

Date approved/denied: \_\_\_\_\_

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Planning Board

**PERMIT APPLICATION FOR DRIVEWAY OR ACCESS ROAD CONSTRUCTION**

Permission is requested to construct a driveway entrance or access road to my property located on Fairgrounds Road Road, Tax Map # 5-114 (Lot 1) which will meet the requirements for safety.

As the applicant, I hereby agree to the following, being either the property owner or having formal approval from the property owner in writing.

1. To construct driveway entrance or access road only for the purpose of securing access to private property such that the Highway right-of-way is used for no other purpose than travel.
2. To construct driveway entrance or access road at the permitted locations only as shown on the attached approved sketch as submitted by applicant.
3. To hold harmless the Town of Bradford and its duly appointed agents and employees against any action for personal injury and/or property damage sustained by reason of exercise of this permit.
4. To furnish and install drainage structures that are necessary to maintain existing road drainage and adequately handle increased runoff resulting from development.

*Kathie W. Messer &  
Roy J. Messer*

Signed:  
Kathie W. Messer and Roy Joseph Messer  
 Applicant/Landowner  
408 Fairgrounds Road  
 Mailing Address  
(603) 938-2157  
 Phone

**TOWN USE ONLY**

ONSITE INSPECTION:  
Access Approval on file (Y/N) \_\_\_\_\_

Highway Dept. \_\_\_\_\_ Date: \_\_\_\_\_

Comment or conditions: \_\_\_\_\_

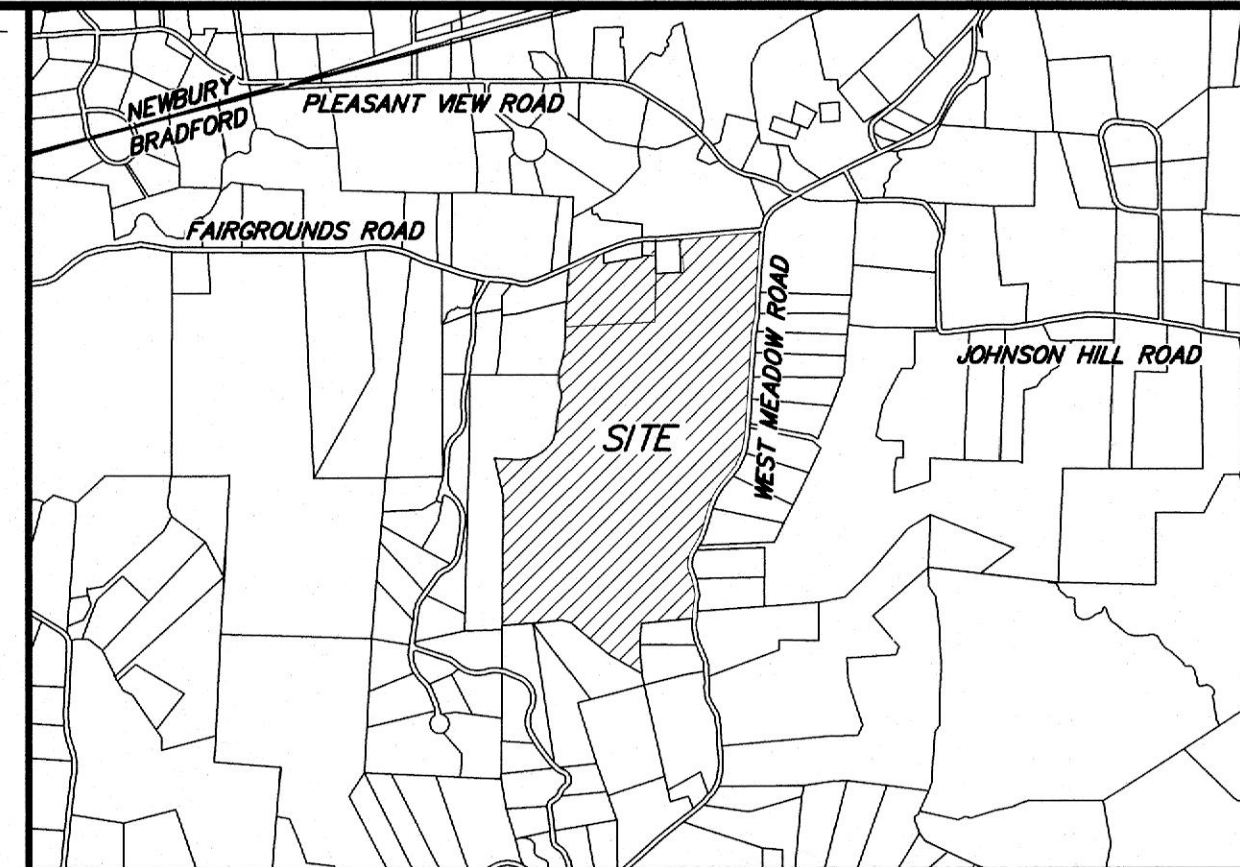
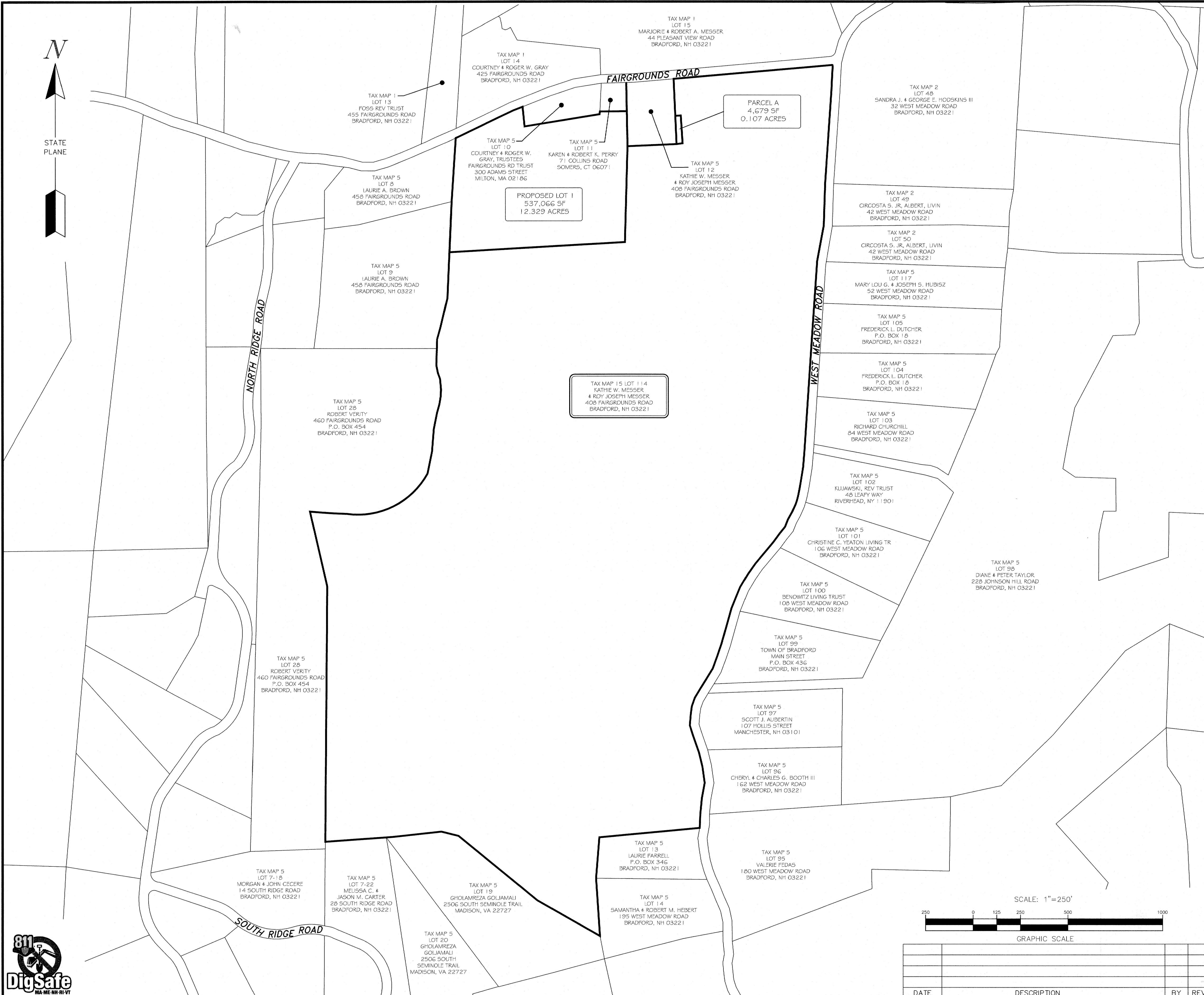
Date Approved/Denied: \_\_\_\_\_

Selectman

Selectman

Selectman

G:\PROJECT\1750001\_Messer - Jackson Fairgrounds Road Bradford\DWG\1750001\_Overview.dwg



**LOCUS MAP**  
1"=2000'

**NOTES**

- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE ONE SINGLE FAMILY RESIDENTIAL LOT TO BE SERVICED BY A PRIVATE WELL AND SEPTIC FROM MAP 5 LOT 114 AND TO ADJUST THE LOT LINE BETWEEN MAP 5 LOT 114 AND MAP 5 LOT 12.
- OWNER OF RECORD:  
**TAX MAP 5 LOT 114**  
 KATHIE W. MESSER & ROY JOSEPH MESSER  
 408 FAIRGROUNDS ROAD  
 BRADFORD, NH 03221  
 BOOK 3671 PAGE 2926  
**TAX MAP 5 LOT 12**  
 KATHIE W. MESSER & ROY JOSEPH MESSER  
 408 FAIRGROUNDS ROAD  
 BRADFORD, NH 03221  
 BOOK 3671 PAGE 2929
- EXISTING LOT SIZE:  
 LOT 5-114 187 AC PER TAX CARD  
 LOT 5-12 79,947 SF OR 1.835 AC  
 PROPOSED LOT SIZE:  
 LOT 5-114 174.5± AC  
 LOT 5-12 84,826 SF OR 1.942 AC  
 LOT 1 537,066 SF OR 12.329 AC
- THE CURRENT ZONING IS: RESIDENTIAL RURAL DISTRICT
- DIMENSIONAL REQUIREMENTS:  
 MINIMUM LOT AREA 2 BUILDABLE AC.  
 MINIMUM FRONTAGE 250'  
 FRONT BUILDING SETBACK 50'  
 SIDE/REAR SETBACK 30'  
 MAX. BUILDING HEIGHT 35'
- THIS PLAN DEPICTS THE RESULTS OF AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE ON NOVEMBER 15TH, 16TH, 29TH & 30TH OF 2023 UTILIZING A CARLSON CRX-5 ROBOTIC TOTAL STATION AND CARLSON BRX-7 DUAL FREQUENCY GPS RECEIVERS. ADDITIONAL INFORMATION WAS OBTAINED FROM THE REFERENCED PLANS. VERTICAL DATUM NAVD 1988. HORIZONTAL DATUM NEW HAMPSHIRE STATE PLANE NAD83. BOTH DATUMS WERE ESTABLISHED BY A STATIC GPS OBSERVATION REDUCED BY OPUS. TOPOGRAPHIC INFORMATION IS BASED ON PUBLICLY AVAILABLE INFORMATION DOWNLOADED FROM THE GRANT WEBSITE.
- THE FIELD SURVEY BY BEDFORD DESIGN CONSULTANTS AND THE WETLAND DELINEATION BY HORIZONS ENGINEERING IS LIMITED TO THE AREA SHOWN. THE REMAINDER OF THE PARCEL IS DEPICTED PER THE TOWN OF BRADFORD GIS MAPPING.
- A PORTION OF THE REMAINDER OF MAP 5 LOT 114 IS LOCATED IN THE 100-YEAR FLOOD ZONE PER FLOOD INSURANCE RATE MAP TOWN OF BRADFORD, NEW HAMPSHIRE, MERRIMACK COUNTY, COMMUNITY PANEL NUMBER 3301300265E, EFFECTIVE DATE APRIL 19, 2010.
- A GENERAL ROAD EASEMENT FOR THE BENEFIT OF THE TOWN OF BRADFORD SHALL APPLY TO ALL EXISTING ROADS ABUTTING THE LAND TO BE SUBDIVIDED. THIS EASEMENT TO INCLUDE ALL LAND WITHIN WITHIN 25' OF THE CENTERLINE OF THE EXISTING ROADWAY.

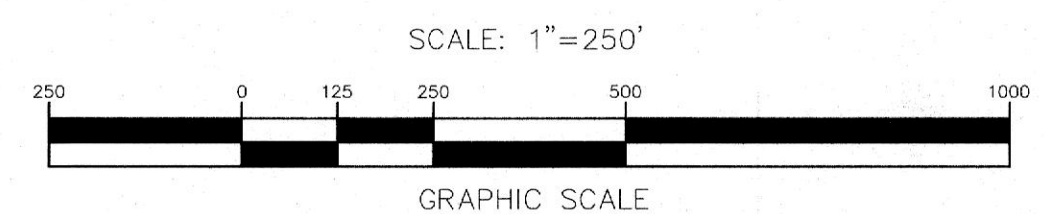
**OWNER SIGNATURE**

*Kathie W. Messer*  
 KATHIE W. MESSER  
*Roy J. Messer*  
 ROY JOSEPH MESSER

**TAX MAP 5 LOT 114**  
**OVERVIEW PLAN**  
**MESSER SUBDIVISION**  
 LOCATED AT:  
**408 FAIRGROUNDS ROAD**  
**BRADFORD, NEW HAMPSHIRE**  
 PREPARED FOR/OWNER:  
 KATHIE W. MESSER & ROY JOSEPH MESSER  
 408 FAIRGROUNDS ROAD  
 BRADFORD, NEW HAMPSHIRE 03221

SCALE: 1" = 250'	NOVEMBER 15, 2023	SHEET 0V1 OF 0V1
DESIGN: R.T.C.	DRAWN: B.A.L.	CHECKED: R.T.C.
FB: 673	PG: 18	1750-01

**Bedford Design Consultants, Inc.**  
 ENGINEERS AND SURVEYORS  
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 Telephone: (603) 622-6533  
 www.bedforddesign.com



DATE	DESCRIPTION	BY	REV.

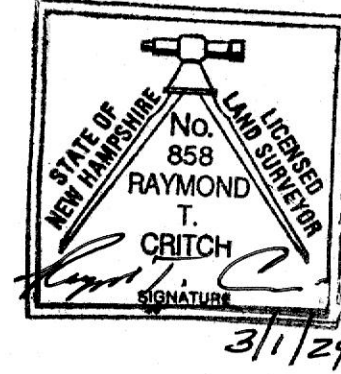


**SURVEYOR CERTIFICATION**

"I CERTIFY THAT THIS SURVEY AND SURVEY PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION."

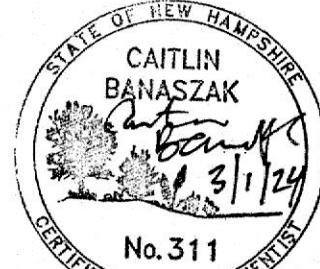
"I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000)."

*[Signature]*  
 LICENSED LAND SURVEYOR SEAL  
 DATE 3/1/24



**WETLAND CERTIFICATION**

THE WETLANDS WERE DELINEATED ON NOVEMBER 6, 2023 BY CAITLIN BANASZAK, CERTIFIED WETLAND SCIENTIST, OF HORIZONS ENGINEERING, INC., ACCORDING TO THE DELINEATION STANDARDS IN THE REPORT "REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH CENTRAL AND NORTHEAST REGION (VERSION 2.0-1/12) AND NH WETLANDS BUREAU RULES AND REGULATIONS. WETLAND FLAGS WERE LOCATED AT THE TIME OF THE FIELD SURVEY.



