



BERRY SURVEYING & ENGINEERING

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RECEIVED

JUL 05 2016

City of Rochester Planning Board
31 Wakefield Street
Rochester, NH 03867

Planning Dept.

June 14, 2016

RE: Real Estate Advisors, Inc./Caler
Project Narrative
Franklin Street
Tax Map 223, Lot 21 and Tax Map 111, Lot 83

Dear Chairman and Members of the Rochester Planning Board,

Harold & Dorothy Caler own Tax Map 111, Lot 83. This lot consists of 0.36 Ac. and is located on Franklin Street. They wish to revise their boundary line with Real Estate Advisors, Inc., owner of Tax Map 223, Lot 21, to add 0.13 acres of land to the lot owned by Real Estate Advisors, Inc. for the purposes of creating a more square intersection with Franklin Street in the proposed future subdivision. The Caler lot will contain 0.23 Ac. in the proposed condition and the Real Estate Advisors, Inc. lot will contain 40.93 Ac. Both lots will meet zoning requirements for area and building setbacks in the proposed condition. The frontage requirement for the Caler lot will be met upon approval of the future subdivision.

We have based the plan on a full boundary survey of both lots performed in 2015/2016 by this office. We propose to monument the new lot corners with typical granite survey boundary markers.

Thank you for your time and attention to this matter.

Berry Surveying & Engineering

Christopher Berry, SUT #567
President



LOT LINE REVISION APPLICATION
City of Rochester, New Hampshire

Date: 6/8/16 REV 7-5-16 office use only. Check # _____ amount \$ _____ date _____

Property information

Tax map #: 111 ; lot #'s: 83 ; zoning district: R1

Property address/location: 151 Franklin Street + 24 JEREMIAH LAKE

Name of project (if applicable): _____

Property owner – Parcel A

Name (include name of individual): Harold E & Dorothy F Calver, Sr.

Mailing address: 151 Franklin Street, Rochester, NH 03667-2427

Telephone #: _____ Email: _____

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

Name (include name of individual): Real Estate Advisors, Inc

Mailing address: 76 Exeter St., Newmarket, NH 03857

Telephone #: 603-659-2397 Email: _____

Surveyor

Berry Surveying & Engineering
Kenneth A. Berry, ILS, PE

Name (include name of individual): Christopher R. Berry Project Manager

Mailing address: 335 Second Crown Point Rd, Barrington, NH 03825

Telephone #: 603-332-2863 Fax #: 603-333-4623

Email address: K.Berry@BerrySurveying.com Professional license #: ILS #805, PE #10247

Proposed project

What is the purpose of the lot line revision? TO ADD LAND AREA TO THE LARGER PARCEL
TO ALLOW FOR THE RE-CONSTRUCTION OF FRANKLIN AND PORTLAND

Will any encroachments result? NO. THE EVENTUAL SUBDIVISION WILL BE REQUIRED

Page 1 (of 2 pages) TO BE APPROVED PRIOR TO THE
RECORDING OF THIS PLAN DUE
TO FRONTAGE

(Continued Lot Line Revision application Tax Map: 111 Lot: 83 Zone B1)

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: Harold E. Cahn Donna F. Cahn
(Parcel A)

Date: 6-10-16

Signature of property owner: [Signature]
(Parcel B)

Date: JUNE 10 2016

Signature of agent: [Signature]

Date: 7-5-16