



LOT LINE REVISION APPLICATION
City of Rochester, New Hampshire

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

Property information

Tax map #: 236 ; lot #'s: 43 & 44 ; zoning district: Agricultural

Property address/location: 18 & 25 Stephens Drive

Name of project (if applicable): B Adj. for Stephen Brochu

Property owner – Parcel A

Name (include name of individual): 236-43 Stephen Brochu

Mailing address: 18 Stephens Drive Rochester, NH 03867

Telephone #: 603-817-2629 Email: _____

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

Name (include name of individual): 236-44 - owned by Stephen Brochu

Mailing address: Same as above

Telephone #: _____ Email: _____

Surveyor

Name (include name of individual): Kerry M. Fox Fox Survey Company

Mailing address: Po Box 489 Sanbornville, NH 03872

Telephone #: 603-522-6637 Fax #: _____

Email address: foxsurvey@yahoo.com Professional license #: 837

Proposed project

What is the purpose of the lot line revision? To adjust common boundary between

Lot 236-43 & Lot 236-44 so that a pet cemetery on Lot 236-43

will be on Lot 236-44 post adjustment.

Will any encroachments result? No

(Continued Lot Line Revision application Tax Map: 236 Lot: 43 & 44 Zone Age)

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)

Stephen Boehm

Date: 10/11/16

Signature of property owner:
(Parcel B)

Stephen Boehm

Date: 10/11/16

Signature of agent:

[Signature]

Date: Oct 11, 2016



FOX SURVEY COMPANY

PO Box 489 Sanbornville, NH 03872 Tel: 603-522-6637

LETTER OF INTENT

October 11, 2016

RE: Proposed Lot Line Adjustment, Lot 236-43 and Lot 236-44, Stephens Drive,
Rochester, NH

Dear Chair and Board Members,

Mr. Brochu is proposing a lot line revision to the common boundary between the above mentioned parcels. The purpose in moving the line is so that the pet cemetery found on Lot 236-43 will, post adjustment, be on Lot 236-44 where Steve Brochu's parents once lived and where he will now reside. The home and land, Lot 236-43 will be sold in the future and Steve wants to make sure he can continue to care and maintain the plot where the family animals are buried.

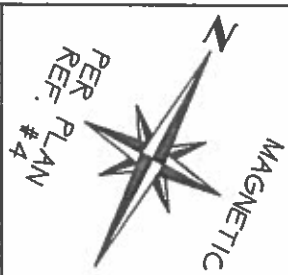
Please note the a Variance has been granted by the Rochester Zoning Board of Adjustment relative to the requirements of Article 42.19 Section b.16 and I have included a copy of the approval for your review. This approval was to allow for a lot line revision with less than 3,000 square feet of contiguous land. Post adjustment there will be 2,770 square feet of non-contiguous buildable area.

There will be 2,323.59 square feet of land being taken from Lot 236-43 and being added into Lot 236-44. Remaining land area for Lot 236-43 will be 1.31 acres. Lot 236-44 will increase to 1.91 acres. Road frontage will decrease on Lot 236-43 to 240.74 feet and increase on Lot 236-44 to 165.04 feet. Both parcels are and will continue post adjustment to be conforming lots of record.

As always, I thank you for your time and professionalism and look forward to discussing this application with you further in the near future.

Sincerely,


Kerry M. Fox LLS



NUM	DELTA	ARC	RADIUS	BEARING
C1	171.3618°	150.07°	50.00'	N82.18°50'W
C2	080.0141°	7.01°	50.00'	N27.41°10'E
C3	17.0831°	14.97°	50.00'	S23.07°14'W
C4	102.5022°	89.75°	50.00'	S36.52°48'E

CITY OF ROCHESTER DIMENSIONAL STANDARDS (SEE TABLE M-N FOR THE AGRICULTURAL ZONE-CONVENTIONAL SUBDIVISION)
45000 SQUARE FEET AND 50 FEET OF ROAD FRONTAGE

LOT AREA SUMMARY



ORIG/VAL LOT AREA OF LOT 226-44 = 34,540.03 SQ/F/130 AC.
 1-1 MINUS LAND AREA BEING ADDED TO LOT 234-44 = 2,043.93 SQ/F/0.05 AC.
 TOTAL LAND AREA POST ADJUSTMENT = 37,583.96 SQ/F/130 AC.
 ORIG/VAL LOT AREA OF LOT 234-44 = 34,540.03 SQ/F/130 AC.
 1-1 MINUS LAND AREA BEING ADDED TO LOT 226-44 = 2,043.93 SQ/F/0.05 AC.
 TOTAL LAND AREA POST ADJUSTMENT = 32,496.10 SQ/F/119 AC.

