



LOT LINE REVISION APPLICATION
City of Rochester, New Hampshire

Date: _____ [office use only. Check # _____ amount \$ _____ date _____]

Property information

Tax map 232, Lot 10-12 & Tax map 234, Lot 33 zoning district: A

Property address/location: 55 Evans Road

Name of project (if applicable): _____

Property owner – Parcel A

Name: Natalie S. Vickery Revocable Trust % N.S. Vickery & C.V. Kusnierz

Mailing address: 83 Meaderboro Road, Rochester, NH 03867-4235

Telephone #: 603- Email: _____

Property owner – Parcel B (clarify whether both parcels are owned by the same person(s))

Name: Norman P. Vetter Rev. Trust & Stacia R. Vetter Rev. Trust

Mailing address: PO Box 181, Rochester, NH 03866

Telephone #: 603-332-0354 Email: normanvetterfoundations.com

Surveyor

Name: Joel D. Runnals, Norway Plains Associates, Inc.

Mailing address: PO Box 249, Rochester, NH 03866

Telephone #: 603-335-3948 Fax #: 603-332-0098

Email address: jrunnals@norwayplains.com Professional license #: NHLLS 685

Proposed project

What is the purpose of the lot line revision? Norman Vetter is purchasing 16.79 acres from Natalie S. Vickery and adding it to his tax map 234, lot 33.

Will any encroachments result? No

Comments

Please feel free to add any comments, additional information, or requests for waivers here:

Submission of application

This application must be signed by the property owner(s) and/or the agent.

I (we) hereby submit this Lot Line Revision application to the City of Rochester Planning Board pursuant to the City of Rochester Subdivision Regulations and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As agent, I attest that I am duly authorized to act in this capacity.

Signature of property owner: _____

(Parcel A) Natalie S. Vickery or Cheryl V. Kusnierz

Date: _____

6/15/15

Signature of property owner: _____

(Parcel B) Norman P. Vetter

Date: _____

Signature of agent: _____

Joel D. Runnals

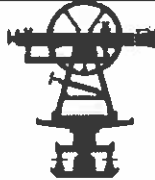
Date: _____

06-15-15

NORWAY PLAINS ASSOCIATES, INC.

SURVEYORS • SEPTIC SYSTEM DESIGNERS • ENGINEERS • TRANSPORTATION PLANNERS

P.O. Box 249
Continental Blvd. (03867)
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rtetreault@norwayplains.com

June 15, 2015

Mr. James Campbell, Director
Planning, Development & Zoning
31 Wakefield Street
Rochester, NH 03867

RECEIVED
JUN 16 2015
Planning Dept.

Re: Proposed Lot Line Revision
For: Norman P. Vetter Rev. Trust & Stacia R. Vetter Rev. Trust, Tax Map 234, lot 33.
& Natalie S. Vickery Rev. Trust, Tax Map 232, Lot 10-12.

Dear Jim:

On behalf of my clients, we hereby submit plans and an application for a proposed Lot Line Revision located on Evans Road. Norman and Stacia Vetter are purchasing 16.79 acres from Natalie Vickery (tax map 232, lot 10-12) and combine it with their existing lot (tax map 234, lot 33). The Vickery lot was 28.13 acres and will become 11.34 acres. Both lots are undeveloped at this time and will continue to meet all zoning lot requirements. There are no variances or conditional use permits being requested.

Thank you for your consideration.

Sincerely,

NORWAY PLAINS ASSOCIATES, INC.

