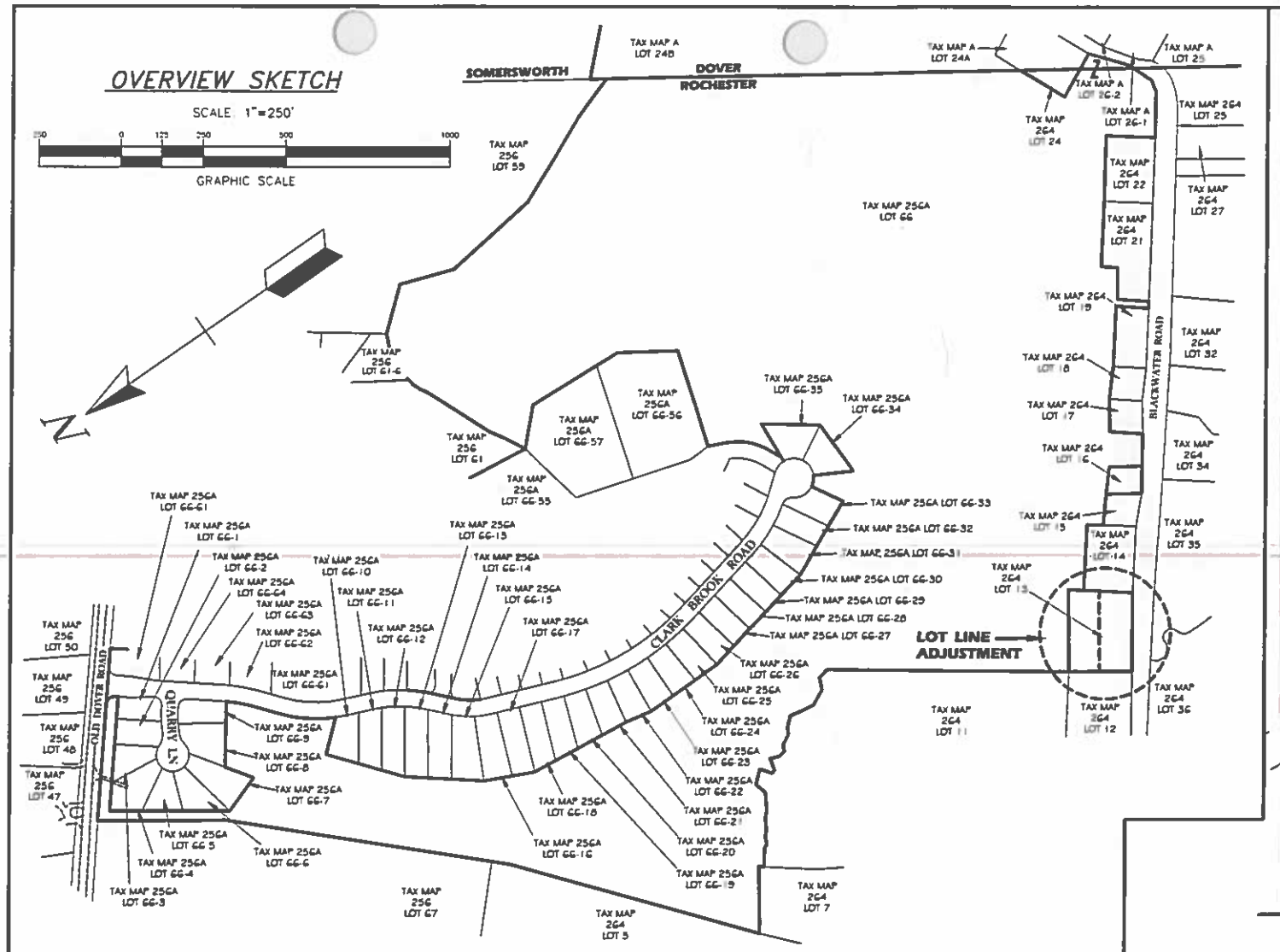
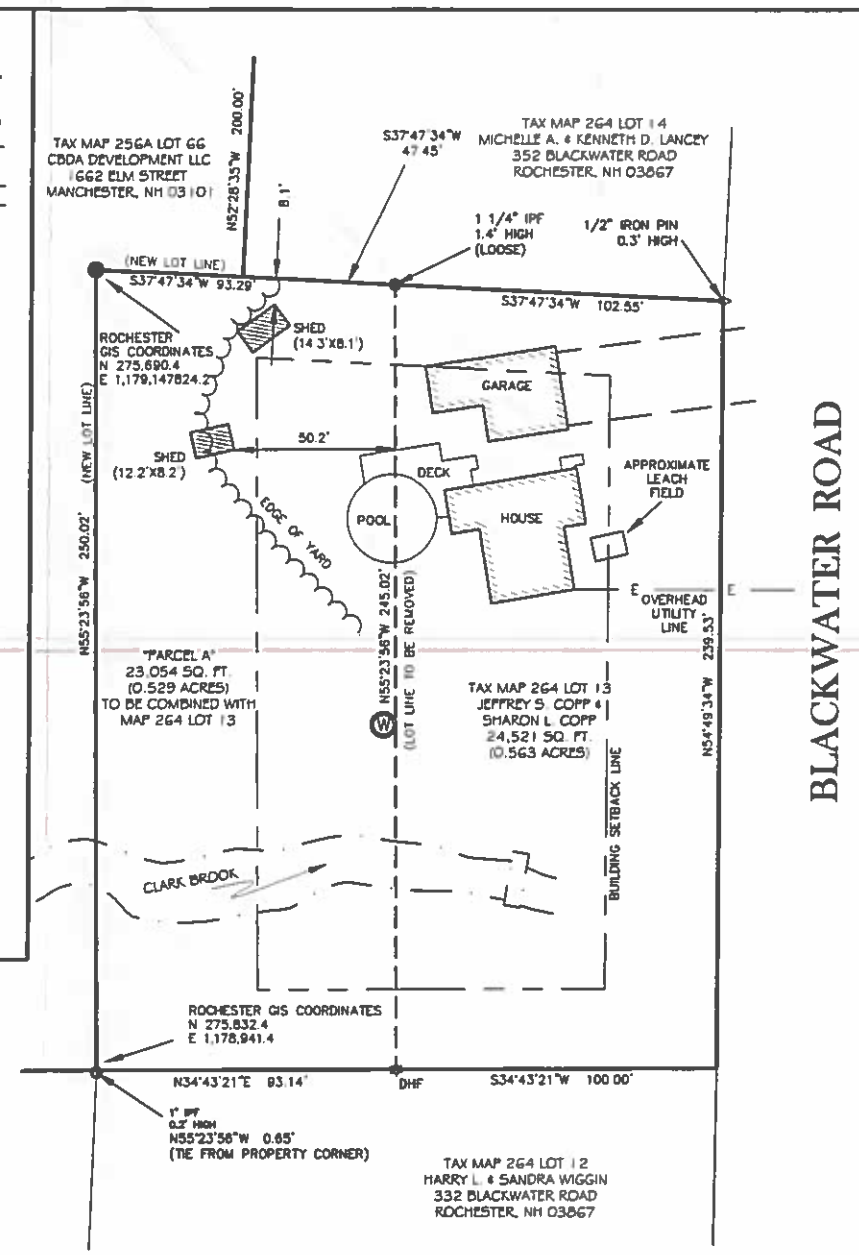
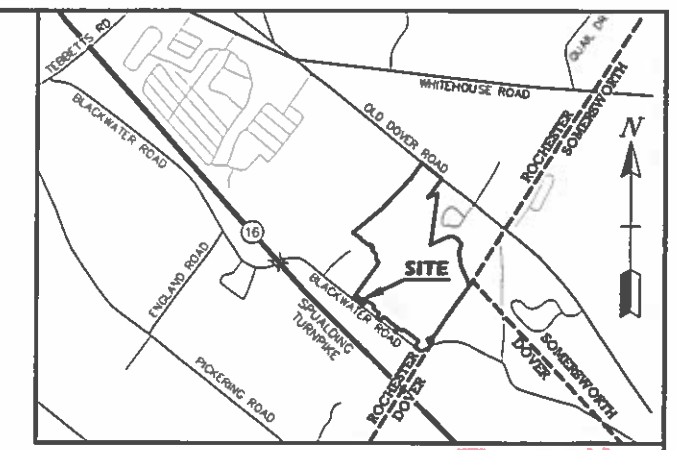




