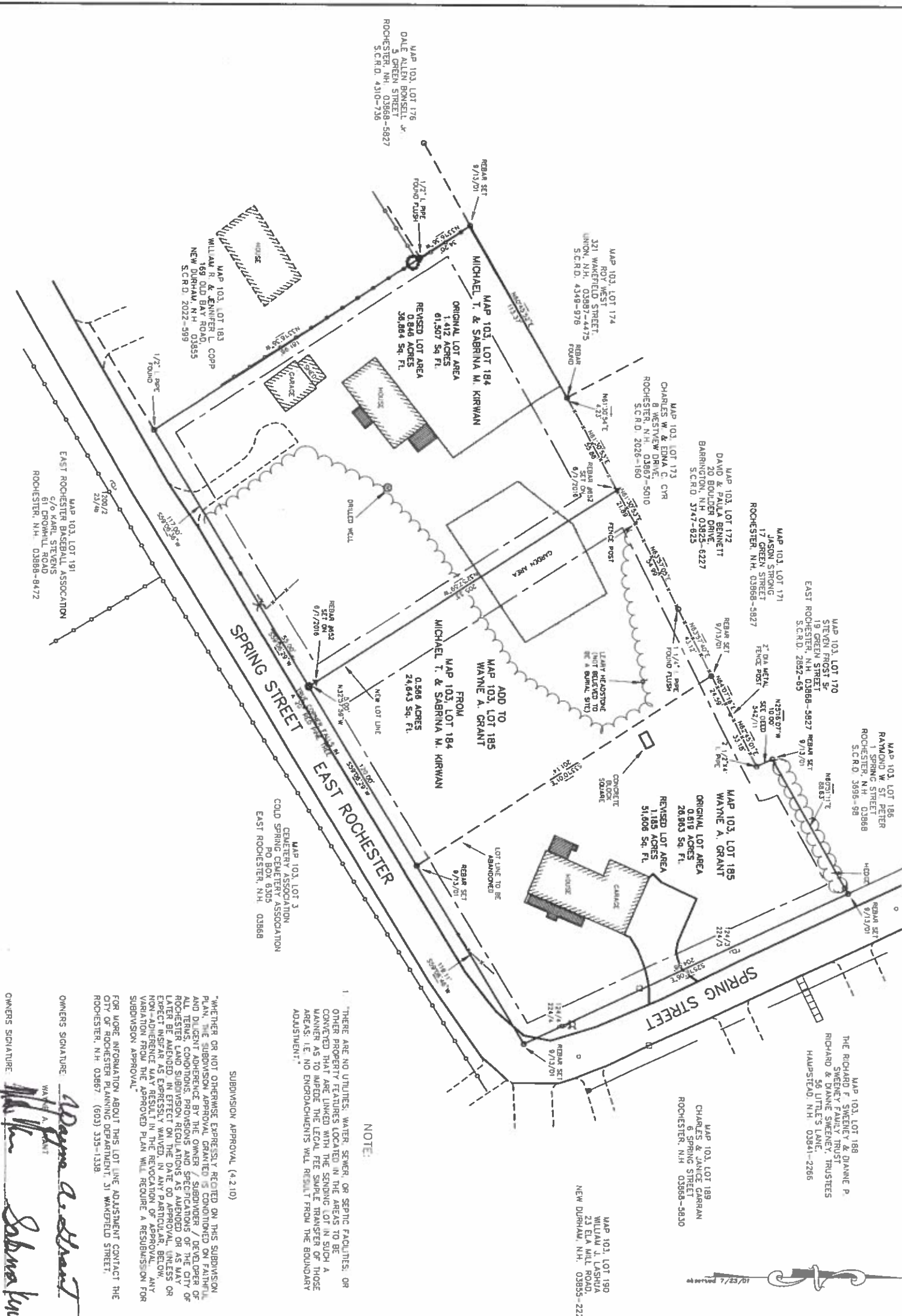


DIMENSIONAL STANDARDS FOR
RESIDENTIAL Z (R2) ZONE:
MINIMUM LOT AREA: 10,000 SQ. FT.
MINIMUM FRONTAGE: 100 FEET
MINIMUM SETBACK: 10 FEET
SIDE SETBACK: 8 FEET
STREET SIDE SETBACK: 8 FEET
REAR SETBACK: 20 FEET

SEE S.C.R.D. BOOK 245 PAGE 102



NOTE:

1. THERE ARE NO UTILITIES, WATER, SEWER, OR SEPTIC FACILITIES, OR OTHER PROPERTY FEATURES LOCATED IN THE AREAS TO BE CONNECTED THAT ARE LINKED WITH THE SENSING LOT IN SUCH A MANNER AS TO IMPROVE THE LEGAL FEE SIMPLE TRANSFER OF THOSE AREAS, I.E. NO ENCROACHMENTS WILL RESULT FROM THE BOUNDARY ADJUSTMENT.