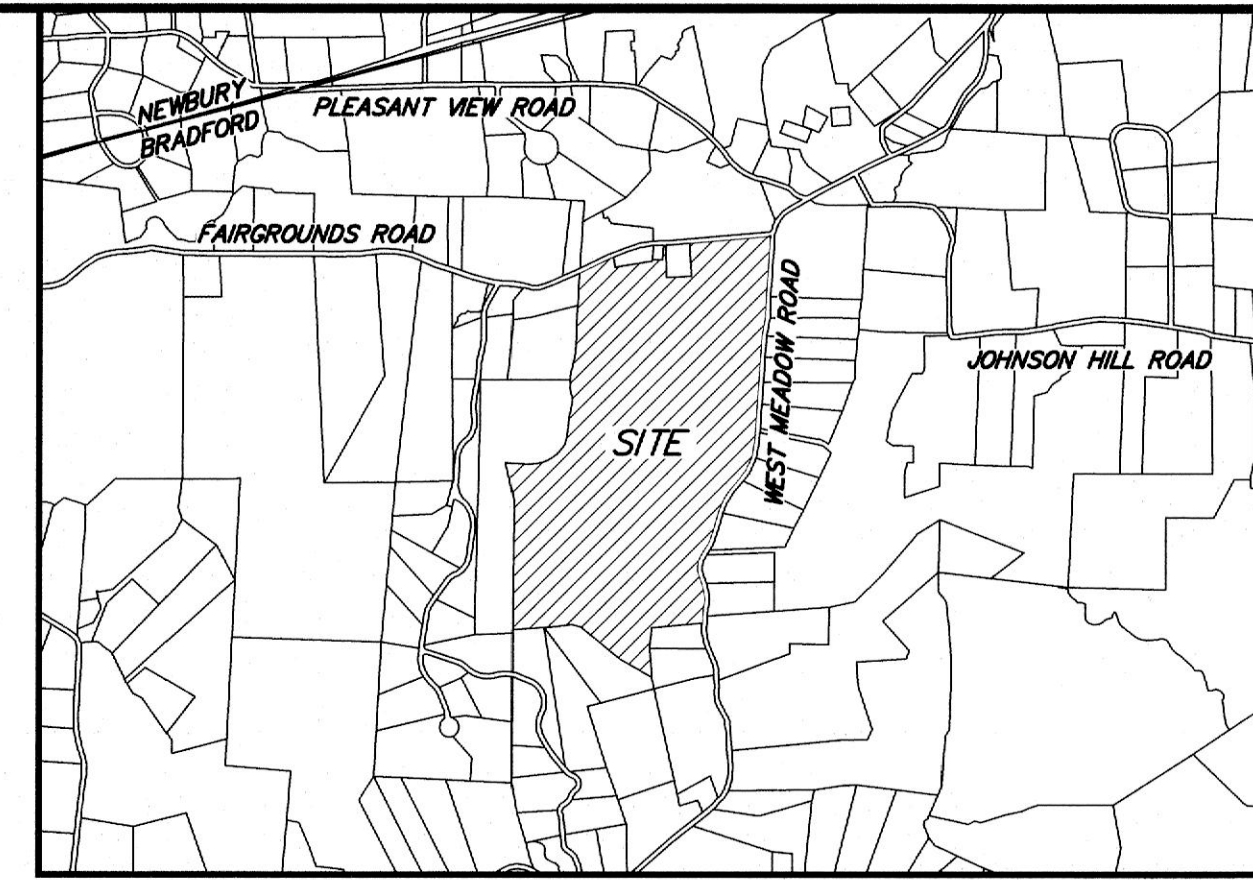
**LEGEND**

- FOR REGISTRY USE ONLY
- CONCRETE BOUND FOUND (CBF)
  - ⊙ REBAR FOUND (RBF)
  - IRON PIPE FOUND (IPF)
  - REBAR TO BE SET (RBTBS)
  - ⊕ TELEPHONE POLE
  - ⊖ GUY WIRE
  - ⊞ MAILBOX
  - ⊗ EXISTING TREE
  - ⊘ EXISTING WELL
  - ⊙ EXISTING SIGN
- BOUNDARY/PROPERTY LINE
- ABUTTING PROPERTY LINE
- BUILDING SETBACK LINE
- LOT LINE TO BE REMOVED
- 486 — EXISTING ROAD/DRIVEWAY/WALKWAY
- EXISTING CONTOURS
- EXISTING TREE LINE
- EXISTING STONE WALL
- OHW — EXISTING OVERHEAD WIRES



**OWNER SIGNATURE**

*[Signature]*  
 KATHIE W. MESSER  
*[Signature]*  
 ROY JOSEPH MESSER



**LOCUS MAP**

1"=2000'

**NOTES**

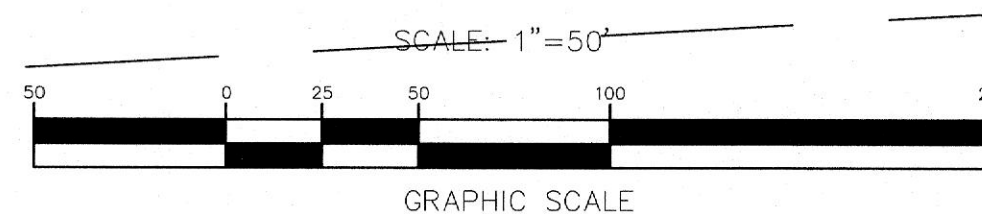
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- A PORTION OF THE REMAINDER OF MAP 5 LOT 114 IS LOCATED IN THE 100-YEAR FLOOD ZONE PER FLOOD INSURANCE RATE MAP TOWN OF BRADFORD, NEW HAMPSHIRE, MERRIMACK COUNTY, COMMUNITY PANEL NUMBER 33013C0265E, EFFECTIVE DATE APRIL 19, 2010.
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PROPOSED LOT 1  
 537,066 SF  
 12.329 ACRES

REMAINING  
 MAP 5 LOT 114  
 174.5± ACRES



SHEET 1  
 SHEET 2

APPROVAL DATE: \_\_\_\_\_  
 TOWN OF BRADFORD, N.H. PLANNING BOARD  
 SIGNATURES OF BOARD:  
 CHAIR \_\_\_\_\_

THE SUBDIVISION REGULATIONS OF THE TOWN OF BRADFORD, NEW HAMPSHIRE ARE A PART OF THIS PLAT, AND APPROVAL OF THIS PLAT IS CONTINGENT UPON COMPLETION OF ALL REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY ANY VARIANCES OR MODIFICATIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.

**TAX MAP 5 LOT 114**  
**SUBDIVISION PLAN**  
**MESSER SUBDIVISION**  
 LOCATED AT:  
**FAIRGROUNDS ROAD**  
**BRADFORD, NEW HAMPSHIRE**  
 PREPARED FOR/OWNER:  
 KATHIE W. MESSER & ROY JOSEPH MESSER  
 408 FAIRGROUNDS ROAD  
 BRADFORD, NH 03221

SCALE: 1" = 50'      DECEMBER 18, 2023      SHEET S1 OF S2

DESIGN:	DRAWN:	CHECKED:	FB:	PG:	1750-01
R.T.C.	J.E.N.	R.T.C.	673	18	

**Bedford Design Consultants Inc.**  
 ENGINEERS AND SURVEYORS  
 592 Harvey Road, Manchester, NH 03103  
 Telephone: (603) 622-5533  
 www.bedforddesign.com

DATE	DESCRIPTION	BY	REV.

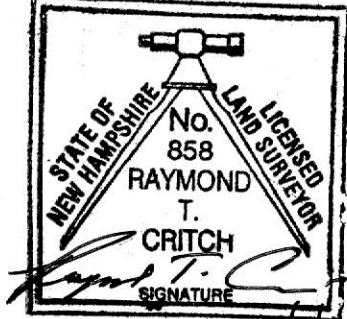
FOR REGISTRY USE ONLY

### SURVEYOR CERTIFICATION

"I CERTIFY THAT THIS SURVEY AND SURVEY PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION."

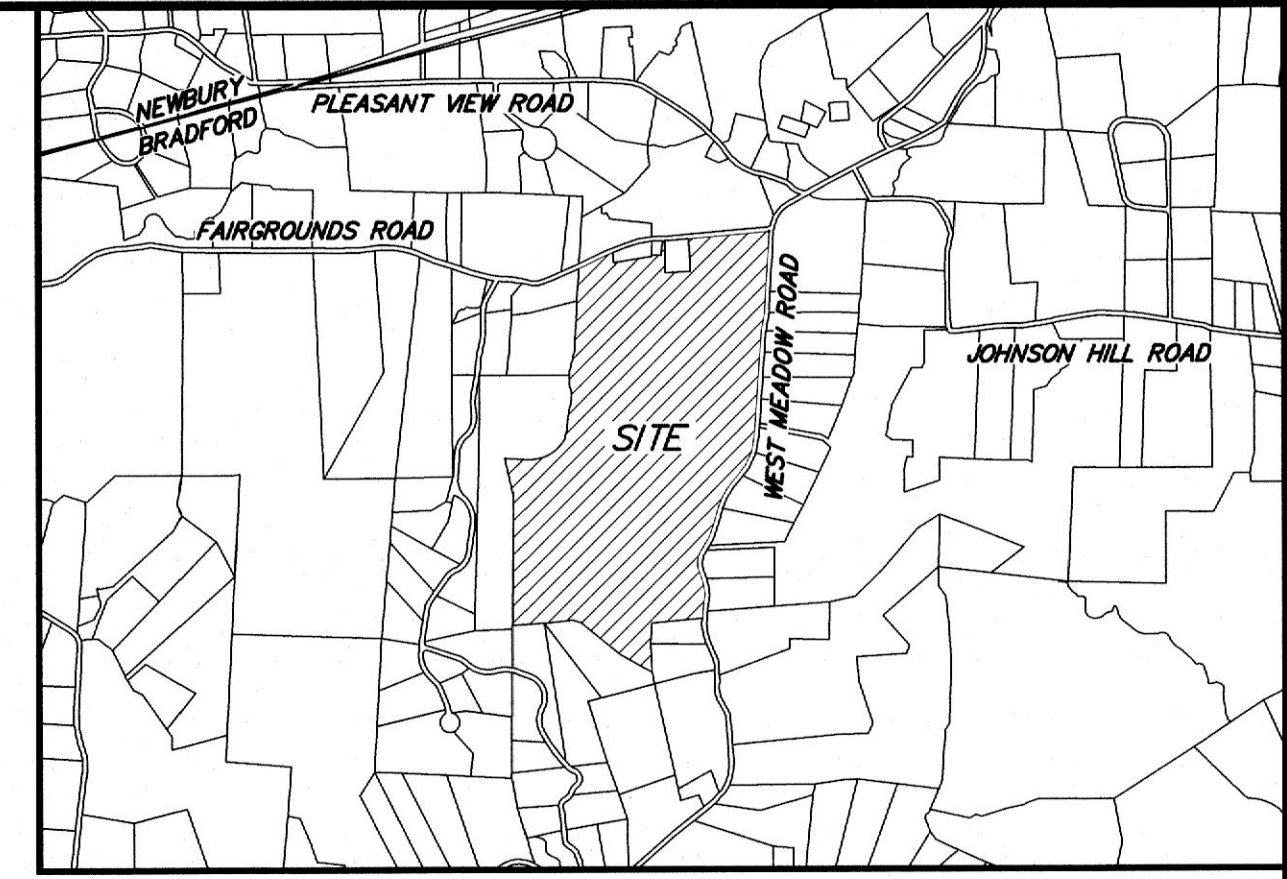
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*Raymond T. C.*  
LICENSED LAND SURVEYOR SEAL DATE 3/1/24



### WETLAND CERTIFICATION

THE WETLANDS WERE DELINEATED ON NOVEMBER 6, 2023 BY CAITLIN BANASZAK, CERTIFIED WETLAND SCIENTIST, OF HORIZONS ENGINEERING, INC., ACCORDING TO THE DELINEATION STANDARDS IN THE REPORT "REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH CENTRAL AND NORTHEAST REGION (VERSION 2.0-1/12) AND NH WETLANDS BUREAU RULES AND REGULATIONS. WETLAND FLAGS WERE LOCATED AT THE TIME OF THE FIELD SURVEY."

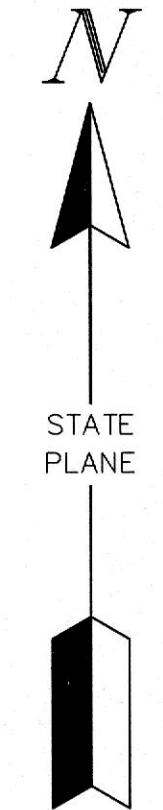
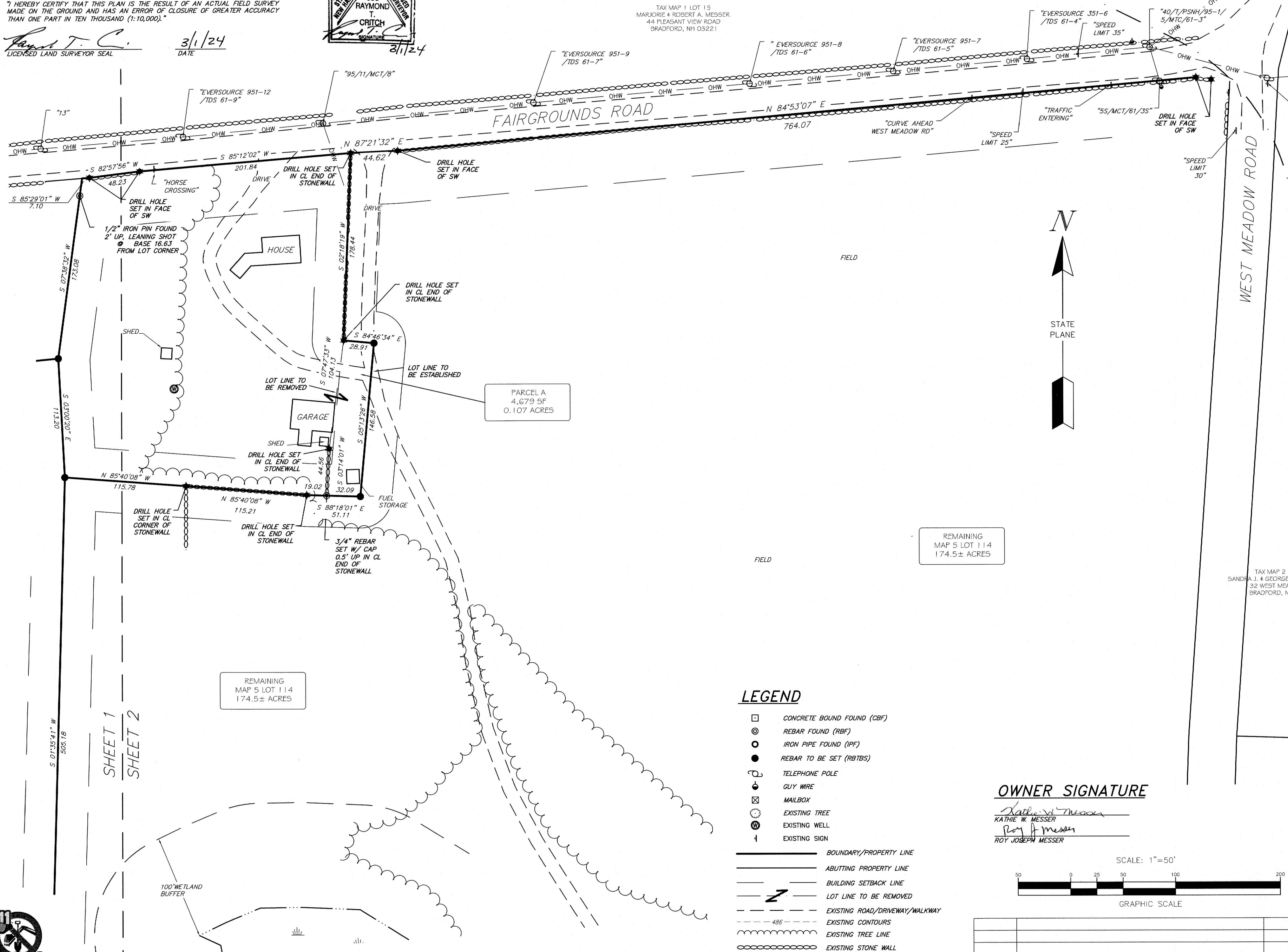


### LOCUS MAP

1"=2000'

### NOTES

- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE ONE SINGLE FAMILY RESIDENTIAL LOT TO BE SERVICED BY A PRIVATE WELL AND SEPTIC FROM MAP 5 LOT 114 AND TO ADJUST THE LOT LINE BETWEEN MAP 5 LOT 114 AND MAP 5 LOT 12.
- OWNER OF RECORD:  
TAX MAP 5 LOT 114  
KATHIE W. MESSER & ROY JOSEPH MESSER  
408 FAIRGROUNDS ROAD  
BRADFORD, NH 03221  
BOOK 3671 PAGE 2926  
TAX MAP 5 LOT 12  
KATHIE W. MESSER & ROY JOSEPH MESSER  
408 FAIRGROUNDS ROAD  
BRADFORD, NH 03221  
BOOK 3671 PAGE 2929
- EXISTING LOT SIZE:  
LOT 5-114 187 AC PER TAX CARD  
LOT 5-12 79,947 SF OR 1.835 AC  
PROPOSED LOT SIZE:  
LOT 5-114 174.5± AC  
LOT 5-12 84,826 SF OR 1.942 AC  
LOT 1 537,066 SF OR 12.329 AC
- THE CURRENT ZONING IS: RESIDENTIAL RURAL DISTRICT
- DIMENSIONAL REQUIREMENTS  
MINIMUM LOT AREA 2 BUILDABLE AC.  
MINIMUM FRONTAGE 250'  
FRONT BUILDING SETBACK 50'  
SIDE/REAR SETBACK 30'  
MAX. BUILDING HEIGHT 35'
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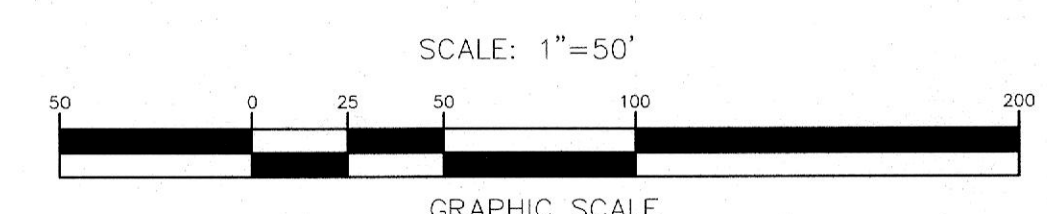


### LEGEND

- CONCRETE BOUND FOUND (CBF)
- REBAR FOUND (RBF)
- IRON PIPE FOUND (IPF)
- REBAR TO BE SET (RBTS)
- TELEPHONE POLE
- GUY WIRE
- MAILBOX
- EXISTING TREE
- EXISTING WELL
- EXISTING SIGN
- BOUNDARY/PROPERTY LINE
- ABUTTING PROPERTY LINE
- BUILDING SETBACK LINE
- LOT LINE TO BE REMOVED
- EXISTING ROAD/DRIVEWAY/WALKWAY
- EXISTING CONTOURS
- EXISTING TREE LINE
- EXISTING STONE WALL
- EXISTING OVERHEAD WIRES

