LAND SURVEYORS – SEPTIC DESIGNERS

CIVIL ENGINEERS – TRANSPORTATION PLANNERS

LEGEND

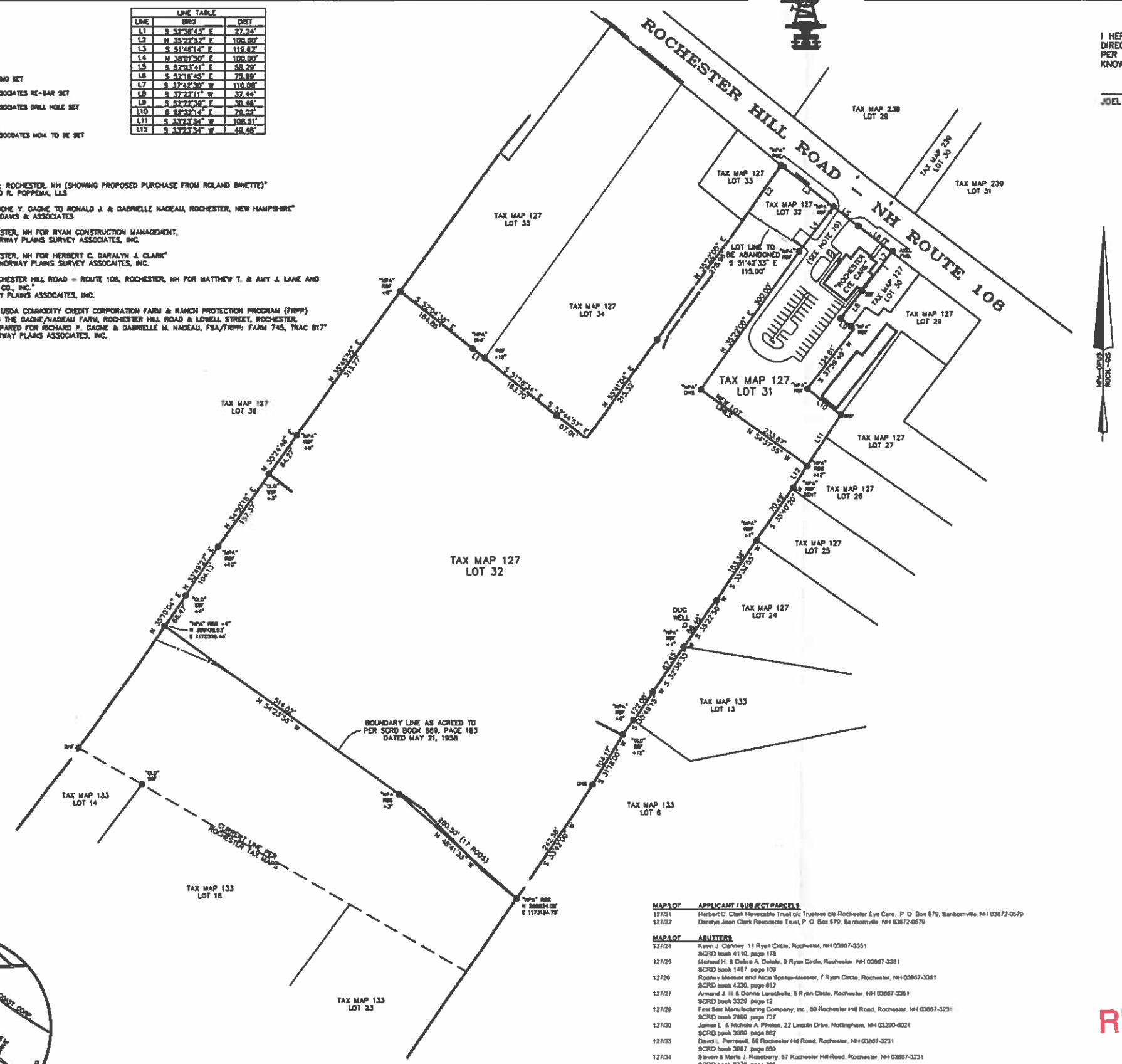
- IRON PIPE FOUND
- RE-BAR FOUND
- DRILL HOLE FOUND
- ANGLE POINT-NOTHING SET
- NORWAY PLAINS ASSOCIATES RE-BAR SET
- NORWAY PLAINS ASSOCIATES DRILL HOLE SET
- STEEL STAKE
- NORWAY PLAINS ASSOCIATES MON. TO BE SET
- UTILITY POLE

LINE TABLE

LINE	BRG	DIST.
L1	S 52°38'43" E	27.24'
L3	N 35°22'32" E	100.00'
L3	S 51°48'14" E	119.82'
L4	N 38°01'50" E	100.00'
L5	S 52°03'41" E	55.29'
L6	S 52°18'45" E	75.89'
L7	S 37°42'30" W	110.06'
L8	S 37°22'11" W	37.44'
L9	S 37°22'38" E	30.48'
L10	S 52°32'14" E	78.22'
L11	S 33°23'34" W	108.51'
L12	S 33°23'34" W	49.48'

PLAN REFERENCES:

1. "NORMAN M. FONTAINE LOT #4: ROCHESTER, NH (SHOWING PROPOSED PURCHASE FROM ROLAND BINETTE)" DATED JULY 1962 BY DONALD R. POPPEMA, LLS NOT RECORDED
2. "PLAN OF LAND OF LOT, BLANCHE Y. GAGNE TO RONALD J. & GABRIELLE NADEAU, ROCHESTER, NEW HAMPSHIRE" DATED MARCH 1985 BY G.L. DAVIS & ASSOCIATES NOT RECORDED
3. "SUBDIVISION OF LAND, ROCHESTER, NH FOR RYAN CONSTRUCTION MANAGEMENT, DATED JULY 16, 1987 BY NORWAY PLAINS SURVEY ASSOCIATES, INC. S.C.R.D. PLAN 33A-80
4. "SUBDIVISION OF LAND, ROCHESTER, NH FOR HERBERT C. DARALYN J. CLARK" DATED SEPTEMBER 1988 BY NORWAY PLAINS SURVEY ASSOCIATES, INC. S.C.R.D. PLAN 35-45
5. "LOT LINE REVISION PLAN, ROCHESTER HILL ROAD – ROUTE 108, ROCHESTER, NH FOR MATTHEW T. & AMY J. LANE AND FIRST STAR MANUFACTURING CO., INC." DATED MAY 2003 BY NORWAY PLAINS ASSOCAITES, INC. S.C.R.D. PLAN 73-76
6. "UNITED STATES OF AMERICA, USDA COMMODITY CREDIT CORPORATION FARM & RANCH PROTECTION PROGRAM (FRPP) CONSERVATION EASEMENT ON THE GAGNE/NADEAU FARM, ROCHESTER HILL ROAD & LOWELL STREET, ROCHESTER, STRAFFORD COUNTY, NH PREPARED FOR RICHARD P. GAGNE & GABRIELLE M. NADEAU, FSA/FRPP: FARM 745, TRAC 817" DATED AUGUST 2006 BY NORWAY PLAINS ASSOCIATES, INC. S.C.R.D. PLAN 81-18



I HEREBY CERTIFY THAT THIS PLAN, PREPARED UNDER MY DIRECTION, IS THE RESULT OF A SURVEY MADE ON THE GROUND AS PER RECORD DESCRIPTIONS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE PLAN CLOSURE EXCEEDS 1:10,000.

JOEL D. RUNNALS N.H.L.L.S. 865 DATE:

No. 865 JOEL D. RUNNALS

REVISIONS:

09-25-15 ADD SET MONUMENTS AND ADD NOTE 11 PER NOTICE OF DECISION.

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 EXCEPT 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.

FINAL APPROVAL BY THE ROCHESTER PLANNING BOARD ON 9/14/15 DATE

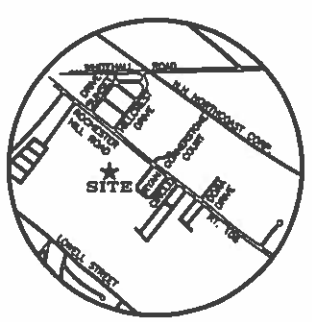
SIGNED BY: [signature] NAME / Chief Planner POSITION DATE 10/6/15

GENERAL PLAN NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DO ADJUST THE CURRENT LOT LINE BETWEEN TAX MAP 127, LOTS 31 & 32.
2. LOT AREAS:
   TAX MAP 127, LOT 31
   OLD AREA= 731,305 SF / 16.79 ACRES
   NEW AREA= 66,673 SF / 1.53 ACRES
   AREA TO BE CONVEYED TO TAX MAP 127, LOT 32= 334,630 SF / 15.26 ACRES
   TAX MAP 127, LOT 32
   OLD AREA= 11,724 SF / 0.27 ACRE
   NEW AREA= 676,302 SF / 15.53 ACRES
3. THESE LOTS ARE ZONED OFFICE COMMERCIAL (OFC).
   DIMENSIONAL REGULATIONS PER ZONING ORDINANCE:
   MINIMUM LOT SIZE = 10,000 SF
   MINIMUM LOT FRONTAGE = 80 FEET
   MINIMUM YARD SETBACKS:
   FRONT = 10 FEET
   SIDE = 10 FEET (INCLUDES STREET SIDE)
   REAR = 25 FEET
4. ORIENTATION: HORIZONTAL DATUM – CITY OF ROCHESTER GIS.
5. FIELD SURVEY WAS PERFORMED ON JUNE 18, 2015.
6. PARCELS ARE NOT LOCATED WITHIN ZONE A (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NUMBER 33017C0212D.
7. SOIL TYPES: CrB – CHARLTON FINE SANDY LOAM
   CsB – CHARLTON VERY STONY FINE SANDY LOAM
   PER SOIL SURVEY OF STRAFFORD COUNTY, NEW HAMPSHIRE.
8. NO ENCROACHMENTS WILL RESULT FROM THIS PROPOSED LOT LINE REVISION.
9. LOTS ARE SERVICED BY MUNICIPAL WATER AND SEWER SYSTEMS.
10. NH DOT DRIVEWAY PERMIT 08-389-447 (08-28-1997). SAID EXISTING DRIVEWAY ENTRANCE SUBJECT TO THE TERMS AND PROVISIONS OUTLINED IN SCRD BOOK 1435, PAGE 884. ACCESS FOR BOTH LOTS IS CURRENTLY IN THIS LOCATION.
11. THESE LOTS WERE NOT EVALUATED FOR WETLANDS AT THE TIME OF THIS LOT LINE REVISION.
12. FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD STREET, ROCHESTER, NH 03867. (603) 335-1338.