SUBDIVISION APPROVAL (4.2.10)

"WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND CORRECT CONFORMANCE BY THE OWNER, SUBDIVISION 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 INSURANCE AS EXPRESSLY WAIVED, IN ANY PARTICULAR, BELOW, NON-ADHERENCE MAY RESULT IN THE REVOCATION OF APPROVAL, ANY VARIATION FROM THE APPROVED PLAN WILL REQUIRE A RESUBMISSION FOR SUBDIVISION APPROVAL."

FOR MORE INFORMATION ABOUT THIS LOT LINE ADJUSTMENT CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD STREET, ROCHESTER, N.H. 03607 (603) 335-1338.

OWNERS SIGNATURE: *Wayne A. Grant*
OWNERS SIGNATURE: *Sabrina M. Kirwan*
OWNERS SIGNATURE: *Michael T. & Sabrina M. Kirwan*

NOTES

1. ZONING: RESIDENTIAL Z
2. OWNER OF RECORD: MAP 103, LOT 184 MICHAEL T. & SABRINA M. KIRWAN ROCHESTER, N.H. 03606 S.C.R.D. 2393-214
3. OWNER OF RECORD: MAP 103, LOT 185 WAYNE A. GRANT ROCHESTER, N.H. 03606 S.C.R.D. 4129-830
4. TYPE OF SURVEY: THIS IS A "T" CASE SURVEY CONDUCTED BY A LICENSED SURVEYOR HAVING A RELATIVE ERROR IN CLOSURE OF ONE PART IN 68,000 WITH A TYPICAL CITY-304 TOTAL STATION AND A MISTY FS-2 DATA COLLECTOR
5. FIELD CREW: F. DREW, R. HANCOCK, L. SAUSSEY
6. FLOOD HAZARD: THIS PROPERTY NOT LOCATED WITHIN A FLOOD ZONE PER FEMA COMMUNITY-PLANNED NUMBER 330150 DATED EFFECTIVE DATE SEP 18, 1982
7. BURNAL PROVISIONS: NONE ON SUBJECT PROPERTY

REFERENCES

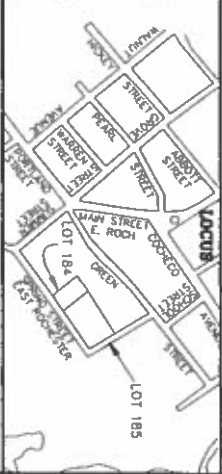
1. "SUBDIVISION OF LAND, BOOK 2393-214, S.C.R.D. 2393-214, NEW HAMPSHIRE, DATED 12/26/06, S.C.R.D. 204-116"
2. "SUBDIVISION OF LAND OF JOHN A. DONNA ROCHAMOND FOR WAYNE SHOCKER, DATED 9/23/06, S.C.R.D. 28-81, BY ONE CORRECTION"
3. "BOUNDARY LINE ADJUSTMENT, ROCHESTER STRATFORD COUNTY, NEW HAMPSHIRE, DATED 12/26/06, S.C.R.D. 28-81, BY ONE CORRECTION"
4. "SUBDIVISION OF LAND, BOOK 2393-214, S.C.R.D. 2393-214, NEW HAMPSHIRE, DATED 12/26/06, S.C.R.D. 204-116"

LEGEND

- GRANITE BOUNDARY
- UTILITY POLES
- IRON PIPE OR METAL
- 1" BARI
- BUILDING SETBACK
- CHAINLINK FENCE
- UNPAVED TO BE SET
- MAN HOLE COVER
- FIRE HYDRANT
- SMOOTH WIRE FENCE
- BANG WIRE FENCE
- STOCKADE FENCE
- CATCH BASIN
- TRIE LINE
- PIKE TREE

REVISIONS

JUN 03 2016



BOUNDARY LINE ADJUSTMENT
ROCHESTER, STRAFFORD COUNTY
NEW HAMPSHIRE
BETWEEN
MICHAEL T. & SABRINA M. KIRWAN
AND
WAYNE A. GRANT

APPROVED BY THE
ROCHESTER PLANNING BOARD
CHAIRMAN: *Chris Rowe*
DATED: *6/3/16*

GRAPHIC SCALE
1 inch = 50 ft
1/4 inch = 12.5 ft
1/8 inch = 6.25 ft
1/16 inch = 3.125 ft

APRIL 12, 2016 SHEET 1 OF 1 PLAN 1862

Geometres Blue Hills, LLC
Land Surveying
Homebased Road
Septic System Design
Environmental Consulting
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Farmington, NH 03825
(603) 859-2367