### OWNER SIGNATURE

*Kathie W. Messer*  
KATHIE W. MESSER  
*Roy J. Messer*  
ROY JOSEPH MESSER



APPROVAL DATE: \_\_\_\_\_  
TOWN OF BRADFORD, N.H. PLANNING BOARD  
SIGNATURES OF BOARD:  
CHAIR \_\_\_\_\_

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### TAX MAP 5 LOT 114

SUBDIVISION PLAN  
MESSER SUBDIVISION  
LOCATED AT:  
FAIRGROUNDS ROAD  
BRADFORD, NEW HAMPSHIRE  
PREPARED FOR/OWNER:  
KATHIE W. MESSER & ROY JOSEPH MESSER  
408 FAIRGROUNDS ROAD  
BRADFORD, NH 03221

SCALE: 1" = 50'	DECEMBER 18, 2023	SHEET S2 OF S2
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DESIGN: R.T.C.	DRAWN: J.E.N.	CHECKED: R.T.C.	FB: 673	PG: 18	1750-01
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**Bedford Design Consultants Inc.**  
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592 Hanover Road, Manchester, NH 03103  
Telephone: (603) 822-5533  
www.bedforddesign.com

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**LEGEND**

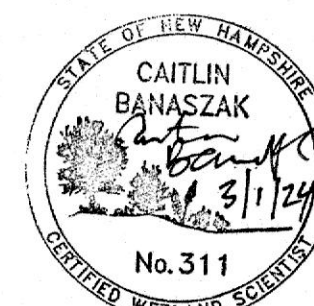
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- ⊕ EXISTING WELL
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- ABUTTING PROPERTY LINE
- BUILDING SETBACK LINE
- LOT LINE TO BE REMOVED
- 486 EXISTING ROAD/DRIVEWAY/WALKWAY
- EXISTING CONTOURS
- EXISTING TREE LINE
- EXISTING STONE WALL
- OHW EXISTING OVERHEAD WIRES



**TEST PITS**

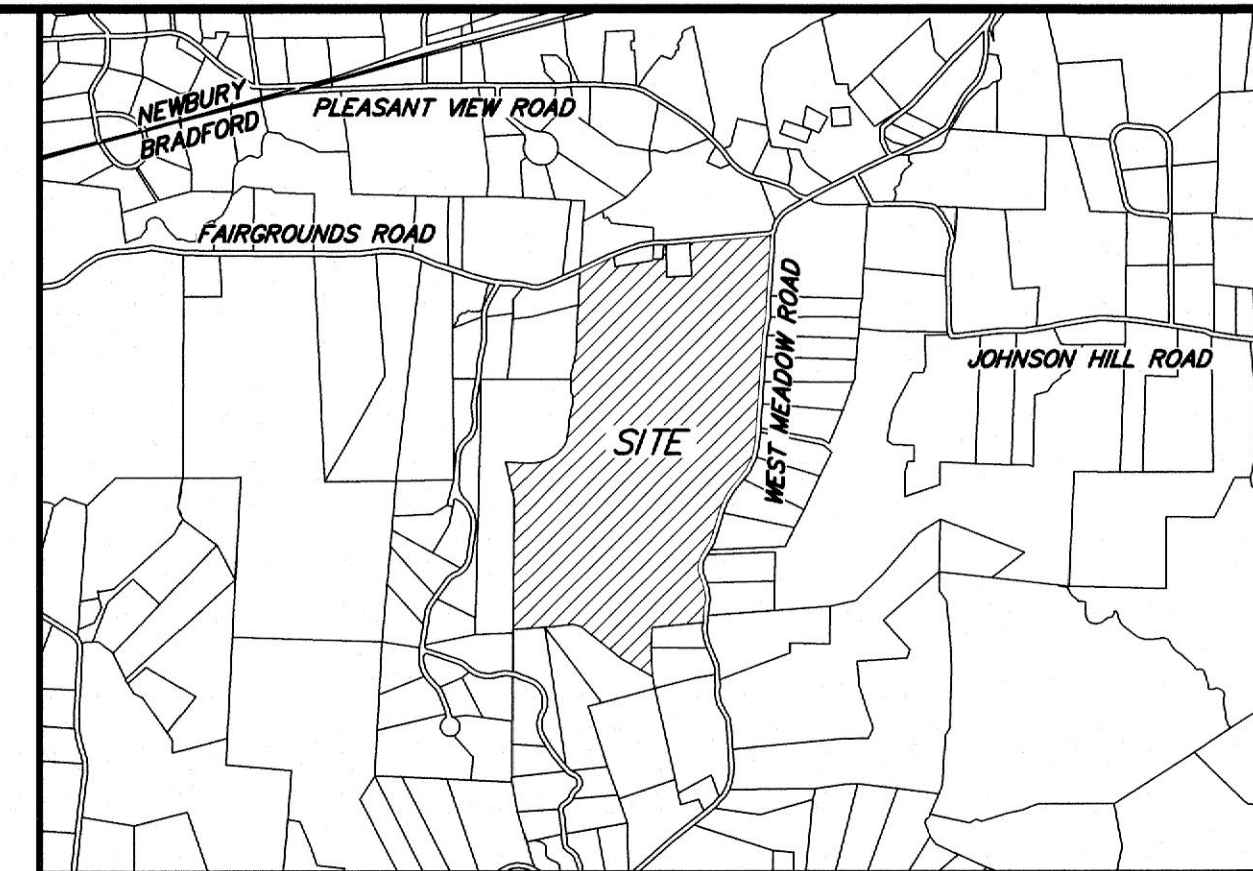
- TEST PIT NO. 1 WITNESSED BY RTC 01/31/2024**  
 0-12 10YR 3/2 V. DK. GRAYISH BROWN, FINE SANDY LOAM, MASSIVE, FRIABLE  
 12-58 10YR 6/6 BROWNISH YELLOW, FINE LOAMY SAND, GRANULAR, FRIABLE  
 58-72 10YR 6/2 LT. BROWNISH GRAY, FINE LOAMY SAND, GRANULAR, FRIABLE  
 ROOTS TO 12", SEEPS AT 72", ESHWT AT 60"
- TEST PIT NO. 2 WITNESSED BY RTC 01/31/2024**  
 0-8 10YR 3/1 V. DK. GRAY, FINE SANDY LOAM, MASSIVE, FRIABLE  
 8-42 10YR 6/6 BROWNISH YELLOW, FINE LOAMY SAND, GRANULAR, FRIABLE  
 42-68 10YR 6/6 BROWNISH YELLOW, LOAMY SAND, GRANULAR, FRIABLE  
 ROOTS TO 42", SEEPS AT 48", ESHWT AT 42"
- TEST PIT NO. 3 WITNESSED BY RTC 01/31/2024**  
 0-12 10YR 3/1 V. DK. GRAY, FINE SANDY LOAM, MASSIVE, FRIABLE  
 12-36 10YR 6/6 BROWNISH YELLOW, LOAMY SAND, GRANULAR, FRIABLE  
 36-78 10YR 6/6 BROWNISH YELLOW, LOAMY SAND, GRANULAR, FRIABLE  
 ROOTS TO 36", SEEPS AT 42", ESHWT AT 36"



NEW HAMPSHIRE  
 Designer of  
 Subsurface Disposal  
 Systems  
**RAYMOND T. CRITCH**  
 No. 1366  
 3/1/24

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**LOCUS MAP**

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**NOTES**

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 KATHIE W. MESSER & ROY JOSEPH MESSER  
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 BOOK 3671 PAGE 2926  
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**OWNER SIGNATURE**

*Kathie W. Messer*  
 KATHIE W. MESSER  
*Roy J. Messer*  
 ROY JOSEPH MESSER

**SURVEYOR CERTIFICATION**

"I CERTIFY THAT THIS SURVEY AND SURVEY PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION."

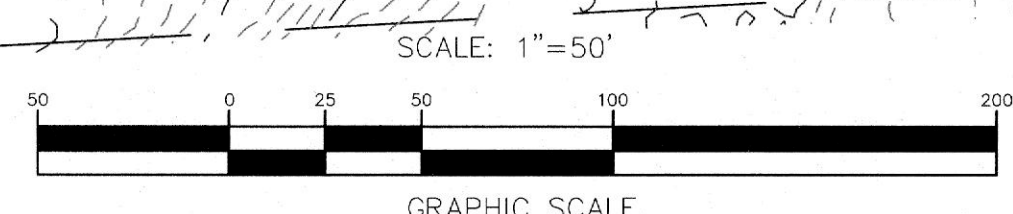
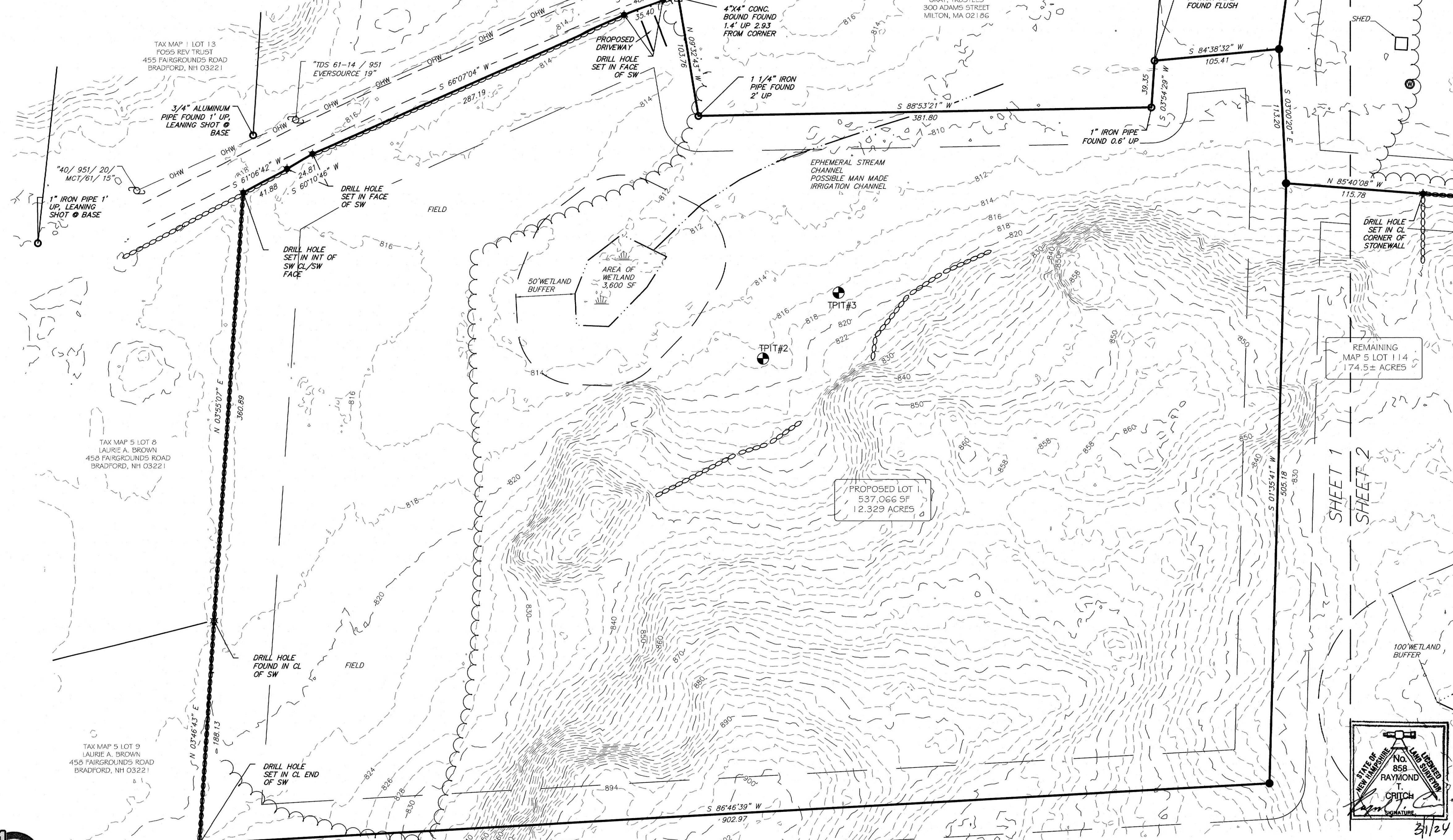
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*Raymond T. Critch* 3/1/24  
 LICENSED LAND SURVEYOR SEAL DATE

**TAX MAP 5 LOT 114**

**TOPOGRAPHIC PLAN  
 MESSER SUBDIVISION**  
 LOCATED AT:  
**FAIRGROUNDS ROAD  
 BRADFORD, NEW HAMPSHIRE**  
 PREPARED FOR/OWNER:  
 KATHIE W. MESSER & ROY JOSEPH MESSER  
 408 FAIRGROUNDS ROAD  
 BRADFORD, NH 03221

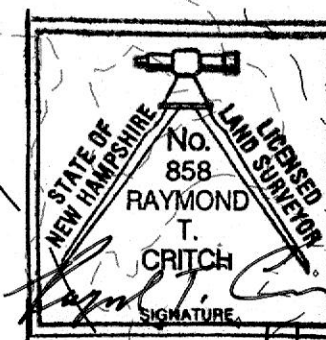
SCALE: 1" = 50'	DECEMBER 18, 2023	SHEET T1 OF T2
DESIGN: R.T.C.	DRAWN: J.E.N.	CHECKED: R.T.C.
FB: 673	PG: 18	1750-01
<b>Bedford Design Consultants Inc.</b> ENGINEERS AND SURVEYORS 592 Harvey Road, Manchester, NH 03103 Telephone: (603) 622-5533 www.bedforddesign.com		



REMAINING  
 MAP 5 LOT 114  
 174.5± ACRES

PROPOSED LOT 1  
 537,066 SF  
 12.329 ACRES

SHEET 1  
 SHEET 2



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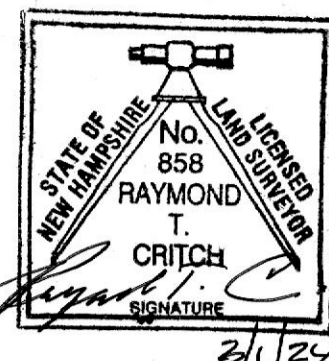
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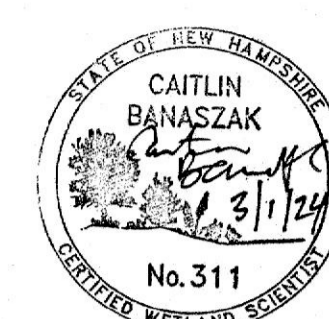
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DESIGNER  
 Subsurface Disposal  
 Systems  
**RAYMOND T. CRITCH**  
 No. 1366  
 3/1/24



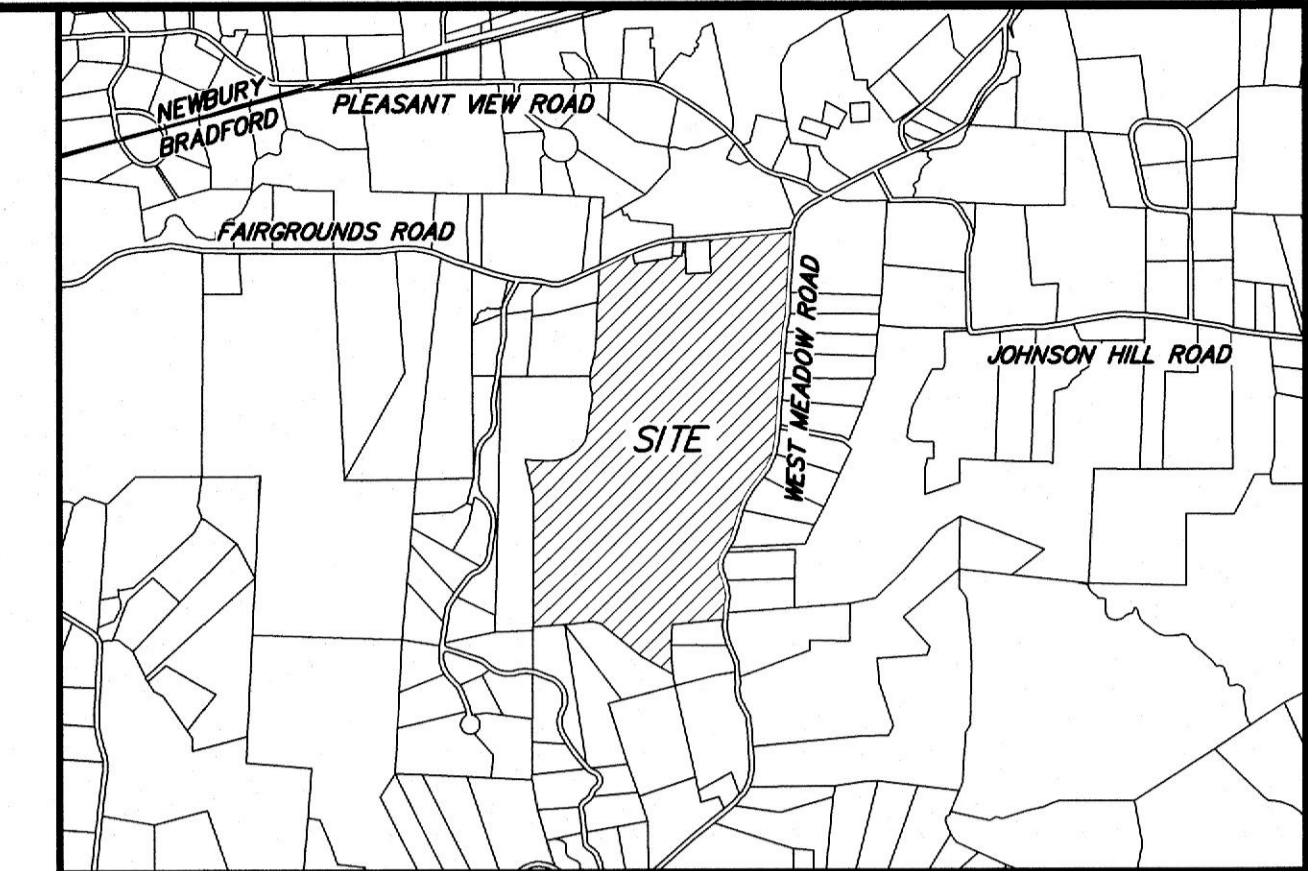
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 RAYMOND T. CRITCH LICENSED LAND SURVEYOR SEAL