LLA PLAN

SCALE: 1"=30'

GRAPHIC SCALE



LOCUS MAP

1"=2000'

TAX MAP 264 LOT 35
EUGENE & JULIE MARTINEAU
363 BLACKWATER ROAD
ROCHESTER, NH 03867

TAX MAP 264 LOT 36
GEORGE B. & ELIZABETH M. JENNESS
333 BLACKWATER ROAD
ROCHESTER, NH 03867

RECEIVED
OCT 24 2014
Planning Dept.

NOTES

1. OWNER OF RECORD:

ROCHESTER TAX MAP 256A LOT 66
CBDA DEVELOPMENT LLC
1662 ELM STREET
MANCHESTER, NH 03101
BOOK 3873 PAGE 683 &
BOOK* 3876 PAGE 464

ROCHESTER TAX MAP 264 LOT 13
JEFFREY S. COPP & SHARON L. COPP
344 BLACKWATER ROAD
ROCHESTER, NH 03867
BOOK 2136 PAGE 398

2. THE INTENT OF THIS PLAN IS TO ADJUST THE LOT LINE AND ELIMINATE ENCROACHMENTS BETWEEN MAP 256A LOT 66 & MAP 264 LOT 13.

3. PARCEL AREAS:

	BEFORE LLA	AFTER LLA
MAP 256A LOT 66:	±3,416,000 SQ. FT. (±78.4 ACRES)	±3,393,000 (±77.9 ACRES)
MAP 264 LOT 13:	24,521 SQ. FT. (0.563 ACRES)	47,575 SQ. FT. (1.092 ACRES)

4. SUBJECT AND ABUTTING LOTS ZONED: AGRICULTURAL

FRONT SETBACK:	20'
SIDE SETBACK:	10'
REAR SETBACK:	20'
SHEDS <200 SQ. FT.	10'
MINIMUM LOT SIZE:	45,000 SQ. FT.
FRONTAGE:	150'

5. THE SUBJECT PARCELS ARE OUTSIDE THE 100 YEAR FLOOD ZONE PER FLOOD INSURANCE RATE MAP STRAFFORD COUNTY NEW HAMPSHIRE PANEL 218 OF 405, MAP NUMBER 33017C0218D. EFFECTIVE DATE MAY 17, 2005.

6. HORIZONTAL DATUM IS BASED ON THE CITY OF ROCHESTER GIS.

7. NO ENCROACHMENTS WILL RESULT FROM THIS LOT LINE ADJUSTMENT.

8. LOCATIONS OF WELL, LEACHFIELD, AND UTILITIES WERE PROVIDED BY THE OWNER.

9. SUBDIVISION APPROVAL, WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBDIVIDER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS AND SPECIFICATIONS OF THE CITY OF ROCHESTER LAND SUBDIVISION REGULATIONS AS AMENDED OR AS MAY LATER BE AMENDED, IN EFFECT ON THE DATE OF APPROVAL, UNLESS OR EXPECT INSOFAR AS EXPRESSLY WAIVED, IN ANY PARTICULAR, BELOW. NON-ADHERENCE MAY RESULT IN A REVOCATION OF APPROVAL. ANY VARIATION FROM THE APPROVED PLAN WILL REQUIRE A RESUBMISSION FOR SUBDIVISION APPROVAL.

10. FOR MORE INFORMATION ABOUT THIS SUBDIVISION, OR TO SEE A COMPLETE PLAN SET CONTAINING 1 SHEET, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD ST. ROCHESTER, NH 03867. (603) 335-1338.

11. THE WETLANDS WERE NOT DELINEATED ON LOT 264-13.

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

LICENSED LAND SURVEYOR _____ DATE _____

ADDITIONAL ABUTTERS

1. OWNER OF RECORD:
ROCHESTER TAX MAP 256
LOTS 66-1 THROUGH 66-35,
LOTS 66-55 THROUGH 66-57,
LOT, 61-61
CBDA DEVELOPMENT LLC
1662 ELM STREET
MANCHESTER, NH 03101

ROCHESTER TAX MAP 264 LOT 13
JEFFREY S. COPP & SHARON L. COPP
344 BLACKWATER ROAD
ROCHESTER, NH 03867

ROCHESTER TAX MAP 256 LOT 67
KEVIN GRONDIN
6 MILL POND LANE
HAMPTON, NH 03842

ROCHESTER TAX MAP 256 LOT 47
JASON J. & KRISTIE E. DOWNER
388 OLD DOVER ROAD
ROCHESTER, NH 03867

ROCHESTER TAX MAP 256 LOT 48
DARLENE SEVERANCE & LOUISE DOWNING
421 OLD DOVER ROAD
ROCHESTER, NH 03867

ROCHESTER TAX MAP 256 LOTS 49 & 50
JOHN & CHRISTINE NORRIS
404 OLD DOVER ROAD
ROCHESTER, NH 03867

ROCHESTER TAX MAP 256 LOT 59
JOANNE M. SPURLING REVOCABLE TRUST
C/O JOANNE M. SPURLING TRUSTEE
49 KIPLING ROCK ROAD
ROCHESTER, NH 03867