MAP/LOT	APPLICANT / SUBJECT PARCELS
127/31	Herbert C. Clark Revocable Trust c/o Trustees c/o Rochester Eye Care. P O Box 579, Sanbornville, NH 03872-0579
127/32	Daralyn Jean Clark Revocable Trust, P O Box 579, Sanbornville, NH 03872-0579

MAP/LOT	ABUTTERS
127/24	Kevin J. Carney, 11 Ryan Circle, Rochester, NH 03867-3351 SCRD book 4110, page 179
127/25	Michael H. & Debra A. Delisle, 9 Ryan Circle, Rochester, NH 03867-3351 SCRD book 1487 page 109
127/26	Rodney Meeser and Alice Spates-Meeser, 7 Ryan Circle, Rochester, NH 03867-3351 SCRD book 4230, page 812
127/27	Armand J. III & Donna Larochelle, 5 Ryan Circle, Rochester, NH 03867-3361 SCRD book 3329, page 12
127/29	First Star Manufacturing Company, Inc., 89 Rochester Hill Road, Rochester, NH 03867-3231 SCRD book 2899, page 737
127/30	James L. & Nichole A. Phelan, 22 Lincoln Drive, Nottingham, NH 03290-6024 SCRD book 3050, page 862
127/33	David L. Perreault, 56 Rochester Hill Road, Rochester, NH 03867-3231 SCRD book 3087, page 859
127/34	Steven & Merle J. Rosebberry, 57 Rochester Hill Road, Rochester, NH 03867-3231 SCRD book 2378, page 798
127/35	David A. Br & Mercy J. Lamper, 59 Rochester Hill Road, Rochester, NH 03867-3231 SCRD book 2248, page 700
127/36	R P & P L Gagne Revocable Living Trust and Gabrielle M. Nadeau, 63 Rochester Hill Road, Rochester, NH 03867-3231 SCRD book 3619, page 732
133/6	Norton Family Revocable Trust c/o J R & K K. Norton, Trustees, 417 Pond Hill Road, Barrington, NH 03825 SCRD book 3335, page 270
133/13	Michael P. & Karyn T. McBride, 13 Ryan Circle, Rochester NH 03867-4211 SCRD book 1853, page 208
133/14	Gabrielle M. Nadeau Irrevocable Trust c/o Trustees, 98 Lowell Street, Rochester, NH 03867-6004 SCRD book 3614, page 983
133/18	Jeffrey R. & Jane M. Knowlton, 44 Goodwins Way, Rochester, NH 03867-6004 SCRD book 1941, page 87
133/23	Steven R. Smith, 108 Lowell Street, Rochester, NH 03867-6004 SCRD book 4007, page 600
239/29	Sun Healthcare Group c/o SG of Rochester, 62 Rochester Hill Road, Rochester, NH 03867-3218
239/30	RAAF Mitchell Anchor Club Real Estate of Rochester NH, LLC, 312 South Road, Brentwood, NH 03833-6306
239/31	State of New Hampshire, Office of Adjutant General, 4 Pembroke Road, Concord, NH 03301



LOCUS
N.T.S

TAX MAP 127, LOTS 31
OWNER OF RECORD:
HERBERT C. CLARK &
DARALYN JEAN CLARK, co-trustees
HERBERT C. CLARK REVOCABLE TRUST
PO BOX 579, SANBORNVILLE, NH 03872
BOOK 3687, PAGE 715 (TRACT 2)

TAX MAP 127, LOTS 32
OWNER OF RECORD:
HERBERT C. CLARK trustee
DARALYN JEAN CLARK REVOCABLE TRUST
PO BOX 579, SANBORNVILLE, NH 03872
BOOK 4069, PAGE 944

RECEIVED
SEP 25 2015
Planning Dept.

LOT LINE REVISION PLAN
61 & 65 ROCHESTER HILL ROAD
NH ROUTE 108
ROCHESTER
STRAFFORD COUNTY
NEW HAMPSHIRE

PREPARED FOR:

DARALYN JEAN CLARK
REVOCABLE TRUST &
HERBERT C. CLARK
REVOCABLE TRUST

SCALE: 1"= 100' AUGUST 2015

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 INCH= 100 FEET

FILE NO. 102
PLAN NO. C-2746
DWG NO. 15037\LLR-1
F.B. NO. SDR-"TJR"

31 Mooney Street, Alton, N.H. 603-875-3948

NORWAY PLAINS ASSOCIATES, INC.

2 Continental Blvd., Rochester, N.H. 603-335-3948