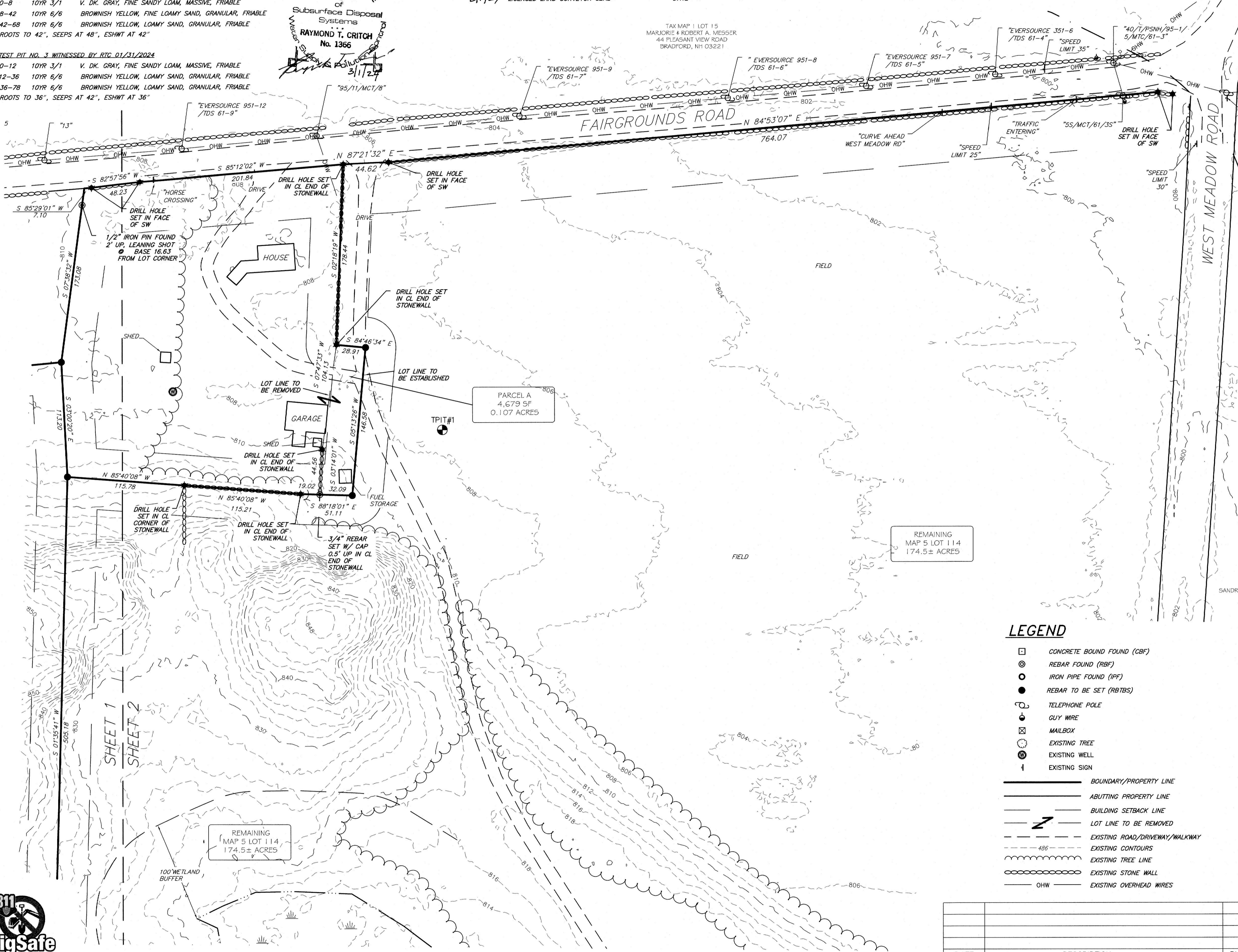
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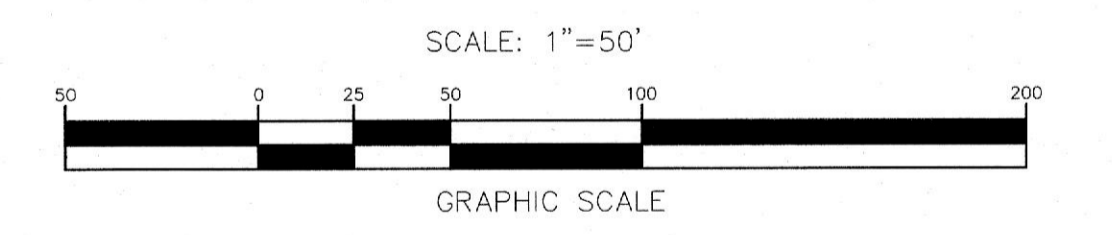


**LEGEND**

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- ⊙ REBAR FOUND (RBF)
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- REBAR TO BE SET (RBTBS)
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**OWNER SIGNATURE**

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 KATHIE W. MESSER  
*Roy J. Messer*  
 ROY JOSEPH MESSER



**TAX MAP 5 LOT 114**

**TOPOGRAPHIC PLAN  
 MESSER SUBDIVISION**  
 LOCATED AT:  
**FAIRGROUNDS ROAD  
 BRADFORD, NEW HAMPSHIRE**  
 PREPARED FOR/OWNER:  
 KATHIE W. MESSER & ROY JOSEPH MESSER  
 408 FAIRGROUNDS ROAD  
 BRADFORD, NH 03221

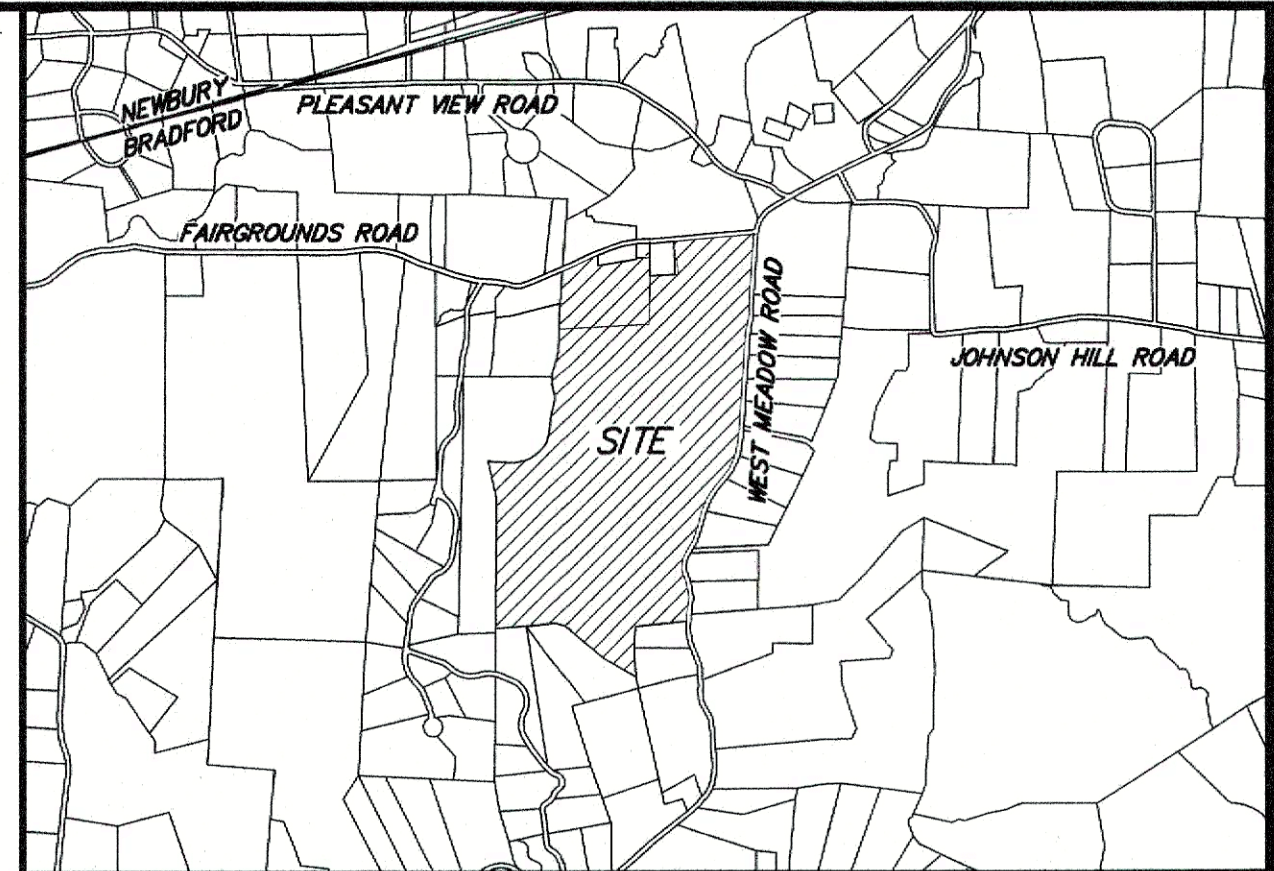
SCALE: 1" = 50'		DECEMBER 18, 2023		SHEET T2 OF T2	
DESIGN: R.T.C.	DRAWN: J.E.N.	CHECKED: R.T.C.	FB: 673	PG: 18	1750-01
<b>Bedford Design Consultants Inc.</b> ENGINEERS AND SURVEYORS 592 Harvey Road, Manchester, NH 03103 Telephone: (603) 622-5533 www.bedforddesign.com					

G:\PROJECT\1750001 Messer - Jackson Fairgrounds Road Bradford\DWG\1750001sv01.dwg



DATE	DESCRIPTION	BY	REV.





**LOCUS MAP**  
1"=2000'

**NOTES**

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE ONE SINGLE FAMILY RESIDENTIAL LOT TO BE SERVICED BY A PRIVATE WELL AND SEPTIC FROM MAP 5 LOT 114 AND TO ADJUST THE LOT LINE BETWEEN MAP 5 LOT 114 AND MAP 5 LOT 12.
2. OWNER OF RECORD:  
**TAX MAP 5 LOT 114**  
 KATHIE W. MESSER & ROY JOSEPH MESSER  
 408 FAIRGROUNDS ROAD  
 BRADFORD, NH 03221  
 BOOK 3671 PAGE 2926  
  
**TAX MAP 5 LOT 12**  
 KATHIE W. MESSER & ROY JOSEPH MESSER  
 408 FAIRGROUNDS ROAD  
 BRADFORD, NH 03221  
 BOOK 3671 PAGE 2929
3. EXISTING LOT SIZE:  
 LOT 5-114 187 AC PER TAX CARD  
 LOT 5-12 79,947 SF OR 1.835 AC  
  
 PROPOSED LOT SIZE:  
 LOT 5-114 174.5± AC  
 LOT 5-12 84,826 SF OR 1.942 AC  
 LOT 1 537,066 SF OR 12.329 AC
4. THE CURRENT ZONING IS: RESIDENTIAL RURAL DISTRICT
5. DIMENSIONAL REQUIREMENTS  
 MINIMUM LOT AREA 2 BUILDABLE AC.  
 MINIMUM FRONTAGE 250'  
 FRONT BUILDING SETBACK 50'  
 SIDE/REAR SETBACK 30'  
 MAX. BUILDING HEIGHT 35'
6. THIS PLAN DEPICTS THE RESULTS OF AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE ON NOVEMBER 15TH, 16TH, 29TH & 30TH OF 2023 UTILIZING A CARLSON CRX-5 ROBOTIC TOTAL STATION AND CARLSON BRX-7 DUAL FREQUENCY GPS RECEIVERS. ADDITIONAL INFORMATION WAS COMPILED FROM THE REFERENCED PLANS. VERTICAL DATUM NAVD 1988. HORIZONTAL DATUM NEW HAMPSHIRE STATE PLANE NAD83. BOTH DATUMS WERE ESTABLISHED BY A STATIC GPS OBSERVATION REDUCED BY OPUS. TOPOGRAPHIC INFORMATION IS BASED ON PUBLICLY AVAILABLE INFORMATION DOWNLOADED FROM THE GRANT WEBSITE.
7. THE FIELD SURVEY BY BEDFORD DESIGN CONSULTANTS AND THE WETLAND DELINEATION BY HORIZONS ENGINEERING IS LIMITED TO THE AREA SHOWN. THE REMAINDER OF THE PARCEL IS DEPICTED PER THE TOWN OF BRADFORD GIS MAPPING.
8. A PORTION OF THE REMAINDER OF MAP 5 LOT 114 IS LOCATED IN THE 100-YEAR FLOOD ZONE PER FLOOD INSURANCE RATE MAP TOWN OF BRADFORD, NEW HAMPSHIRE, MERRIMACK COUNTY, COMMUNITY PANEL NUMBER 33013002856, EFFECTIVE DATE APRIL 19, 2010.
9. A GENERAL ROAD EASEMENT FOR THE BENEFIT OF THE TOWN OF BRADFORD SHALL APPLY TO ALL EXISTING ROADS ABUTTING THE LAND TO BE SUBDIVIDED, THIS EASEMENT TO INCLUDE ALL LAND WITHIN WITHIN 25' OF THE CENTERLINE OF THE EXISTING ROADWAY.

**OWNER SIGNATURE**

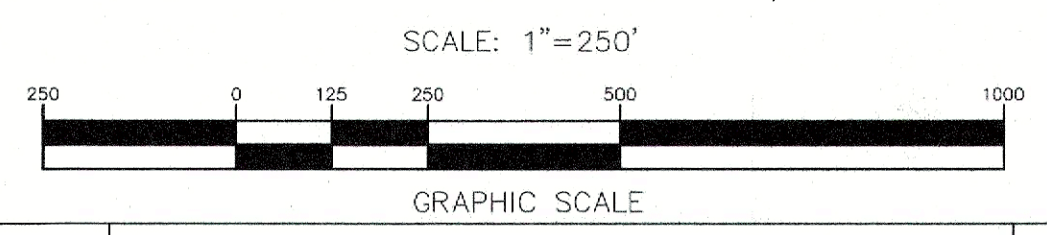
*Kathie W. Messer*  
 KATHIE W. MESSER  
*Roy Joseph Messer*  
 ROY JOSEPH MESSER

**TAX MAP 5 LOT 114**  
**OVERVIEW PLAN**  
**MESSER SUBDIVISION**  
 LOCATED AT:  
**408 FAIRGROUNDS ROAD**  
**BRADFORD, NEW HAMPSHIRE**  
 PREPARED FOR/OWNER:  
 KATHIE W. MESSER & ROY JOSEPH MESSER  
 408 FAIRGROUNDS ROAD  
 BRADFORD, NEW HAMPSHIRE 03221

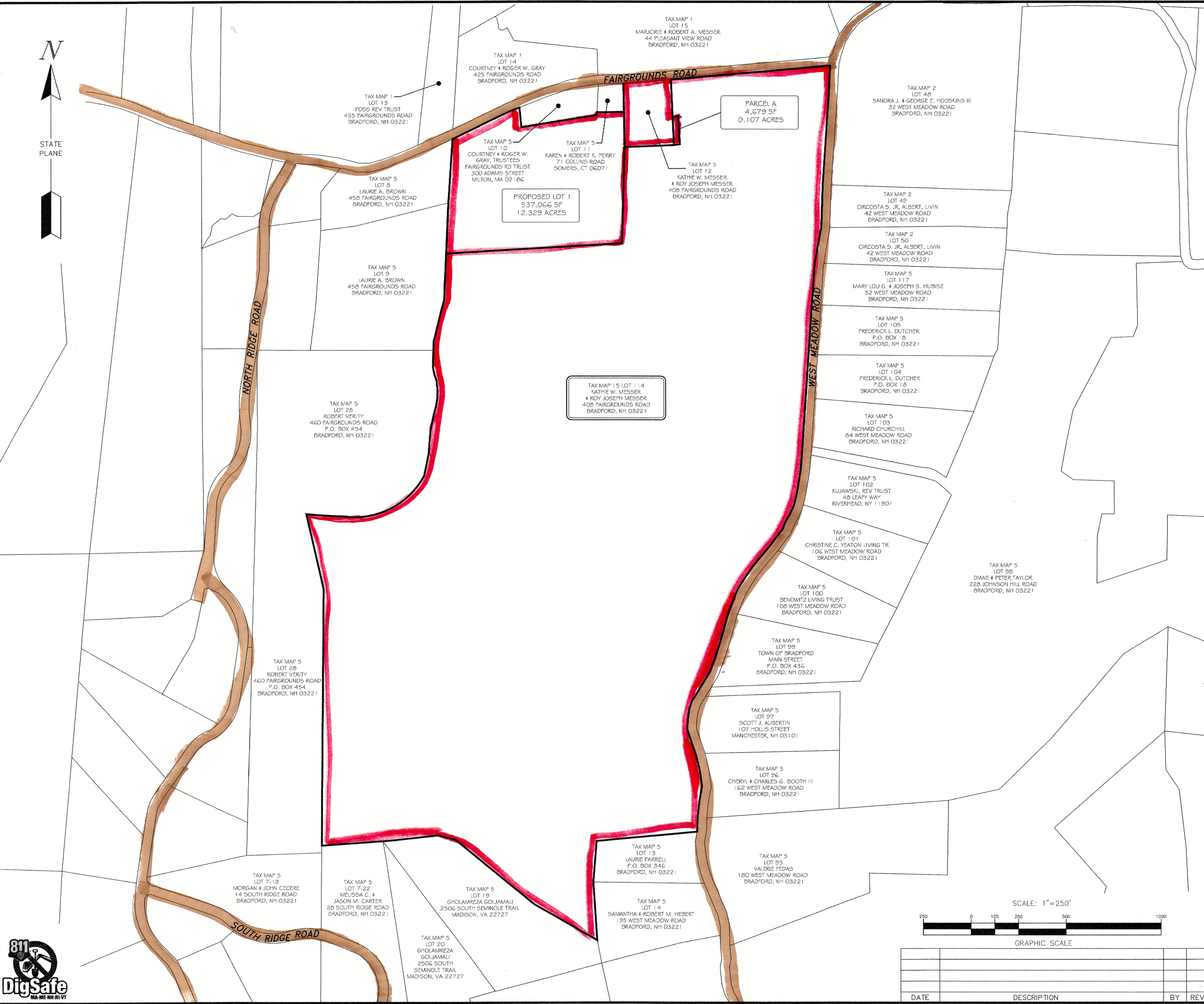
SCALE: 1" = 250'	NOVEMBER 15, 2023	SHEET 0V1 OF 0V1
DESIGN: R.T.C.	DRAWN: B.A.L.	CHECKED: R.T.C.
FB: 673	PG: 18	1750-01

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 592 Harvey Road, Manchester, NH 03103  
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DATE	DESCRIPTION	BY	REV.