ROCHESTER TAX MAP 264 LOT 7
SHIRLEY AVENUE COOPERATIVE
10 ARBOR WAY
ROCHESTER, NH 03867

ROCHESTER TAX MAP 264 LOT 5
MICHAEL POULIN
288 BLACKWATER ROAD
ROCHESTER, NH 03867

ROCHESTER TAX MAP 264 LOT 11
BERNARD C. SEVERANCE REVOCABLE TRUST
C/O BC SEVERENCE SR. TRUSTEE
324 BLACKWATER ROAD
ROCHESTER, NH 03867

ROCHESTER TAX MAP 264 LOT 15
JAMES R. & MARY I. JORDAN
P.O. BOX 1847
TAPPAHANNOCK, VA 22560

ROCHESTER TAX MAP 264 LOT 16
WILLIAM H. & SUSAN L. BLANCHETTE
127 ROCKY HILL ROAD
SOMERSWORTH, NH 03878

ROCHESTER TAX MAP 264 LOT 17
STEVEN A. & DIANE L. LEACH
368 BLACKWATER ROAD
ROCHESTER, NH 03867

ROCHESTER TAX MAP 264 LOT 18
JEAN D. McKAY
372 BLACKWATER ROAD
ROCHESTER, NH 03867

ROCHESTER TAX MAP 264 LOT 19
MICHELLE VACHON BREDEN
& PATRICK BREDEN
378 BLACKWATER ROAD
ROCHESTER, NH 03867

ROCHESTER TAX MAP 264 LOT 21
HERBERT S. GRANT & DONNA L. MOLASKY
388 BLACKWATER ROAD
ROCHESTER, NH 03867

ROCHESTER TAX MAP 264 LOT 22
SCHOOLHOUSE MEADOW LLC
755 CENTRAL AVE
DOVER, NH 03820

ROCHESTER TAX MAP 264 LOT 24
CLAIRE A. DESROSIERS REVOCABLE TRUST
C/O CLAIRE A. DESROSIERS TRUSTEE
407 BLACKWATER ROAD
DOVER, NH 03820

ROCHESTER TAX MAP 264 LOT 25
EDITH M. HALL & GLENN R. JEPSON
18 PONY LANE
LEBANON, ME 04027

ROCHESTER TAX MAP 264 LOT 27
CHARLES DREW JR. & PAMELA DREW
398 TRINITY CIRCLE
ROCHESTER, NH 03867

ROCHESTER TAX MAP 264 LOT 32
DONNA M. PLANT
379 BLACKWATER ROAD
ROCHESTER, NH 03867

ROCHESTER TAX MAP 264 LOT 34
EUGENE & JULIE MARTINEAU
363 BLACKWATER ROAD
ROCHESTER, NH 03867

DOVER TAX MAP A LOT 24A
CLAIRE A DESROSIERS REVOCABLE TRUST
C/O CLAIRE A. DESROSIERS TRUSTEE
407 BLACKWATER ROAD
DOVER, NH 03820

DOVER TAX MAP A LOT 24B
FRAZER MARDEAN TRUST
FRAZER MARDEAN TRUSTEE
385 BLACKWATER ROAD
DOVER, NH 03820

DOVER TAX MAP A LOT 26-1
BRUCE SAMUELS REVOCABLE TRUST
BRUCE S. SAMUELS, TRUSTEE
416 BLACKWATER ROAD
DOVER, NH 03820

DOVER TAX MAP A LOT 26-2
HAROLD W. & KIMBERLY L. STEPHENS
408 BLACKWATER ROAD
DOVER, NH 03820

DOVER TAX MAP A LOT 25
DOUGLAS L. & LAUREL CURTIS
420 BLACKWATER ROAD
DOVER, NH 03820

ROCHESTER TAX MAP 256 LOT 61
OPEN SPACE COMMON OWNERSHIP OWNERS:

CBDA DEVELOPMENT LLC
1662 ELM STREET
MANCHESTER, NH 03101

CAROL D. BAILEY
12 CONSTITUTION WAY
ROCHESTER, NH 03867

JOHN H. & CHRISTA L. STOWELL
15 CONSTITUTION WAY
ROCHESTER, NH 03867

DEANNA I. DORVILLIER
16 CONSTITUTION WAY
ROCHESTER, NH 03867

ERICA S. BROWN & ARMAND J. FRIGON
17 CONSTITUTION WAY
ROCHESTER, NH 03867

KATHY L. MAURO & PETER T. GILBERT
18 CONSTITUTION WAY
ROCHESTER, NH 03867

BRIAN JAY ROSS
22 CONSTITUTION WAY
ROCHESTER, NH 03867

CHRISTOPHER & MILGEN CARDENAS
28 CONSTITUTION WAY
ROCHESTER, NH 03867

Certified
APPROVED BY THE ROCHESTER PLANNING BOARD
ON Dec 2, 2014 SIGNED BY:
[signature], Chief Planner
(NAME) , (POSITION)

LEGEND

- GRANITE BOUND FOUND
- BOUND TO BE SET
- REBAR FOUND
- REBAR TO BE SET
- IRON PIPE FOUND
- DRILL HOLE SET
- DRILL HOLE FOUND
- STONE WALL
- UTILITY POLE
- GUY ANCHOR
- MAILBOX
- BARBWIRE FENCE
- BUILDING SETBACK LINE (MIN.)
- EDGE OF JURISDICTIONAL WETLANDS
- EDGE OF BROOK

PLAN REFERENCES:

1. "PLAN OF LAND ROCHESTER, N.H. DOVER, N.H. SOMERSWORTH, N.H. FOR R. ARTHUR & SUSAN G. BRADBURY" PREPARED BY JOHN W. DURGIN ASSOCIATES, INC. DATED JANUARY 2, 1980. S.C.R.D. PLAN# 19A-76.

2. "SUBDIVISION PLAN LITTLE QUARRY AT THE VILLAGE AT CLARK BROOK TAX MAP 256 LOTS 61& 66 OLD DOVER ROAD (ROUTE 16B) ROCHESTER, NEW HAMPSHIRE" PREPARED BY DOUCET SURVEY INC. DATED DECEMBER 8, 2004. LAST REVISED 2/28/06. S.C.R.D. PLAN# 84-63.

3. "BOUNDARY PLAT ROCHESTER, STRAFFORD COUNTY NEW HAMPSHIRE PREPARED FOR BERNARD C. & GRETA SEVERANCE" PREPARED BY ORVIS/DREW, LLC. DATED JUNE 20, 2006. S.C.R.D. PLAN# 88-39.

4. "CONSERVATION EASEMENT PLAN MARDEAN FRAZER TRUST BLACKWATER ROAD AND COOK ROAD DOVER, NEW HAMPSHIRE" PREPARED BY TRITECH ENGINEERING CORPORATION. DATED DECEMBER 7, 2007. LAST REVISED 01-03-07. S.C.R.D. PLAN# 93-59.

5. "SUBDIVISION PLAN THE VILLAGE AT CLARK BROOK PREPARED FOR & LAND OF: CBDA DEVELOPMENT, LLC LOCATED AT: OLD DOVER RD. & BLACKWATER RD. ROCHESTER & DOVER, NH", PREPARED BY BEDFORD DESIGN CONSULTANTS. DATED JULY 15, 2012, LAST REVISED 07-25-13. S.C.R.D. PLAN# 0106-031 THROUGH 0106-039.

DATE	DESCRIPTION	BY	REV.
9/11/14	REVISED PER CONDITIONAL APPROVAL	CAF	A

TAX MAP 256A LOT 66 & TAX MAP 264 LOT 13

LOT LINE ADJUSTMENT PLAN

PREPARED FOR & LAND OF:
CBDA DEVELOPMENT, LLC &
JEFFREY S. COPP & SHARON L. COPP
LOCATED AT:
OLD DOVER RD. & BLACKWATER RD.
ROCHESTER & DOVER, NH

SCALE: AS NOTED	JUNE 12, 2014	SHEET 1 OF 1

DESIGN:	DRAWN:	CHECKED:	FB:	PG:	
M.D.M.	M.D.M.	C.A.F.	571	1	1323-01

Bedford Design Consultants inc
ENGINEERS AND SURVEYORS
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www.bedforddesign.com