

LOT LINE REVISION APPLICATION
City of Rochester, New Hampshire

Date: 3-14-17 [office use only. Check # _____ amount \$ _____ date _____]

Property information

Tax map #: 223; lot #(s): 18 & 21; zoning district: R1/AG

Property address/location: 603 Portland Street

Name of project (if applicable): _____

Property owner – Parcel A

Name (include name of individual): Lois Erickson

Mailing address: 603 Portland Street, Rochester, NH 03867-2427

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 #: 603-659-2351 Email: _____

Surveyor

Berry Surveying & Engineering

Kenneth A. Berry, LLS, 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 #: 603-335-4623

Email address: K.Berry@BerrySurveying.com Professional license #: LLS #805, PE #14243

Proposed project

What is the purpose of the lot line revision? To provide access to Portland Street for
Lot 21.

Will any encroachments result? No

(Continued Lot Line Revision application Tax Map: 223 Lot: 18 & 21 Zone: R1A)

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: Lou Erickson
(Parcel A)

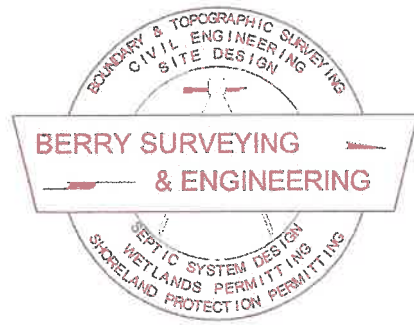
Date: 4/25/17

Signature of property owner: Angie Marcilio, Real Estate Advisor
(Parcel B)

Date: 5/8/17

Signature of agent: _____

Date: _____



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road
Barrington, NH 03825
Phone: (603) 332-2863
Fax: (603) 335-4623
www.BerrySurveying.Com

March 14, 2017

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

Re: Real Estate Advisors, Inc./Erickson
Project Narrative
Portland Street
Tax Map 223, Lot 18 & 21

Dear Chairman and Members of the Rochester Planning Board,

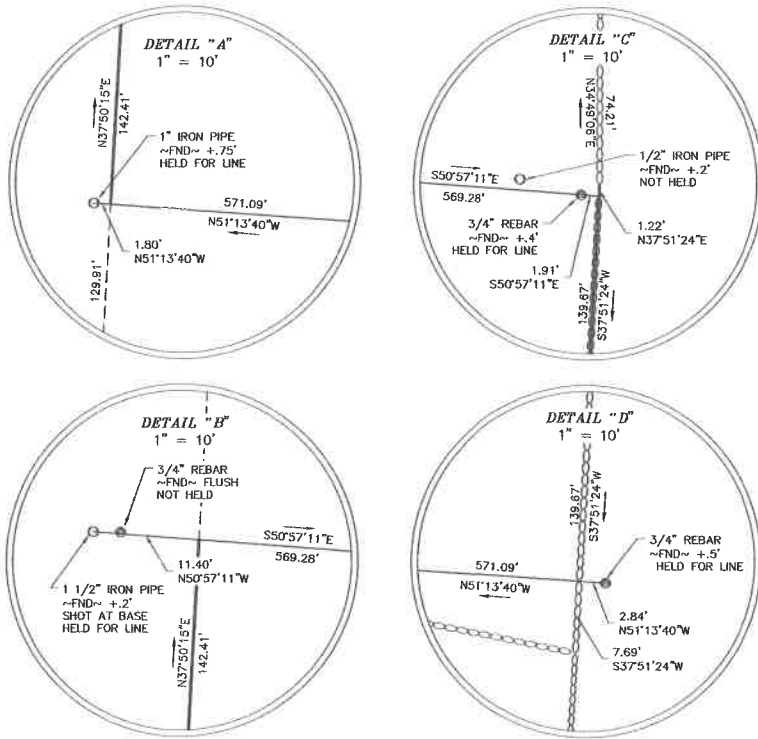
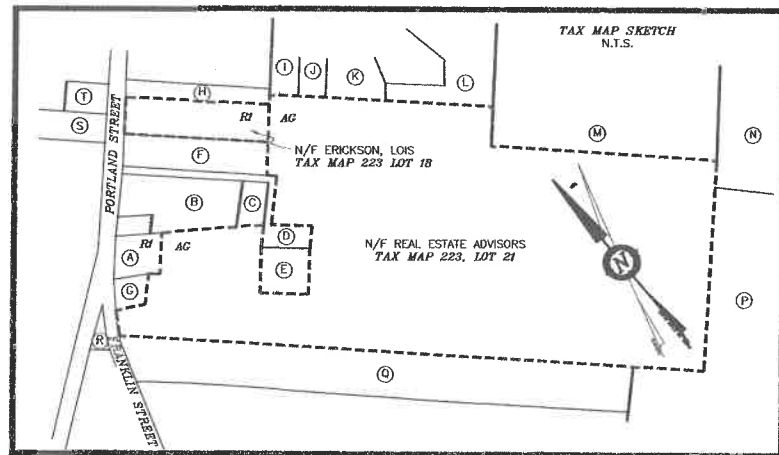
Lois Erickson owns Tax Map 223, lot 18. This lot consists of 1.84 Ac. and is located on Portland Street. She wishes to revise her boundary line with Real Estate Advisors, Inc., owner of Tax Map 223, Lot 21, to add 0.65 acres of land to the lot owned by Real Estate Advisors, Inc. This would be done to allow Lot 21 Access to Portland Street. The Erickson lot will contain 1.19 Ac. in the proposed condition and the Real Estate Advisors, Inc. lot will contain 41.58 Ac. Both Lots will meet zoning requirements for area and building setbacks in the proposed condition. The frontage requirement for the Erickson 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 the typical granite survey boundary markers.