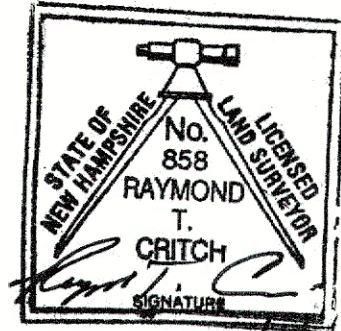
**SURVEYOR CERTIFICATION**

"I CERTIFY THAT THIS SURVEY AND SURVEY PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION."

"I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000)."

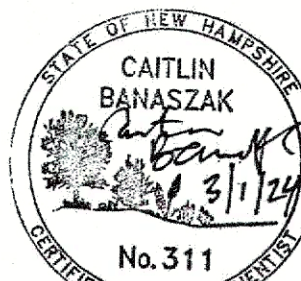
*[Signature]*  
 LICENSED LAND SURVEYOR SEAL

3/1/24  
 DATE



**WETLAND CERTIFICATION**

THE WETLANDS WERE DELINEATED ON NOVEMBER 6, 2023 BY CAITLIN BAHASZAK, CERTIFIED WETLAND SCIENTIST, OF HORIZONS ENGINEERING, INC., ACCORDING TO THE DELINEATION STANDARDS IN THE REPORT "REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH CENTRAL AND NORTHEAST REGION (VERSION 2.0-1/12) AND NH WETLANDS BUREAU RULES AND REGULATIONS. WETLAND FLAGS WERE LOCATED AT THE TIME OF THE FIELD SURVEY."

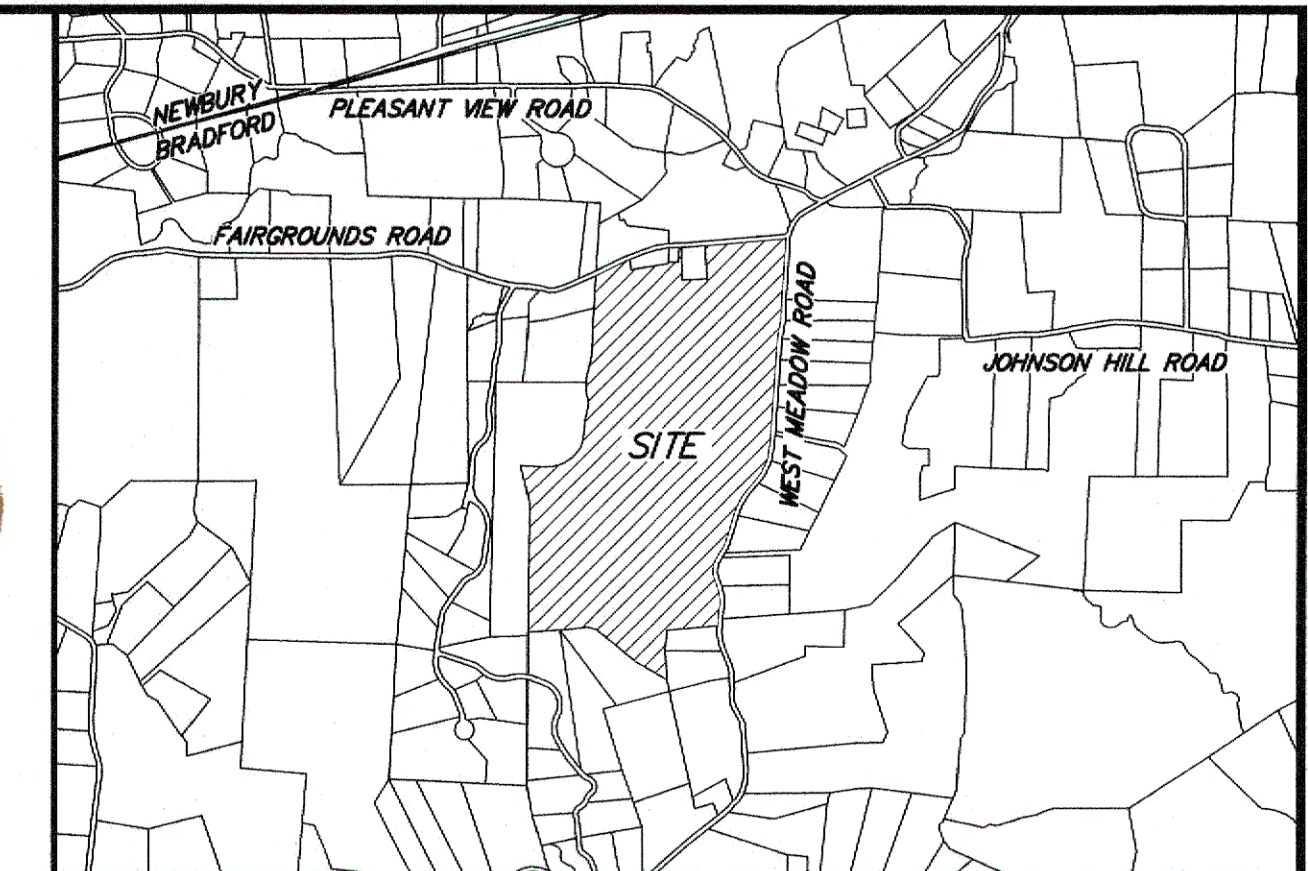


**OWNER SIGNATURE**

*[Signature]*  
 KATHIE W. MESSER  
*[Signature]*  
 ROY JOSEPH MESSER

**LEGEND**

- CONCRETE BOUND FOUND (CBF)
- REBAR FOUND (RBF)
- IRON PIPE FOUND (IPF)
- REBAR TO BE SET (RBTBS)
- TELEPHONE POLE
- GUY WIRE
- MAILBOX
- EXISTING TREE
- EXISTING WELL
- EXISTING SIGN
- BOUNDARY/PROPERTY LINE
- ABUTTING PROPERTY LINE
- BUILDING SETBACK LINE
- LOT LINE TO BE REMOVED
- EXISTING ROAD/DRIVEWAY/WALKWAY
- EXISTING CONTOURS
- EXISTING TREE LINE
- EXISTING STONE WALL
- OHW EXISTING OVERHEAD WIRES



**LOCUS MAP**

1"=2000'

**NOTES**

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE ONE SINGLE FAMILY RESIDENTIAL LOT TO BE SERVED BY A PRIVATE WELL AND SEPTIC FROM MAP 5 LOT 114 AND TO ADJUST THE LOT LINE BETWEEN MAP 5 LOT 114 AND MAP 5 LOT 12.
2. OWNER OF RECORD:  
 TAX MAP 5 LOT 114  
 KATHIE W. MESSER & ROY JOSEPH MESSER  
 408 FAIRGROUNDS ROAD  
 BRADFORD, NH 03221  
 BOOK 3671 PAGE 2926  
 TAX MAP 5 LOT 12  
 KATHIE W. MESSER & ROY JOSEPH MESSER  
 408 FAIRGROUNDS ROAD  
 BRADFORD, NH 03221  
 BOOK 3671 PAGE 2929
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 LOT 5-12 79,947 SF OR 1.835 AC  
 PROPOSED LOT SIZE:  
 LOT 5-114 174.5± AC  
 LOT 5-12 84,626 SF OR 1.942 AC  
 LOT 1 537,066 SF OR 12.329 AC
4. THE CURRENT ZONING IS: RESIDENTIAL RURAL DISTRICT
5. DIMENSIONAL REQUIREMENTS:  
 MINIMUM LOT AREA 2 BUILDABLE AC.  
 MINIMUM FRONTAGE 250'  
 FRONT BUILDING SETBACK 50'  
 SIDE/REAR SETBACK 30'  
 MAX. BUILDING HEIGHT 35'
6. THIS PLAN DEPICTS THE RESULTS OF AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE ON NOVEMBER 15TH, 16TH, 29TH & 30TH OF 2023 UTILIZING A CARLSON CRX-5 ROBOTIC TOTAL STATION AND CARLSON BRX-7 DUAL FREQUENCY GPS RECEIVERS. ADDITIONAL INFORMATION WAS COMPILED FROM THE REFERENCED PLANS. VERTICAL DATUM NAVD 1988. HORIZONTAL DATUM NEW HAMPSHIRE STATE PLANE MADS. BOTH DATUMS WERE ESTABLISHED BY A STATIC GPS OBSERVATION REDUCED BY OPUS. TOPOGRAPHIC INFORMATION IS BASED ON PUBLICLY AVAILABLE INFORMATION DOWNLOADED FROM THE GRANIT WEBSITE.
7. THE FIELD SURVEY BY BEDFORD DESIGN CONSULTANTS AND THE WETLAND DELINEATION BY HORIZONS ENGINEERING IS LIMITED TO THE AREA SHOWN. THE REMAINDER OF THE PARCEL IS DEPICTED PER THE TOWN OF BRADFORD GIS MAPPING.
8. A PORTION OF THE REMAINDER OF MAP 5 LOT 114 IS LOCATED IN THE 100-YEAR FLOOD ZONE PER FLOOD INSURANCE RATE MAP TOWN OF BRADFORD, NEW HAMPSHIRE, MERRIMACK COUNTY, COMMUNITY PANEL NUMBER 33013C0265E, EFFECTIVE DATE APRIL 19, 2010.
9. A GENERAL ROAD EASEMENT FOR THE BENEFIT OF THE TOWN OF BRADFORD SHALL APPLY TO ALL EXISTING ROADS ABUTTING THE LAND TO BE SUBDIVIDED, THIS EASEMENT TO INCLUDE ALL LAND WITHIN WITHIN 25' OF THE CENTERLINE OF THE EXISTING ROADWAY.

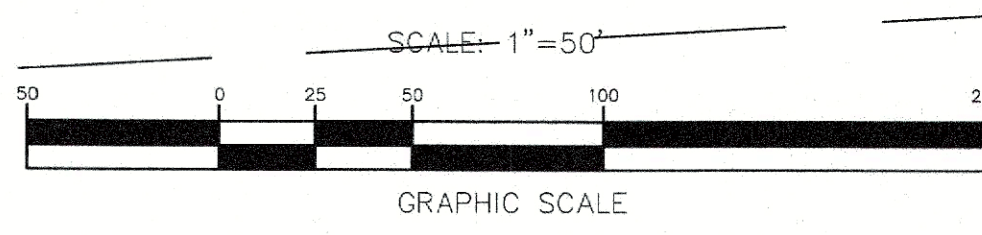
APPROVAL DATE: \_\_\_\_\_  
 TOWN OF BRADFORD, N.H. PLANNING BOARD  
 SIGNATURES OF BOARD:  
 CHAIR \_\_\_\_\_

THE SUBDIVISION REGULATIONS OF THE TOWN OF BRADFORD, NEW HAMPSHIRE ARE A PART OF THIS PLAT, AND APPROVAL OF THIS PLAT IS CONTINGENT UPON COMPLETION OF ALL REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY ANY VARIANCES OR MODIFICATIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.

**TAX MAP 5 LOT 114**  
**SUBDIVISION PLAN**  
**MESSER SUBDIVISION**  
 LOCATED AT:  
**FAIRGROUNDS ROAD**  
**BRADFORD, NEW HAMPSHIRE**  
 PREPARED FOR/OWNER:  
 KATHIE W. MESSER & ROY JOSEPH MESSER  
 408 FAIRGROUNDS ROAD  
 BRADFORD, NH 03221

SCALE: 1" = 50'	DECEMBER 18, 2023	SHEET S1 OF S2
DESIGN: R.T.C.	DRAWN: J.E.N.	CHECKED: R.T.C.
		FB: 673
		PG: 18
		1750-01

**Bedford Design Consultants Inc.**  
 ENGINEERS AND SURVEYORS  
 592 Harvey Road, Manchester, NH 03103  
 Telephone: (603) 622-5533  
 www.bedforddesign.com



DATE	DESCRIPTION	BY	REV.

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FOR REGISTRY USE ONLY

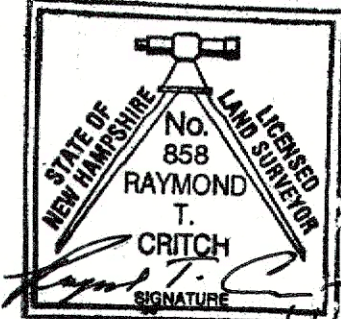
### SURVEYOR CERTIFICATION

I CERTIFY THAT THIS SURVEY AND SURVEY PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION.

I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000).