VICINITY MAP
SCALE 1" = 200 FEET +/-

SALE 1 • 200 FEET • 1/

NAME	BEARING	DISTANCE
L1	N44°34'32"W	26.45'
L2	N25°35'06"W	24.25'
L3	N63°36'11"E	4.38'
L4	N25°35'06"W	26.56'
L5	N72°22'20"W	17.48'

LEGEND

230 - B	WAY AND LOT NUMBER
7B5	WARRANTY TO BE SET
•	WARRANTY FOUND
WY	NOW OR FORMERLY
F	IRON PIPE
PRO	FOUND
=====	66AVAL, DRIVE/ROAD
=====	APPROX, DRIVE/ROAD
=====	UTILITY POLE
B	CONTOUR LINE
---600---	ARTESIAN
ART	CURRENT BOUND
CB	TEST PIT
	PISC. HOLE
	TELEPHONE BENCH MARK
TM	ELEVATION
ELEV	

CERTIFICATION

THIS PLAN IS A REPRESENTATION OF BOARDMAN INFORMATION AS OBTAINED FROM RECORDS MAINTAINED AT THE STRATFORD COUNTY REGISTER OF DEEDS. EXISTING INFORMATION IS FOUND WHEN SURVEYED DURING THE MONTH OF MAY, 2016 WITH A RESULTING UNADJUSTED LINEAL CLOSURE EXCEEDING 100 FEET. THIS PLAN HAS BEEN PREPARED BY ME AND NO OTHER ASPECT OF THIS PLAN IS BASED ON BEST KNOWLEDGE AND OPINION THEREOF AS OF THE DATE OF SURVEY. THIS PLAN DOES NOT CONSTITUTE ANY GUARANTEE, TITLE OR OTHERWISE.

REFERENCES

- STAFFORD COUNTY RESIDENTS OF ZIP CODES 20683, D.C.**
- CITY OF ROCKESTER, TAX MAP 129
- PATENT LOTS, NEW MAPSHEET 72, 1N, 3E, S4, Q100
- PLAN ENTITLED "NEW PLAN OF LAND ROBERT A. PROCTOR,
CONCRETE & BRICKLAIN, ROCKESTER, NY, DATED OCT
PERFORMED BY FREDRICK E. DREW ASSOC'S, PROVIDED
BY OWNER."
- PLAN ENTITLED "LIMITED SUBDIVISION LOT 5, DEBEN
ROCKESTER, NY, DATED JAN 1974, PERFORMED BY
FREDRICK E. DREW ASSOC'S, SEE STATE PLAN #1"

PLAN NOTES

- 1 STATE SUBDIVISION AFFIDAVIT, NO. FOR 244-44 IS 20607001
- 2
- 3 SOL. TITE PAXTON RD-75L 3-62 5400E, GROUP 3
- 4 NATIONAL HERITAGE BUREAU INVENTORY CHECK, NHD-85
- 5 NO CURRENT RECORDED OCCURRENCES FOR SHOOTING VEHICLES
- 6 NEAR THIS PROJECT AREA
- 7
- 8 FOR MORE INFORMATION ABOUT THIS SUBDIVISION CONTACT
- 9 DEERY M. FOX LIT. FOR SLAYER COMPANY, WINTERDALE, INDIAN
- 10
- 11 VERTICAL, DATA HAS BEEN INTERPOLATED FROM REF. #1

LOT LINE ADJUSTMENT

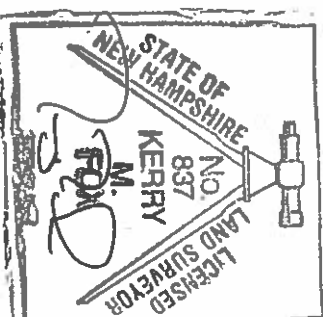
PREPARED FOR

STEPHEN M. BROCHU

STEPHENS DRIVE - ROCHESTER
STRAFFORD COUNTY - NEW HAMPSHIRE

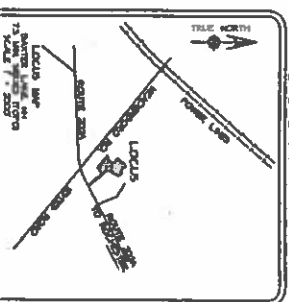
11-1-77
SCALE 1" = 40 FEET
AUGUST 23, 2016
TAX MAP #236, LOT #43
TAX MAP #236, LOT #44