Thank you for your time and attention to the matter.

Berry Surveying & Engineering

Christopher Berry, SIT #567
President



LEGEND:

- GRANITE BOUND (TO BE SET)
- IRON BOUND (TO BE SET)
- IRON PIPE (FOUND)
- IRON BOUND (FOUND)
- REBAR (FOUND)
- UTILITY POLE
- PROPOSED BOUNDARY LINE
- BUILDING SETBACK LINE
- WETLAND LINE
- AG/RI ZONING DISTRICT

NOTES:

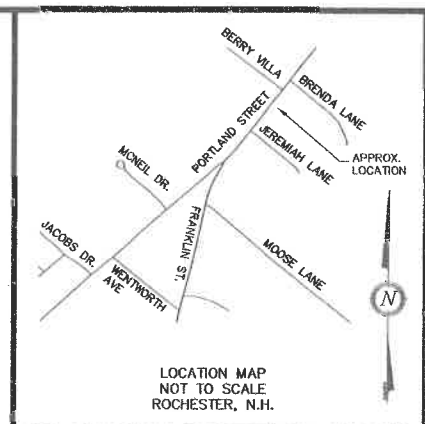
- OWNER: REAL ESTATE ADVISORS, INC. 76 EXETER STREET NEW MARKET, NH 03857
 - TAX MAP 223, LOT 21
 - EXISTING LOT AREA: 1,782,812 Sq.Ft., 40.93 Ac. PROPOSED LOT AREA: 1,811,367 Sq.Ft., 41.58 Ac.
 - S.C.R.D. BOOK 4323, PAGE 128
- OWNER: LOIS ERICKSON 603 PORTLAND STREET #A ROCHESTER, NH 03867-2437
 - TAX MAP 223, LOT 18
 - EXISTING LOT AREA: 80,538 Sq.Ft., 1.84 Ac. PROPOSED LOT AREA: 51,983 Sq.Ft., 1.19 Ac.
 - S.C.R.D. BOOK 4370, PAGE 303
- ZONING: RI & AGRICULTURAL DISTRICT W/MUNICIPAL WATER & SEWER

RI ZONE:

 - FRONTAGE ~ 100.0'
 - MINIMUM LOT SIZE ~ 10,000 Sq. Ft.
 - FRONT SETBACK ~ 10.0'
 - REAR SETBACK ~ 20.0'
 - SIDE SETBACK ~ 10.0'

AGRICULTURAL ZONE:

 - FRONTAGE ~ 150.0'
 - MINIMUM LOT SIZE ~ 20,000 Sq. Ft.
 - FRONT SETBACK ~ 20.0'
 - REAR SETBACK ~ 20.0'
 - SIDE SETBACK ~ 10.0'



- N/F BENTON, JAMES & JANE 579 PORTLAND STREET ROCHESTER, NH 03867 TAX MAP 111, LOT 22 S.C.R.D. BOOK 2042, PAGE 185
- N/F HUPPE, LEO & EVELYN 589 PORTLAND STREET ROCHESTER, NH 03867 TAX MAP 223, LOT 25
- N/F METAYER FAMILY REV. TRUST 21 JEREMIAH LANE ROCHESTER, NH 03867 TAX MAP 223, LOT 24 S.C.R.D. BOOK 3985, PAGE 391
- N/F ELWELL, BETTY 32 JEREMIAH LANE ROCHESTER, NH 03867 TAX MAP 223, LOT 22 S.C.R.D. BOOK 2006, PAGE 713
- N/F WEINBERG, LINDA & BURGESS, HAROLD 26 JEREMIAH LANE ROCHESTER, NH 03867 TAX MAP 223, LOT 23 S.C.R.D. BOOK 2680, PAGE 716
- N/F DILLOW, TROY PO BOX 1464 ROCHESTER, NH 03867 TAX MAP 223, LOT 19 S.C.R.D. BOOK 3891, PAGE 308
- N/F CALER, HAROLD & DOROTHY 151 FRANKLIN STREET ROCHESTER, NH 03867-2417 TAX MAP 111, LOT 83
- N/F STROGEN, ROBERT & SHEILA 27 QUARRY DRIVE ROCHESTER, NH 03867 TAX MAP 223, LOT 17 S.C.R.D. BOOK 4030, PAGE 498
- N/F UNDER-MOCHRIE, LESLEY 25 BRENDA LANE ROCHESTER, NH 03867 TAX MAP 223, LOT 13-9 S.C.R.D. BOOK 4133, PAGE 688
- N/F CARON, JULIE & BUBAR, RYAN 31 BRENDA LANE ROCHESTER, NH 03867 TAX MAP 223, LOT 13-8 S.C.R.D. BOOK 4139, PAGE 223
- N/F MARTIN, PAUL 35 BRENDA LANE ROCHESTER, NH 03867 TAX MAP 223, LOT 13-7 S.C.R.D. BOOK 4222, PAGE 250
- N/F GARDNER, WILLIAM & MARY 26 BRENDA LANE ROCHESTER, NH 03867 TAX MAP 223, LOT 13-14 S.C.R.D. BOOK 3417, PAGE 890
- N/F CURTIS, KELLY & MICHELLE 43 STONEWALL DRIVE ROCHESTER, NH 03867 TAX MAP 223, LOT 11-16 S.C.R.D. BOOK 4151, PAGE 771
- N/F HUPPE, LEO & EVELYN 589 PORTLAND STREET ROCHESTER, NH 03867 TAX MAP 223, LOT 12 S.C.R.D. BOOK 507, PAGE 304
- N/F CHAMBERLAIN INVEST PROP., LLC. PO BOX 645 IPSWICH, MA 01938 TAX MAP 119, LOT 100 S.C.R.D. BOOK 2070, PAGE 652
- N/F LIBBY, SHAWN & DAWN 4 HOWE STREET ROCHESTER, NH 03867 TAX MAP 111, LOT 84 S.C.R.D. BOOK 4020, PAGE 151
- N/F GALEUCIA, PETER 567 PORTLAND STREET ROCHESTER, NH 03867 TAX MAP 111, LOT 96 S.C.R.D. BOOK 4310, PAGE 467
- N/F SPEROPOLOUS, LISA I 600 PORTLAND STREET ROCHESTER, NH 03867 TAX MAP 223, LOT 26 S.C.R.D. BOOK 3754, PAGE 729