*Raymond T. Critch*  
LICENSED LAND SURVEYOR SEAL

3/1/24  
DATE

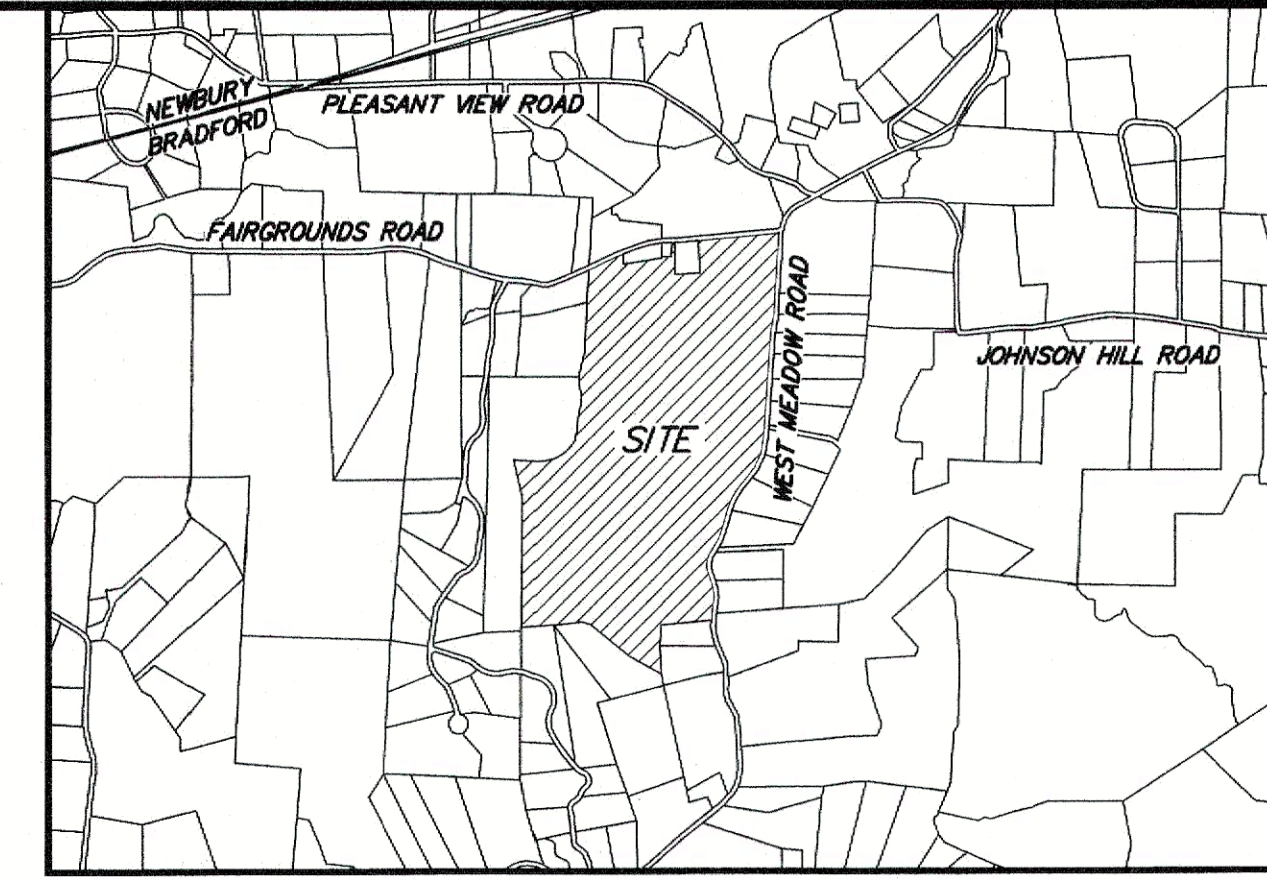


3/1/24



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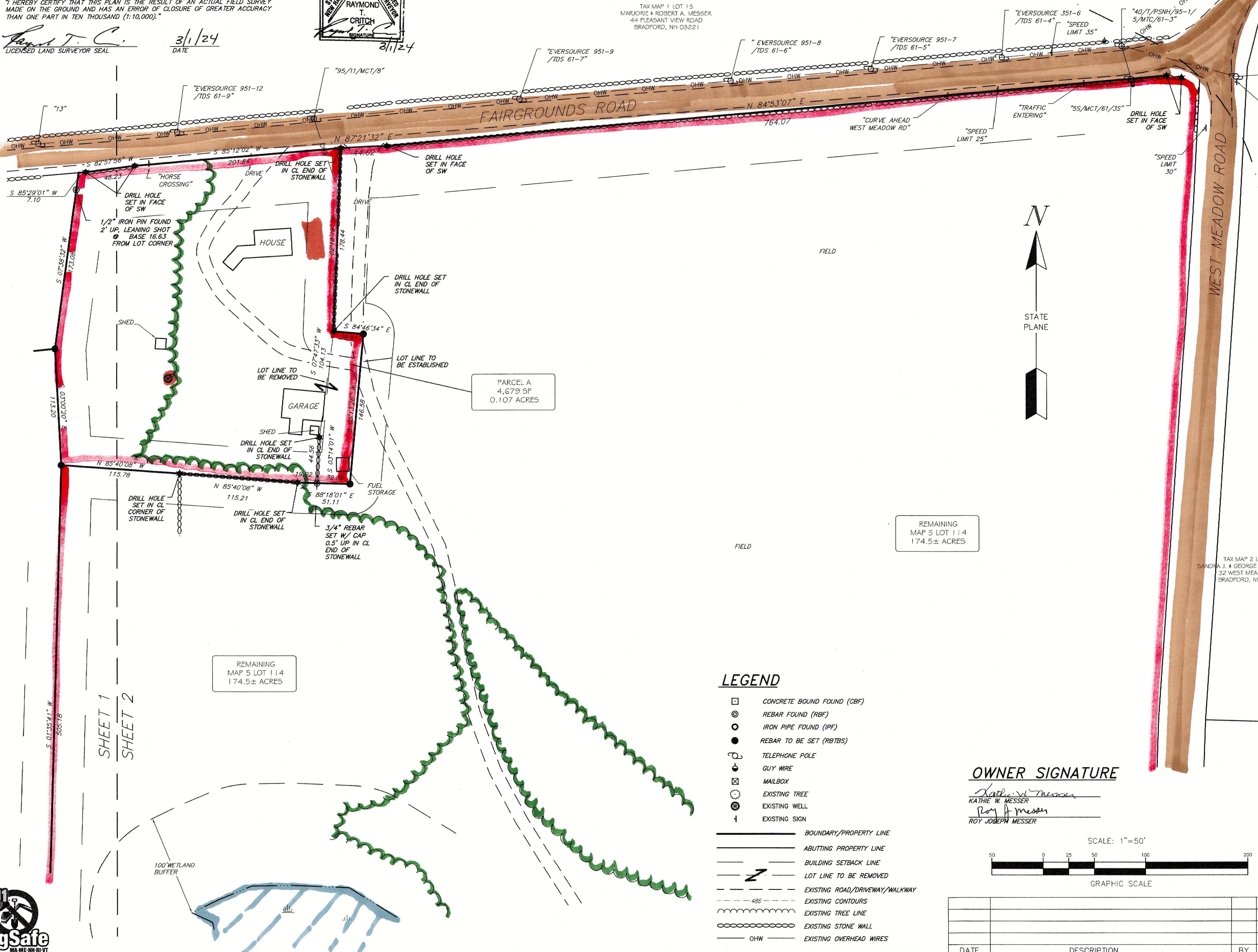


### LOCUS MAP

1"=2000'

### NOTES

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TAX MAP 5 LOT 114  
KATHIE W. MESSER & ROY JOSEPH MESSER  
408 FAIRGROUNDS ROAD  
BRADFORD, NH 03221  
BOOK 3671 PAGE 2926  
TAX MAP 5 LOT 12  
KATHIE W. MESSER & ROY JOSEPH MESSER  
408 FAIRGROUNDS ROAD  
BRADFORD, NH 03221  
BOOK 3671 PAGE 2929
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LOT 5-12 79,947 SF OR 1.835 AC  
PROPOSED LOT SIZE:  
LOT 5-114 174.5± AC  
LOT 5-12 84,626 SF OR 1.942 AC  
LOT 1 537,066 SF OR 12.329 AC
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FRONT BUILDING SETBACK 50'  
SIDE/REAR SETBACK 30'  
MAX. BUILDING HEIGHT 35'
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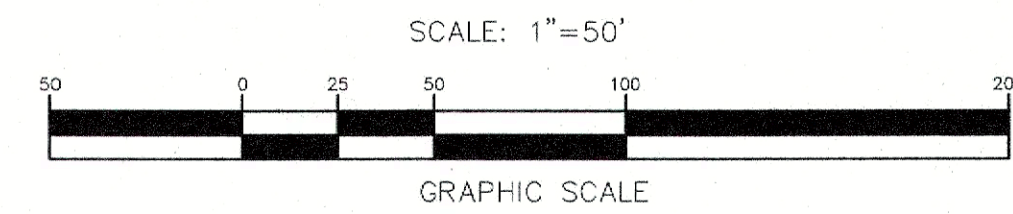


### LEGEND

- CONCRETE BOUND FOUND (CBF)
- REBAR FOUND (RBF)
- IRON PIPE FOUND (IPF)
- REBAR TO BE SET (RBTBS)
- ⊕ TELEPHONE POLE
- ⊖ GUY WIRE
- ⊗ MAILBOX
- ⊙ EXISTING TREE
- ⊕ EXISTING WELL
- ⊖ EXISTING SIGN
- BOUNDARY/PROPERTY LINE
- ABUTTING PROPERTY LINE
- BUILDING SETBACK LINE
- LOT LINE TO BE REMOVED
- EXISTING ROAD/DRIVEWAY/WALKWAY
- EXISTING CONTOURS
- EXISTING TREE LINE
- EXISTING STONE WALL
- OHW EXISTING OVERHEAD WIRES

### OWNER SIGNATURE

*Kathie W. Messer*  
KATHIE W. MESSER  
*Roy Joseph Messer*  
ROY JOSEPH MESSER



APPROVAL DATE: \_\_\_\_\_

TOWN OF BRADFORD, N.H. PLANNING BOARD

SIGNATURES OF BOARD:

CHAIR \_\_\_\_\_

THE SUBDIVISION REGULATIONS OF THE TOWN OF BRADFORD, NEW HAMPSHIRE ARE A PART OF THIS PLAT, AND APPROVAL OF THIS PLAT IS CONTINGENT UPON COMPLETION OF ALL REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY ANY VARIANCES OR MODIFICATIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.

### TAX MAP 5 LOT 114

SUBDIVISION PLAN  
MESSER SUBDIVISION  
LOCATED AT:  
FAIRGROUNDS ROAD  
BRADFORD, NEW HAMPSHIRE  
PREPARED FOR/OWNER:  
KATHIE W. MESSER & ROY JOSEPH MESSER  
408 FAIRGROUNDS ROAD  
BRADFORD, NH 03221

SCALE: 1" = 50'	DECEMBER 18, 2023	SHEET S2 OF S2
DESIGN: R.T.C.	DRAWN: J.E.N.	CHECKED: R.T.C.
FB: 673	PG: 18	1750-01

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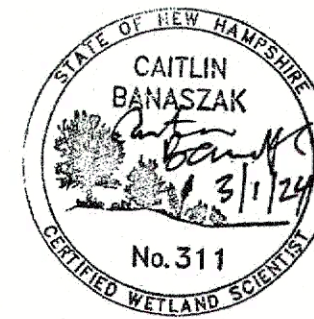
**LEGEND**

- ☐ CONCRETE BOUND FOUND (CBF)
- ⊙ REBAR FOUND (RBF)
- IRON PIPE FOUND (IPF)
- REBAR TO BE SET (RBTBS)
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- ⊕ GUY WIRE
- ☒ MAILBOX
- 🌳 EXISTING TREE
- ⊕ EXISTING WELL
- ⊕ EXISTING SIGN
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- ABUTTING PROPERTY LINE
- BUILDING SETBACK LINE
- LOT LINE TO BE REMOVED
- 486 EXISTING ROAD/DRIVEWAY/WALKWAY
- EXISTING CONTOURS
- EXISTING TREE LINE
- EXISTING STONE WALL
- OHW EXISTING OVERHEAD WIRES



**TEST PITS**

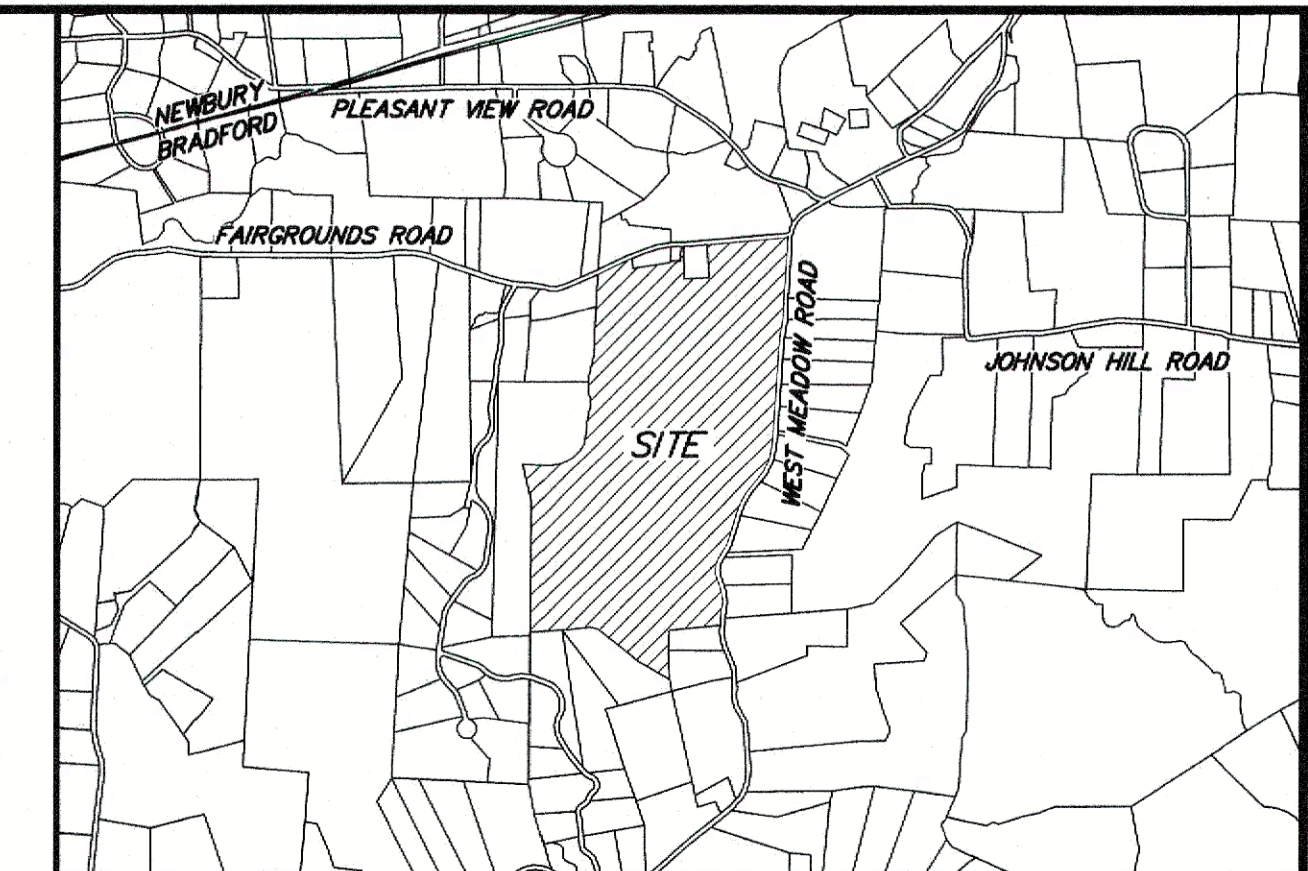
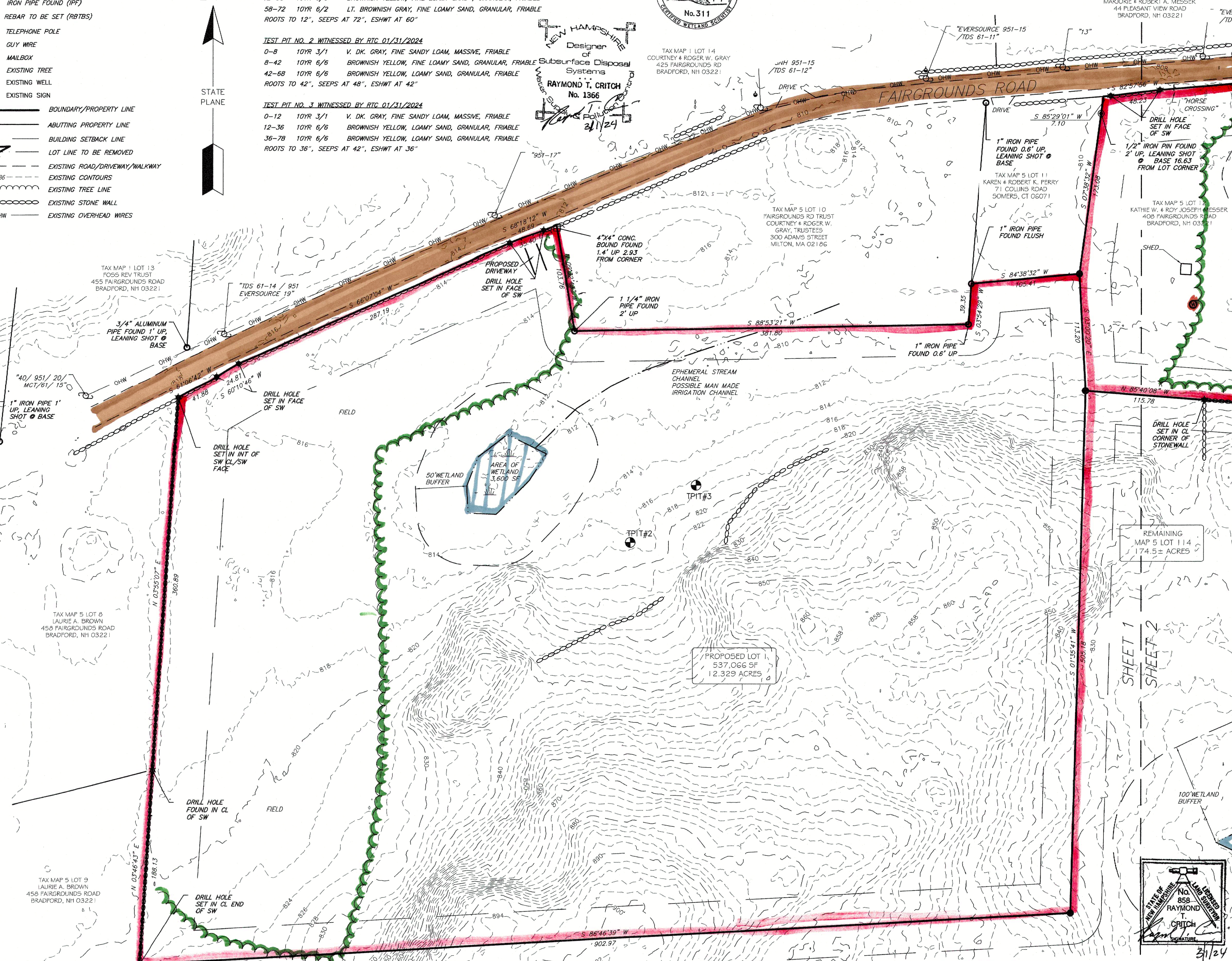
- TEST PIT NO. 1 WITNESSED BY RTC 01/31/2024**  
 0-12 10YR 3/2 V. DK. GRAYISH BROWN, FINE SANDY LOAM, MASSIVE, FRIABLE  
 12-58 10YR 6/6 BROWNISH YELLOW, FINE LOAMY SAND, GRANULAR, FRIABLE  
 58-72 10YR 6/2 LT. BROWNISH GRAY, FINE LOAMY SAND, GRANULAR, FRIABLE  
 ROOTS TO 12", SEEPS AT 72", ESHWT AT 60"
- TEST PIT NO. 2 WITNESSED BY RTC 01/31/2024**  
 0-8 10YR 3/1 V. DK. GRAY, FINE SANDY LOAM, MASSIVE, FRIABLE  
 8-42 10YR 6/6 BROWNISH YELLOW, FINE LOAMY SAND, GRANULAR, FRIABLE  
 42-68 10YR 6/6 BROWNISH YELLOW, LOAMY SAND, GRANULAR, FRIABLE  
 ROOTS TO 42", SEEPS AT 48", ESHWT AT 42"
- TEST PIT NO. 3 WITNESSED BY RTC 01/31/2024**  
 0-12 10YR 3/1 V. DK. GRAY, FINE SANDY LOAM, MASSIVE, FRIABLE  
 12-36 10YR 6/6 BROWNISH YELLOW, LOAMY SAND, GRANULAR, FRIABLE  
 36-78 10YR 6/6 BROWNISH YELLOW, LOAMY SAND, GRANULAR, FRIABLE  
 ROOTS TO 36", SEEPS AT 42", ESHWT AT 36"