By: Joel D. Runnals
Joel D. Runnals, LLS

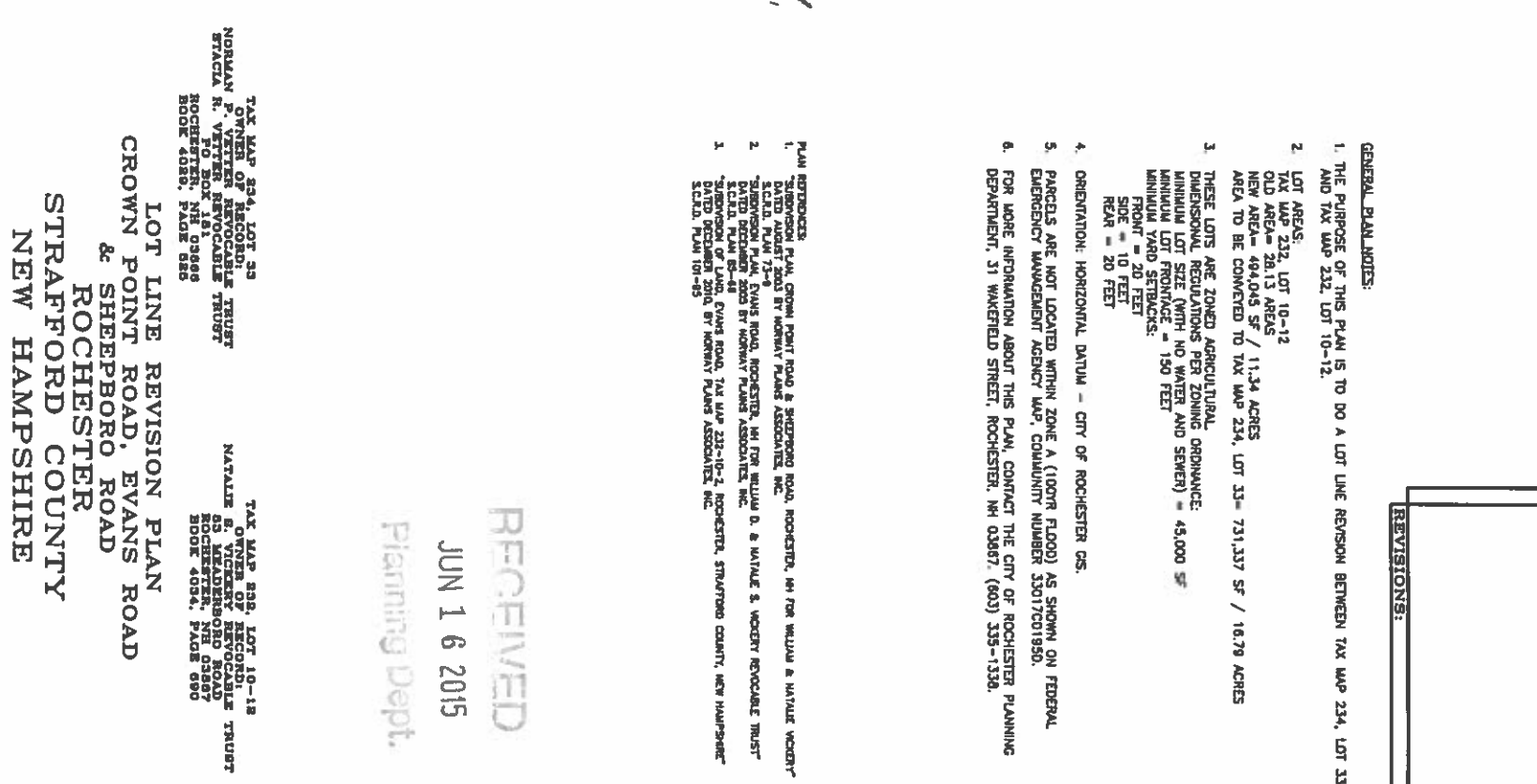
GENERAL PLAN NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DO A LOT LINE REVISION BETWEEN TAX MAP 234, LOT 333 AND TAX MAP 232, LOT 10-12.

2. LOT AREAS:
TAX MAP 232, LOT 10-12
OLD AREA= 28.13 ACRES
NEW AREA= 494,065 SF / 11.34 ACRES
AREA TO BE CONVERTED TO TAX MAP 234, LOT 33= 731,337 SF / 16.78 ACRES

3. THESE LOTS ARE ZONED AGRICULTURAL.
DIMENSIONAL REGULATIONS PER ZONING ORDINANCE:

REVISIONS:



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.

NOTES

RECEIVED
JUN 16 2015
Planning Dept

Planning Dept.

1. PLAN REVOKEE PLAN, CROWN POINT ROAD & SUTHERLAND ROAD, ROCKEFORTE, IN FOR WILLIAM A. NATALIE VICKERY TRUST, REVOCABLE TRUST, BY NORMAN PLANS ASSOCIATES, INC. S.C.D. PLAN 13-0
2. "SUBVERSION PLAN, EVANS ROAD, ROCKEFORTE, & NATALIE S. VICKERY REVOCABLE TRUST" DATED DECEMBER 2003 BY NORMAN PLANS ASSOCIATES, INC.
3. "SUBVERSION OF LAND, EVANS ROAD, TAX MAP 23-10-1-2, ROCKEFORTE, SUTHERLAND COUNTY, NEW HAMPSHIRE" DATED DECEMBER 2010, BY NORMAN PLANS ASSOCIATES, INC. S.C.D. PLAN 10-45

TAX MAP 334, LOT 35	TAX MAP 532, LOT 10-13
OWNER OF RECORD:	OWNER OF RECORD:
NORMAN F. VETTER REVOCABLE TRUST	NATALIE E. VICKERY REVOCABLE TRUST
STACIA K. 10 BOX 181	ROBERTA M. 10 BOX 181
ROCHESTER, NH 03606	ROCHESTER, NH 03607
BOOK 4058, PAGE 585	BOOK 4054, PAGE 690

LOT LINE REVISION PLAN
CROWN POINT ROAD, EVANS ROAD
& SHEPBOBO ROAD
ROCHESTER
STRAFFORD COUNTY
NEW HAMPSHIRE

PREPARED FOR

SCALE: 1" = 100' JUNE 2016

GRAPHIC SCALE

FINAL APPROVAL BY THE
ROCHESTER PLANNING BOARD ON _____ DATE _____
SIGNED BY _____ / _____ DATE _____
NAME POSITION

JOEL D. RUNNALS N.H.L.L.S. 885 DATE

(IN FEET)
1 INCH = 100 FEET

NORWAY PLAINS ASSOCIATES, INC.

2 Continental Blvd., Rochester, N.H. 603-335-3946

31 Money Street, Alton, N.H. 603-875-394