APPROVED BY THE ROCHESTER PLANNING
BOARD ON _____
SIGNED BY: _____

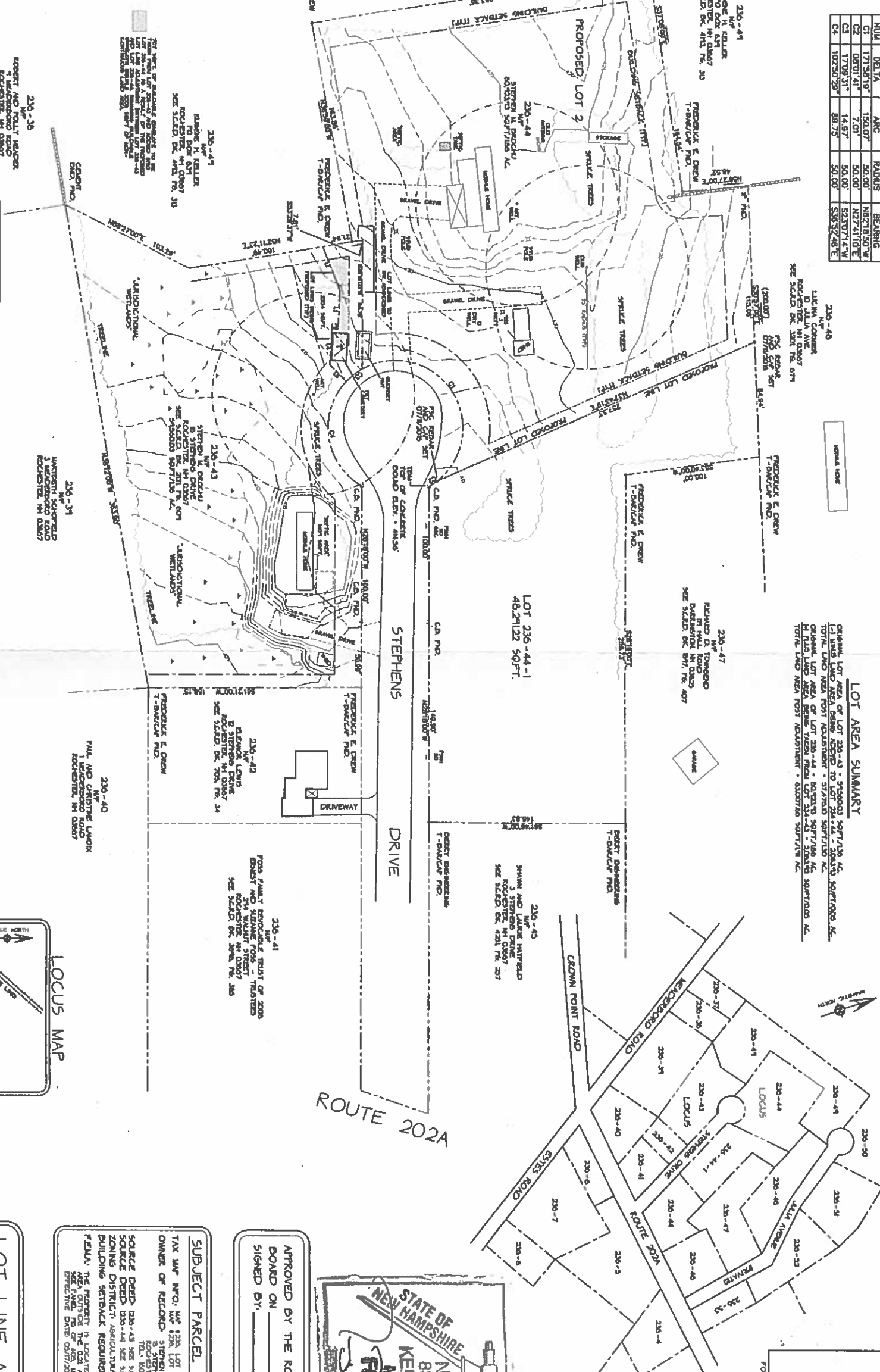


SUBJECT PARCEL INFORMATION

TAX MAP INFO: MAP 120A, LOT 844 360000 SQ FT LIND AC
OWNER OF RECORD: STEVEN H. DUCKER
B. STEVEN D. DUCKER
100000 SQ FT 2007
SOURCE DEED: B36-74, SEC 34-20, T11 R5 009
SOURCE DEED: D30-44, SEC 34-20, T11 R5 701
ZONING DISTRICT: AGRICULTURAL
BUILDING SETBACK REQUIREMENTS: 30' ROAD, 0' SIDE
FENCE. THE PROPERTY IS LOCATED WITHIN 1/2 MILE OF A
NEARBY OUTSIDE THE CITY LIMITS. CHANGING FLOODPLAIN
ZONING MAP OF THE CITY IS DISCLOSED.



LOCUS MAF



FOR USE OF REGISTRA OF DEEDS

FOX SURVEY COMPANY	PO BOX 489	SANBORNVILLE, NH	03872	TEL: 1603-522-6637	CAD 2016/SUBD./STEVE BROCHU	PROJECT #16-0818
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