**WETLAND CERTIFICATION**

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NEW HAMPSHIRE  
 Designer of  
 Subsurface Disposal  
 Systems  
**RAYMOND T. CRITCH**  
 No. 1366  
 3/1/24



**LOCUS MAP**

1"=2000'

- NOTES**
- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE ONE SINGLE FAMILY RESIDENTIAL LOT TO BE SERVED BY A PRIVATE WELL AND SETBACK FROM MAP 5 LOT 114 AND TO ADJUST THE LOT LINE BETWEEN MAP 5 LOT 114 AND MAP 5 LOT 12.
  - OWNER OF RECORD:  
 TAX MAP 5 LOT 114  
 KATHIE W. MESSER & ROY JOSEPH MESSER  
 408 FAIRGROUNDS ROAD  
 BRADFORD, NH 03221  
 BOOK 3671 PAGE 2926  
 TAX MAP 5 LOT 12  
 KATHIE W. MESSER & ROY JOSEPH MESSER  
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**OWNER SIGNATURE**  
 Kathie W. Messer  
 Roy Joseph Messer

**SURVEYOR CERTIFICATION**  
 I CERTIFY THAT THIS SURVEY AND SURVEY PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION.  
 I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000).  
 Raymond T. Critch 3/1/24  
 LICENSED LAND SURVEYOR SEAL DATE

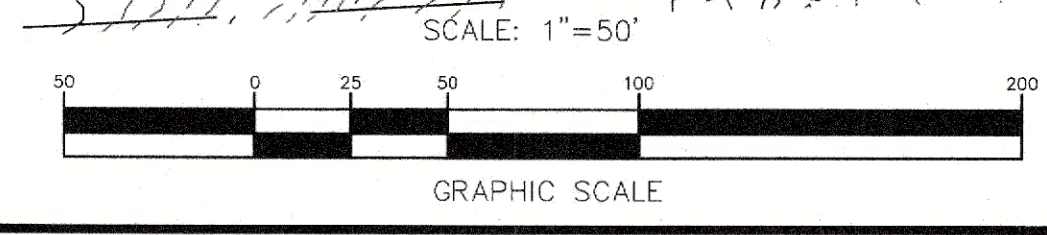
**TAX MAP 5 LOT 114**  
**TOPOGRAPHIC PLAN**  
**MESSER SUBDIVISION**  
 LOCATED AT:  
**FAIRGROUNDS ROAD**  
**BRADFORD, NEW HAMPSHIRE**  
 PREPARED FOR/OWNER:  
 KATHIE W. MESSER & ROY JOSEPH MESSER  
 408 FAIRGROUNDS ROAD  
 BRADFORD, NH 03221

SCALE: 1" = 50'      DECEMBER 18, 2023      SHEET T1 OF T2

DESIGN: R.T.C.      DRAWN: J.E.N.      CHECKED: R.T.C.      FB: 673      PG: 18      1750-01

**Bedford Design Consultants Inc.**  
 ENGINEERS AND SURVEYORS  
 592 Harvey Road, Manchester, NH 03103  
 Telephone: (603) 622-5533  
 www.bedforddesign.com

G:\PROJECT\1750001 Messer - Jackson Fairgrounds Road Bradford\DWG\1750001s01.dwg



DATE	DESCRIPTION	BY	REV.

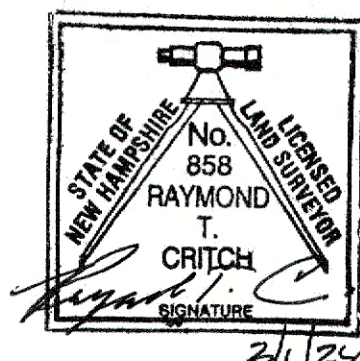
**TEST PITS**

**TEST PIT NO. 1 WITNESSED BY RTC 01/31/2024**  
 0-12 10YR 3/2 V. DK. GRAYISH BROWN, FINE SANDY LOAM, MASSIVE, FRIABLE  
 12-58 10YR 6/6 BROWNISH YELLOW, FINE LOAMY SAND, GRANULAR, FRIABLE  
 58-72 10YR 6/2 LT. BROWNISH GRAY, FINE LOAMY SAND, GRANULAR, FRIABLE  
 ROOTS TO 12", SEEPS AT 72", ESHWT AT 60"

**TEST PIT NO. 2 WITNESSED BY RTC 01/31/2024**  
 0-8 10YR 3/1 V. DK. GRAY, FINE SANDY LOAM, MASSIVE, FRIABLE  
 8-42 10YR 6/6 BROWNISH YELLOW, FINE LOAMY SAND, GRANULAR, FRIABLE  
 42-68 10YR 6/6 BROWNISH YELLOW, LOAMY SAND, GRANULAR, FRIABLE  
 ROOTS TO 42", SEEPS AT 48", ESHWT AT 42"

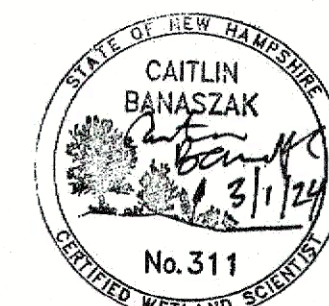
**TEST PIT NO. 3 WITNESSED BY RTC 01/31/2024**  
 0-12 10YR 3/1 V. DK. GRAY, FINE SANDY LOAM, MASSIVE, FRIABLE  
 12-36 10YR 6/6 BROWNISH YELLOW, LOAMY SAND, GRANULAR, FRIABLE  
 36-78 10YR 6/6 BROWNISH YELLOW, LOAMY SAND, GRANULAR, FRIABLE  
 ROOTS TO 36", SEEPS AT 42", ESHWT AT 36"

NEW HAMPSHIRE  
 Designer  
 of  
 Subsurface Disposal  
 Systems  
**RAYMOND T. CRITCH**  
 No. 1366  
 3/1/24



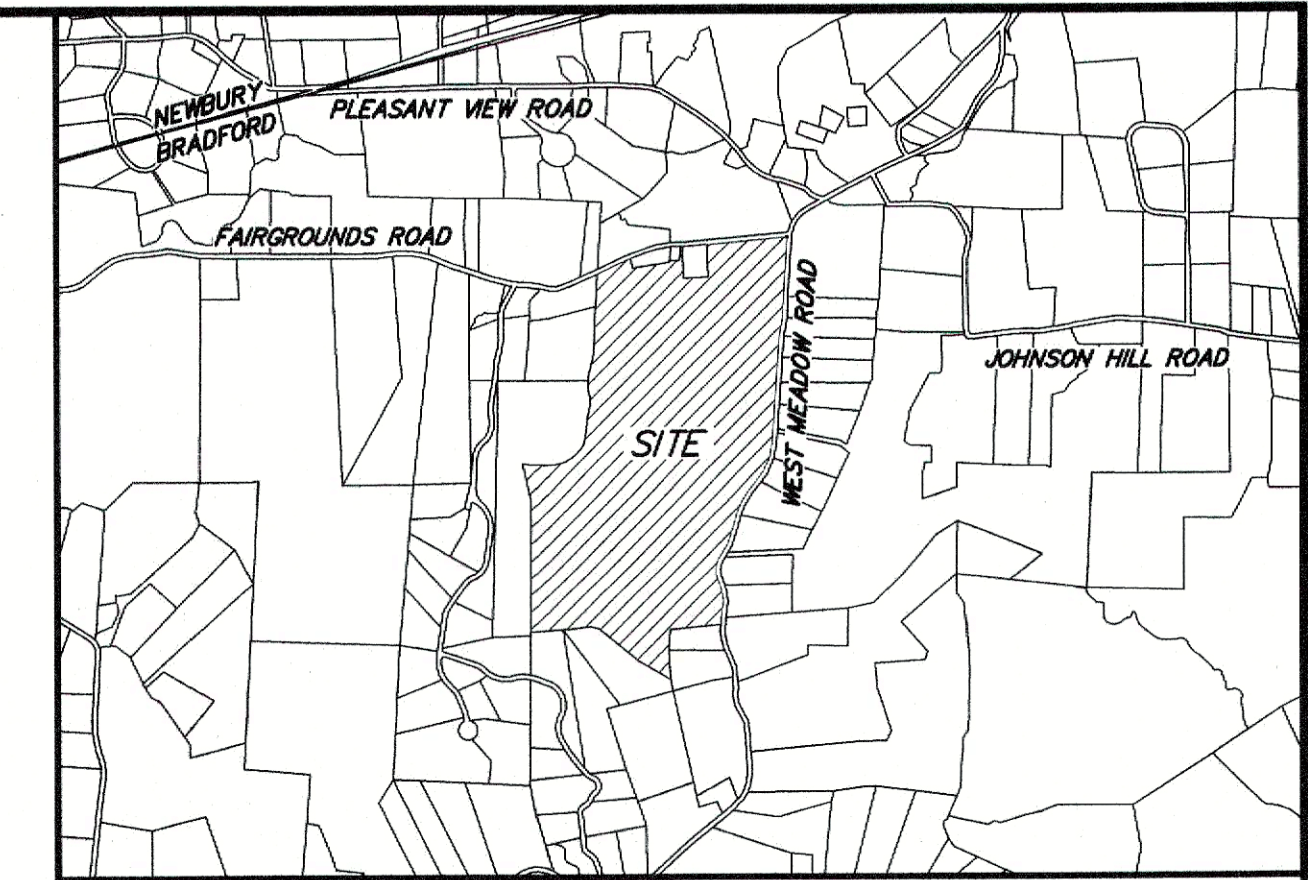
**SURVEYOR CERTIFICATION**

"I CERTIFY THAT THIS SURVEY AND SURVEY PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION."  
 "I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000)."  
 3/1/24 DATE  
 RAYMOND T. CRITCH LICENSED LAND SURVEYOR SEAL



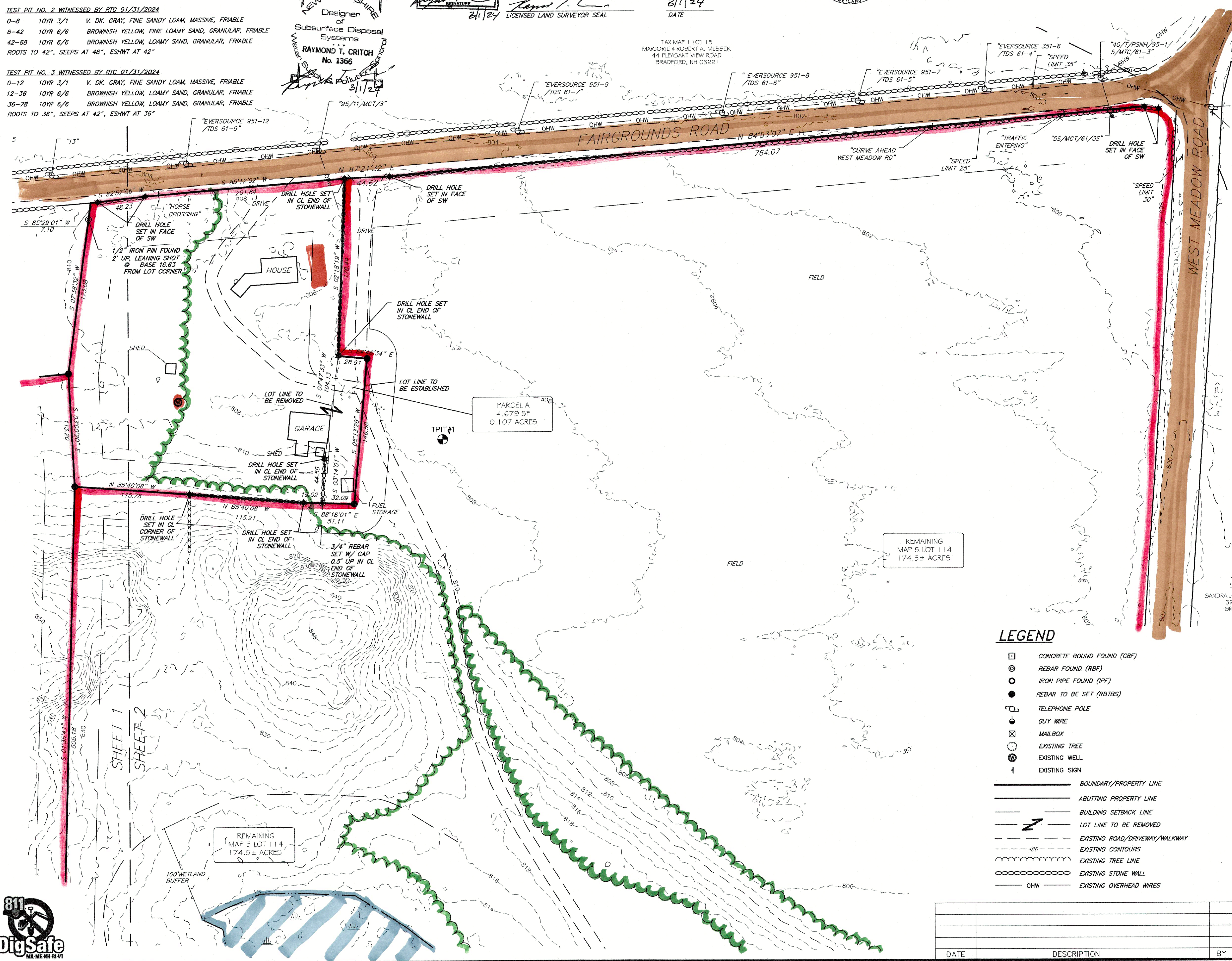
**WETLAND CERTIFICATION**

THE WETLANDS WERE DELINEATED ON NOVEMBER 6, 2023 BY CAITLIN BANASZAK, CERTIFIED WETLAND SCIENTIST, OF HORIZONS ENGINEERING, INC., ACCORDING TO THE DELINEATION STANDARDS IN THE REPORT "REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH CENTRAL AND NORTHEAST REGION (VERSION 2.0-1/12) AND NH WETLANDS BUREAU RULES AND REGULATIONS. WETLAND FLAGS WERE LOCATED AT THE TIME OF THE FIELD SURVEY."



**LOCUS MAP**

- 1"=2000'
- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE ONE SINGLE FAMILY RESIDENTIAL LOT TO BE SERVICED BY A PRIVATE WELL AND SEPTIC FROM MAP 5 LOT 114 AND TO ADJUST THE LOT LINE BETWEEN MAP 5 LOT 114 AND MAP 5 LOT 12.
  - OWNER OF RECORD:  
 TAX MAP 5 LOT 114  
 KATHIE W. MESSER & ROY JOSEPH MESSER  
 408 FAIRGROUNDS ROAD  
 BRADFORD, NH 03221  
 BOOK 3671 PAGE 2926  
 TAX MAP 5 LOT 12  
 KATHIE W. MESSER & ROY JOSEPH MESSER  
 408 FAIRGROUNDS ROAD  
 BRADFORD, NH 03221  
 BOOK 3671 PAGE 2929
  - EXISTING LOT SIZE:  
 LOT 5-114 187 AC PER TAX CARD  
 LOT 5-12 79,947 SF OR 1.835 AC
  - PROPOSED LOT SIZE:  
 LOT 5-114 174.5± AC  
 LOT 5-12 84,626 SF OR 1.942 AC  
 LOT 1 537,066 SF OR 12.329 AC
  - THE CURRENT ZONING IS: RESIDENTIAL RURAL DISTRICT
  - DIMENSIONAL REQUIREMENTS  
 MINIMUM LOT AREA 2 BUILDABLE AC.  
 MINIMUM FRONTAGE 250'  
 FRONT BUILDING SETBACK 50'  
 SIDE/REAR SETBACK 30'  
 MAX. BUILDING HEIGHT 35'
  - THIS PLAN DEPICTS THE RESULTS OF AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE ON NOVEMBER 15TH, 16TH, 29TH & 30TH OF 2023 UTILIZING A CARLSON CRX-5 ROBOTIC TOTAL STATION AND CARLSON BRX-7 DUAL FREQUENCY GPS RECEIVERS. ADDITIONAL INFORMATION WAS COMPILED FROM THE REFERENCED PLANS. VERTICAL DATUM NAVD 1988. HORIZONTAL DATUM NEW HAMPSHIRE STATE PLANE NAD83. BOTH DATUMS WERE ESTABLISHED BY A STATIC GPS OBSERVATION REDUCED BY OPUS. TOPOGRAPHIC INFORMATION IS BASED ON PUBLICLY AVAILABLE INFORMATION DOWNLOADED FROM THE GRANIT WEBSITE.
  - THE FIELD SURVEY BY BEDFORD DESIGN CONSULTANTS AND THE WETLAND DELINEATION BY HORIZONS ENGINEERING IS LIMITED TO THE AREA SHOWN. THE REMAINDER OF THE PARCEL IS DEPICTED PER THE TOWN OF BRADFORD GIS MAPPING.
  - A PORTION OF THE REMAINDER OF MAP 5 LOT 114 IS LOCATED IN THE 100-YEAR FLOOD ZONE PER FLOOD INSURANCE RATE MAP TOWN OF BRADFORD, NEW HAMPSHIRE, MERRIMACK COUNTY, COMMUNITY PANEL NUMBER 3301300265E, EFFECTIVE DATE APRIL 19, 2010.
  - A GENERAL ROAD EASEMENT FOR THE BENEFIT OF THE TOWN OF BRADFORD SHALL APPLY TO ALL EXISTING ROADS ABUTTING THE LAND TO BE SUBDIVIDED, THIS EASEMENT TO INCLUDE ALL LAND WITHIN WITHIN 25' OF THE CENTERLINE OF THE EXISTING ROADWAY.

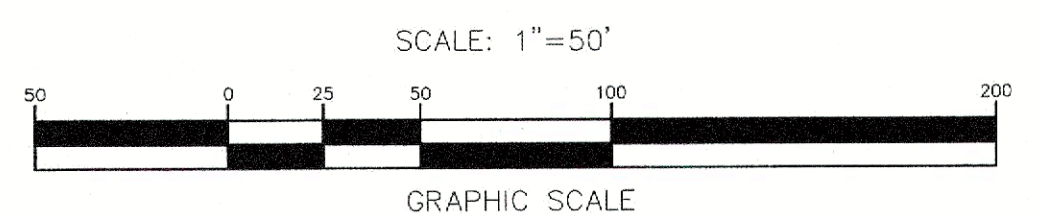


**LEGEND**

- ☐ CONCRETE BOUND FOUND (CBF)
- ⊙ REBAR FOUND (RBF)
- IRON PIPE FOUND (IPF)
- REBAR TO BE SET (RBTBS)
- ⊕ TELEPHONE POLE
- ⊖ GUY WIRE
- ⊞ MAILBOX
- ⊙ EXISTING TREE
- ⊙ EXISTING WELL
- ⊙ EXISTING SIGN
- BOUNDARY/PROPERTY LINE
- ABUTTING PROPERTY LINE
- BUILDING SETBACK LINE
- LOT LINE TO BE REMOVED
- EXISTING ROAD/DRIVEWAY/WALKWAY
- EXISTING CONTOURS
- EXISTING TREE LINE
- EXISTING STONE WALL
- OHW EXISTING OVERHEAD WIRES

**OWNER SIGNATURE**

*Kathie W. Messer*  
 KATHIE W. MESSER  
*Roy J. Messer*  
 ROY JOSEPH MESSER



**TAX MAP 5 LOT 114**  
**TOPOGRAPHIC PLAN**  
**MESSER SUBDIVISION**  
 LOCATED AT:  
**FAIRGROUNDS ROAD**  
**BRADFORD, NEW HAMPSHIRE**  
 PREPARED FOR/OWNER:  
 KATHIE W. MESSER & ROY JOSEPH MESSER  
 408 FAIRGROUNDS ROAD  
 BRADFORD, NH 03221

SCALE: 1" = 50'      DECEMBER 18, 2023      SHEET T2 OF T2

DESIGN: R.T.C.	DRAWN: J.E.N.	CHECKED: R.T.C.	FB: 673	PG: 18	1750-01
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G:\PROJECT\1750001 Messer - Jackson Fairgrounds Road Bradford DWG\1750001sv01.dwg



# *Bedford Design Consultants* Inc.

**ENGINEERS AND SURVEYORS**

592 Harvey Road Manchester, NH 03103  
Telephone: (603) 622-5533 • www.bedforddesign.com

**Abutters List**  
**Messer Subdivision**  
**408 Fairgrounds Road**  
**Bradford, NH**  
**Tax Map 5, Lot 114**  
**BDC Job #1750-01**  
**Checked on 3/1/24**

<u>Tax Map</u>	<u>Block - Lot</u>	<u>Name/Address</u>
<b>OWNER</b>		
5	114	Kathie W. Messer & Roy Joseph Messer 408 Fairgrounds Road Bradford, NH 03221
<b><u>ABUTTERS</u></b>		
1	13	Foss Rev Trust 455 Fairgrounds Road Bradford, NH 03221
1	14	Courtney & Roger W. Gray 425 Fairgrounds Road Bradford, NH 03221
1	15	Marjorie & Robert A. Messer 44 Pleasant View Road Bradford, NH 03221
2	48	Sandra J. & George E. Hodskins, III 32 West Meadow Road Bradford, NH 03221
2	49 50	Circosta S. Jr, Albert, Livin 42 West Meadow Road Bradford, NH 03221
5	7-18	Morgan & John Cecere 14 South Ridge Road Bradford, NH 03221
5	7-22	Melissa C. & Jason M. Carter 28 South Ridge Road Bradford, NH 03221

5	8 9	Laurie A. Brown 458 Fairgrounds Road Bradford, NH 03221
5	10	Courtney & Roger W. Gray, Trustees Fairgrounds Rd Trust 300 Adams Street Milton, MA 02186
5	11	Karen & Robert K. Perry 71 Collins Road Somers, CT 06071
5	12	Kathie W. Messer & Roy Joseph Messer 408 Fairgrounds Road Bradford, NH 03221
5	13	Laurie Farrell P.O. Box 346 Bradford, NH 03221
5	14	Samantha & Robert M. Hebert 195 West Meadow Road Bradford, NH 03221
5	19 20	Gholamreza Goljamali 2506 South Seminole Trail Madison, VA 22727
5	28	Robert Verity 460 Fairgrounds Road P.O. Box 454 Bradford, NH 03221
5	95	Valerie Fedas 180 West Meadow Road Bradford, NH 03221
5	96	Cheryl & Charles G. Booth, III 162 West Meadow Road Bradford, NH 03221
5	97	Scott J. Aubertin 107 Hollis Street Manchester, NH 03101
5	98	Diane & Peter Taylor 228 Johnson Hill Road Bradford, NH 03221

5	99	Town of Bradford Main Street P.O. BOX 436 Bradford, NH 03221
5	100	Benowitz Living Trust 108 West Meadow Road Bradford, NH 03221
5	101	Christine C. Yeaton Living Tr 106 West Meadow Road Bradford, NH 03221
5	102	Kujawski, Rev Trust 48 Leafy Way Riverhead, NY 11901
5	103	Churchill, Richard 84 West Meadow Road Bradford, NH 03221
5	104 105	Frederick L. Dutcher P.O. Box 18 Bradford, NH 03221
5	117	Mary Lou G. & Joseph S. Hubisz 52 West Meadow Road Bradford, NH 03221

**SURVEYOR**

Bedford Design Consultants, Inc.  
C/O Raymond T. Critch, LLS  
592 Harvey Road  
Manchester, NH 03103

**WETLANDS**

Horizons Engineering, Inc.  
C/O Caitlin Banaszak, CWS  
176 Newport Road  
Suite 8  
New London, NH 03257



Kathie W. Messer & Roy Joseph Messer  
408 Fairgrounds Road  
Bradford, NH 03221

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Bradford, NH 03221

Kathie W. Messer & Roy Joseph Messer  
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Bradford, NH 03221

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Bradford, NH 03221

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455 Fairgrounds Road  
Bradford, NH 03221

Courtney & Roger W. Gray  
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Bradford, NH 03221

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Sandra J. & George E. Hodskins, III  
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458 Fairgrounds Road  
Bradford, NH 03221

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Courtney & Roger W. Gray, Trustees  
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Milton, MA 02186

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Somers, CT 06071

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Bradford, NH 03221

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Gholamreza Goljamali  
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Madison, VA 22727

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2506 South Seminole Trail  
Madison, VA 22727

Robert Verity  
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Bradford, NH 03221

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Bradford, NH 03221

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Bradford, NH 03221

Town of Bradford  
Main Street  
P.O. BOX 436  
Bradford, NH 03221

Town of Bradford  
Main Street  
P.O. BOX 436  
Bradford, NH 03221

Town of Bradford  
Main Street  
P.O. BOX 436  
Bradford, NH 03221

Benowitz Living Trust  
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Bradford, NH 03221

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Bradford, NH 03221

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Bradford, NH 03221

Kujawski, Rev Trust  
48 Leafy Way  
Riverhead, NY 11901

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Riverhead, NY 11901

Churchill, Richard  
84 West Meadow Road  
Bradford, NH 03221

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Bradford, NH 03221

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Bradford, NH 03221

Frederick L. Dutcher  
P.O. Box 18  
Bradford, NH 03221

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Manchester, NH 03103

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New London, NH 03257

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ENGINEERS AND SURVEYORS

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Telephone: (603) 622-5533 • www.bedforddesign.com

**March 4, 2024**

Town of Bradford Planning Board  
PO Box 436  
Bradford, NH 03221

**RE: Subdivision/ Lot Line Adjustment**  
**Kathie W. Messer & Roy Joseph Messer**  
408 Fairgrounds Road  
Map 5 Lot 114 & Map 5 Lot 12

Members of the Board,

Bedford Design is pleased to submit this Subdivision Application/Lot Line Adjustment located at Fairgrounds Road. The subject tract is depicted on the Town of Bradford Tax Map 5 as Lot 114 and has an area of approximately 187 acres with frontage on Fairgrounds Road and West Meadow Road. We have requested a waiver from surveying the entire parent tract.

The purpose of this application is to subdivide a single-family residential lot that will be serviced by a private well and septic and to adjust the lot line between Map 5 Lot 114 and Map 5 Lot 12 also owned by Kathie W. Messer and Roy Joseph Messer.

The proposed lot is located in the northwest corner of the parent tract. It will have 402.57 feet of frontage on Fairgrounds Road and an area of 12.329 acres. Access will be through this frontage.

The proposed lot line adjustment will annex 4,679 square feet from Map 5 Lot 114 to Map 5 Lot 12 at the southeasterly corner of Map 5 Lot 12.

The remaining Map 5 Lot 114 will be approximately 174.5 acres and have frontage on Fairgrounds Road and West Meadow Road.

If you have any questions, please feel free to contact us at 603-622-5533.

Sincerely,

**Bedford Design Consultants, Inc.**



Raymond T. Critch, LLS  
Senior Land Surveyor

**RICHARD H. MESSER**  
**KATHIE MESSER**  
 PH. 603-938-2157  
 408 FAIRGROUNDS RD.  
 BRADFORD, NH 03221

54-153/114 5070

DATE Mar. 4 2024

PAY TO THE ORDER OF Town of Bradford \$ 200.00  
Two hundred - 00/100 DOLLARS

MEMO \_\_\_\_\_ Kathie Messer MP

⑆011401533⑆ 3300854808⑆ 5070

© DELUXE BANK CORPORATION MP SECURITY  
LOOK FOR FRAUD-DETECTING FEATURES INCLUDING THE SECURITY SQUARE AND HEAT-REACTIVE INK. DETAILS ON BACK.

**RICHARD H. MESSER**  
**KATHIE MESSER**  
 PH. 603-938-2157  
 408 FAIRGROUNDS RD.  
 BRADFORD, NH 03221

54-153/114 5071

DATE Mar. 4 2024

PAY TO THE ORDER OF Town of Bradford \$ 40.00  
Forty - 00/100 DOLLARS

MEMO \_\_\_\_\_ Kathie Messer MP

⑆011401533⑆ 3300854808⑆ 5071

© DELUXE BANK CORPORATION MP SECURITY  
LOOK FOR FRAUD-DETECTING FEATURES INCLUDING THE SECURITY SQUARE AND HEAT-REACTIVE INK. DETAILS ON BACK.

**RICHARD H. MESSER**  
**KATHIE MESSER**  
 PH. 603-938-2157  
 408 FAIRGROUNDS RD.  
 BRADFORD, NH 03221

54-153/114 5072

DATE Mar. 4 2024

PAY TO THE ORDER OF Town of Bradford \$ 435.00  
Four hundred thirty five - 00/100 DOLLARS

MEMO \_\_\_\_\_ Kathie Messer MP

⑆011401533⑆ 3300854808⑆ 5072


© DELUXE BANK CORPORATION MP SECURITY  
LOOK FOR FRAUD-DETECTING FEATURES INCLUDING THE SECURITY SQUARE AND HEAT-REACTIVE INK. DETAILS ON BACK.

**RICHARD H. MESSER**  
**KATHIE MESSER**  
 PH. 603-938-2157  
 408 FAIRGROUNDS RD.  
 BRADFORD, NH 03221

54-153/114 5073

DATE Mar 4, 2024

PAY TO THE ORDER OF Town of Bradford \$ 25.00  
Twenty five - 00/100 DOLLARS


 MEMO \_\_\_\_\_ Kathie Messer MP

⑆ 0 1 1 4 0 1 5 3 3 ⑆ 3 3 0 0 8 5 4 8 0 8 ⑆ 5 0 7 3

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LOOK FOR FRAUD-DETERRING FEATURES INCLUDING THE SECURITY SQUARE AND HEAT-REACTIVE INK. DETAILS ON BACK.

**RICHARD H. MESSER**  
**KATHIE MESSER**  
 PH. 603-938-2157  
 408 FAIRGROUNDS RD.  
 BRADFORD, NH 03221

54-153/114 5074

DATE Mar 4, 2025

PAY TO THE ORDER OF Town of Bradford \$ 75.00  
Seventy five - 00/100 DOLLARS


 MEMO \_\_\_\_\_ Kathie Messer MP

⑆ 0 1 1 4 0 1 5 3 3 ⑆ 3 3 0 0 8 5 4 8 0 8 ⑆ 5 0 7 4

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LOOK FOR FRAUD-DETERRING FEATURES INCLUDING THE SECURITY SQUARE AND HEAT-REACTIVE INK. DETAILS ON BACK.

### **LEGAL DESCRIPTION (LOT 1)**

A certain parcel of land situated on the southerly side of Fairgrounds Road in the Town of Bradford, County of Merrimack, State of New Hampshire, and being more particularly described as follows:

Beginning at a point on the southerly sideline of Fairgrounds Road at the Northeast corner of the premises and at the Northwest corner of land now or formerly of The Fairgrounds Road Trust; thence

South 09° 32' 43" East, a distance of 2.93 feet by land of said Fairgrounds Road Trust to a concrete bound; thence

South 09° 32' 43" East, a distance of 100.83 feet by land of said Fairgrounds Road Trust to a 1 1/4" iron pipe at the Southwest corner of Fairgrounds Road Trust; thence

North 88° 53' 21" East, a distance of 381.80 feet by land of said Fairgrounds Road Trust to a 1" iron pipe at the Southeast corner of Fairgrounds Road Trust; thence

North 03° 54' 29" East, a distance of 39.35 feet by land of said Fairgrounds Road Trust to a 1" iron pipe at the Southwest corner of land now or formerly of Karen and Robert Perry; thence

North 84° 38' 32" East, a distance of 105.41 feet by land of said Perry to a rebar to be set at the Southeast corner of said Perry at other land of Kathie W. Messer and Roy Joseph Messer; thence

South 03° 00' 20" East, a distance of 113.20 feet by land of said Messer to a rebar to be set at the Southwest corner of said Messer at other land of Kathie W. Messer and Roy Joseph Messer; thence

South 01° 55' 41" East, a distance of 505.18 feet by land of said Messer to a rebar to be set at the Southeast corner of the premises at other land of Kathie W. Messer and Roy Joseph Messer; thence

South 86° 46' 39" West, a distance of 902.97 feet by land of said Messer to a drill hole at the end of a stonewall at the Southwest corner of the premises at land now or formerly of Laurie A. Brown; thence

North 03° 46' 43" East, a distance of 188.13 feet by said stonewall and land of Brown to a drill hole; thence

North 03° 55' 07" East, a distance of 360.89 feet by said stonewall and land of Brown to a drill hole on the Southerly sideline of Fairgrounds Road; thence

North 61° 06' 42" East, a distance of 41.88 feet by said Southerly sideline of Fairgrounds Road to a drill hole; thence

North 60° 10' 46" East, a distance of 24.81 feet by said Southerly sideline of Fairgrounds Road to a drill hole; thence

North 66° 07' 04" East, a distance of 287.19 feet by said Southerly sideline of Fairgrounds Road to a drill hole; thence

North 68° 18' 12" East, a distance of 35.40 feet by said Southerly sideline of Fairgrounds Road to a drill hole; thence

North 68° 18' 12" East, a distance of 13.29 feet by said Southerly sideline of Fairgrounds Road to a the point of beginning.

Said Parcel contains 537,066 Square Feet or 12.329 Acres.

Meaning and intending to describe Lot 1 as shown of plan titled "Messer Subdivision" prepared by Bedford Design Consultants, Inc., dated December 18, 2023. To be recorded in the Merrimack County Registry of Deeds.



**LEGAL DESCRIPTION (Parcel A)**

A certain parcel of land situated on the southerly side of Fairgrounds Road in the Town of Bradford, County of Merrimack, State of New Hampshire, and being more particularly described as follows:

Beginning at a rebar at the end of a stonewall at the Southwesterly corner of the premises and at the Southeasterly corner of land now or formerly of Kathie W. Messer and Roy Joseph Messer depicted as Map 5 Lot 12; thence

North 03° 14' 01" East, a distance of 44.56 feet by said stonewall and land of said Messer to a drill hole at the end of said stonewall; thence

North 07° 47' 33" East, a distance of 104.13 feet by land of said Messer to a drill hole at the end of a stonewall; thence

South 84° 46' 34" East, a distance of 28.91 feet by land of said Messer to a rebar to be set at the Northeast corner of the premises; thence

South 05° 13' 26" West, a distance of 146.58 feet by land of said Messer to a rebar to be set at the Southeast corner of the premises; thence

North 88° 18' 01" West, a distance of 32.09 feet by land of said Messer to the point of beginning.

Said Parcel contains 4,679 Square Feet or 0.107 Acres.

Meaning and intending to describe Parcel A as shown of plan titled "Messer Subdivision" prepared by Bedford Design Consultants, Inc., dated December 18, 2023. To be recorded in the Merrimack County Registry of Deeds.