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PORTLAND STREET

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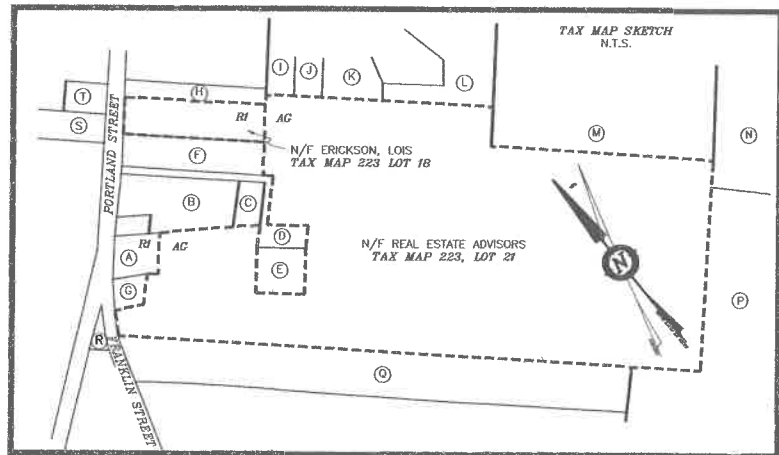
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PLAN REFERENCES:

- 1.) "LOT LINE ADJUSTMENT PLAN FOR JAMES A. & JANE BENTON AND JEREMIAH JACOB STUART MAP 111-LOT 82 & MAP 223-LOT 21 PORTLAND ST., ROCHESTER, N.H." BY: MOTT SURVEY COMPANY, LLC DATED: DECEMBER 6, 2007 S.C.R.D.: PLAN # 7-439 BLA
- 2.) "PROPOSED ROAD LAYOUT OF JEREMIAH LANE FOR THE CITY OF ROCHESTER & JEREMIAH STUART LOT LINE REVISION FOR JEREMIAH STUART & GERARD METAYER PORTLAND STREET ROCHESTER, N.H. TAX MAP 223, LOT 21" BY: BERRY SURVEYING & ENGINEERING DATED: SEPTEMBER 16, 2008 S.C.R.D.: PLAN # 103-15
- 3.) "PROPOSED LOT LINE REVISION FOR HAROLD C. BURGESS & LINDA WENBERG AND ESTATE OF JEREMIAH JACOB STUART JEREMIAH LANE ROCHESTER, N.H." BY: BERRY SURVEYING & ENGINEERING DATED: SEPTEMBER 3, 2002 S.C.R.D.: PLAN # 88-4
- 4.) "CORRECTED LOT LINE REVISION PLAN PRAY STREET/STONEWALL DRIVE ROCHESTER N.H. FOR GREGORY E. PRAY" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: JUNE 2008 S.C.R.D.: PLAN # 86-66
- 5.) "SUBDIVISION OF LAND PORTLAND ST. ROCHESTER, N.H. FOR RSA DEVELOPMENT, LLC." BY: NORWAY PLAINS ASSOCIATES, INC. DATED: DECEMBER 2004 S.C.R.D.: PLAN # 82-17

PLAN REFERENCES CONT.:

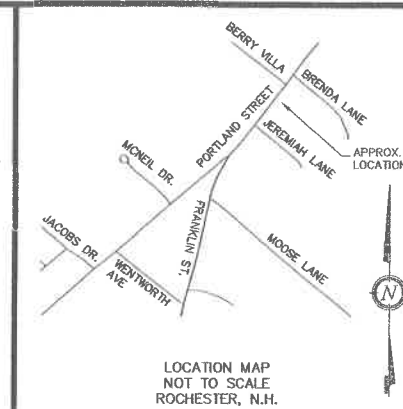
- 6.) "TAX MAP 119 LOT 100 & TAX MAP 118 LOT 51 PROPERTY OF CHAMBERLAIN INVESTMENT PROPERTIES, LLC FRANKLIN STREET/CHAMBERLAIN STREET COUNTY OF STRAFFORD ROCHESTER NEW HAMPSHIRE" BY: AMES MSC ARCHITECTS & ENGINEERS DATED: SEPTEMBER 20, 2006 S.C.R.D.: PLAN # 93-78
- 7.) "SUBDIVISION OF LAND SALMON FALLS ROAD TAX MAP 224, LOTS 321, 321-1, 324 & 328 AND TAX MAP 228, LOT 9 ROCHESTER, NH PREPARED FOR STEVEN MILLER" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: NOVEMBER 2007 S.C.R.D.: PLAN # 93-42
- 8.) "TAX MAP 119, LOT 100 & TAX MAP 118, LOT 51 PROPERTY OF CHAMBERLAIN INVESTMENT PROPERTIES, LLC FRANKLIN STREET/CHAMBERLAIN STREET COUNTY OF STRAFFORD ROCHESTER NEW HAMPSHIRE" BY: AMES MSC ARCHITECTS & ENGINEERS DATED: SEPTEMBER 20, 2006 S.C.R.D.: PLAN # 93-79
- 9.) "PLAN OF LOTS WINONA W CHASE TO NORMAND W. & SANDRA CHASE & BERNARD CHASE ROCHESTER, N.H." BY: G.L. DAVIS & ASSOCIATES CIVIL ENGINEERS DATED: JUNE 1976 S.C.R.D.: PLAN # 17A-49
- 10.) "LOT LINE REVISION PLAN FOR REAL ESTATE ADVISORS INC. & HAROLD & DOROTHY CALER, PORTLAND STREET & FRANKLIN STREET, ROCHESTER, N.H., TAX MAP 223, LOT 21 & TAX MAP 111, LOT 83" BY: BERRY SURVEYING & ENGINEERING DATED: JUNE 14, 2016 TO BE RECORDED FILE NO. DB 2015-114

NOTES:

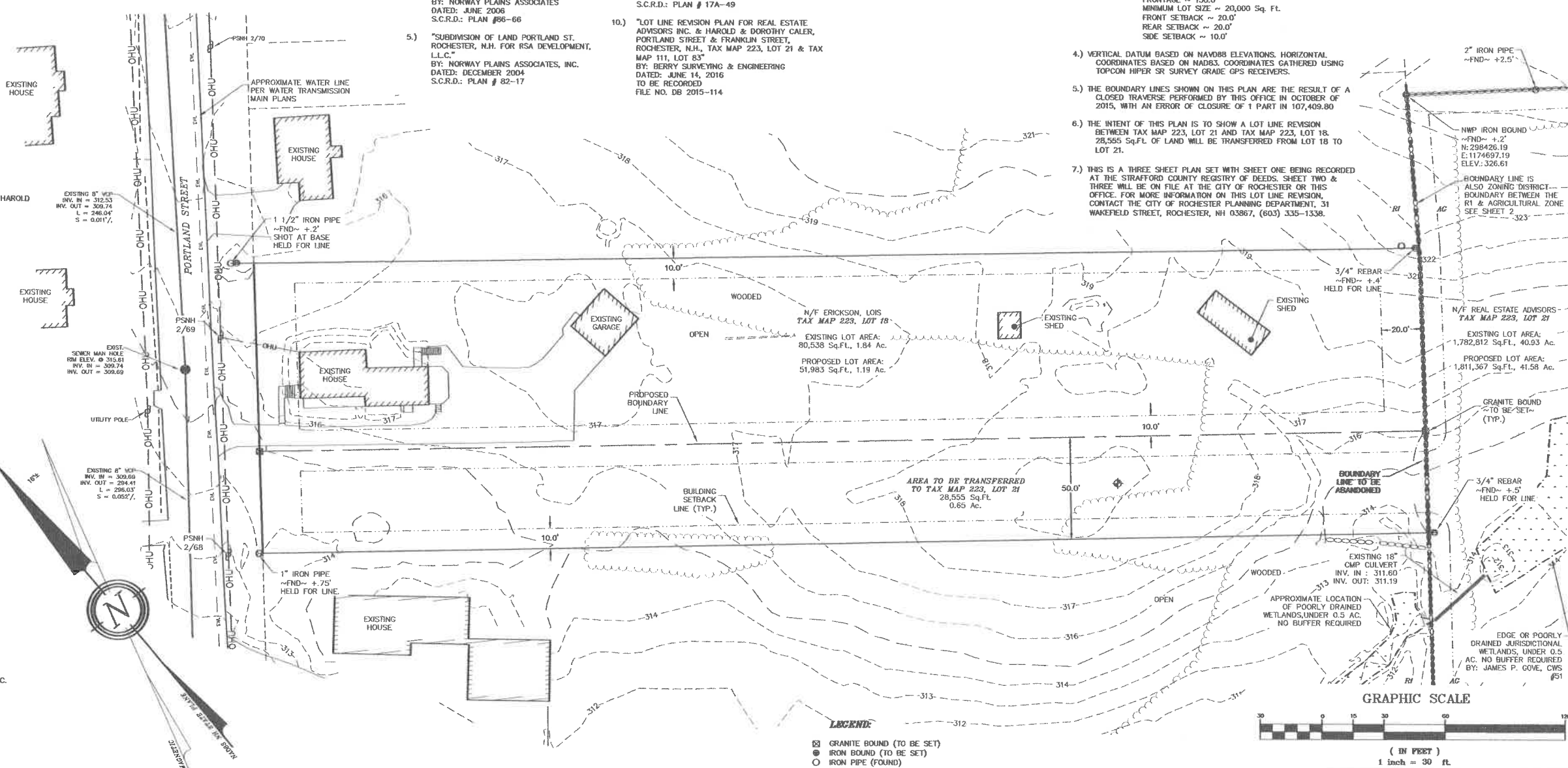
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 - c.) S.C.R.D. BOOK 4323, PAGE 128
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 - a.) TAX MAP 223, LOT 18
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 - c.) S.C.R.D. BOOK 4370, PAGE 303
- 3.) ZONING: R1 & AGRICULTURAL DISTRICT W/MUNICIPAL WATER & SEWER

R1 ZONE:
FRONTAGE ~ 100.0'
MINIMUM LOT SIZE ~ 10,000 Sq. Ft.
FRONT SETBACK ~ 10.0'
REAR SETBACK ~ 20.0'
SIDE SETBACK ~ 10.0'

AGRICULTURAL ZONE:
FRONTAGE ~ 150.0'
MINIMUM LOT SIZE ~ 20,000 Sq. Ft.
FRONT SETBACK ~ 20.0'
REAR SETBACK ~ 20.0'
SIDE SETBACK ~ 10.0'
- 4.) VERTICAL DATUM BASED ON NAVD83 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- 5.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN OCTOBER OF 2015, WITH AN ERROR OF CLOSURE OF 1 PART IN 107,409.80
- 6.) THE INTENT OF THIS PLAN IS TO SHOW A LOT LINE REVISION BETWEEN TAX MAP 223, LOT 21 AND TAX MAP 223, LOT 18. 28,555 Sq.Ft. OF LAND WILL BE TRANSFERRED FROM LOT 18 TO LOT 21.
- 7.) THIS IS A THREE SHEET PLAN SET WITH SHEET ONE BEING RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. SHEET TWO & THREE WILL BE ON FILE AT THE CITY OF ROCHESTER OR THIS OFFICE. FOR MORE INFORMATION ON THIS LOT LINE REVISION, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD STREET, ROCHESTER, NH 03867, (603) 335-1338.



- A) N/F BENTON, JAMES & JANE 579 PORTLAND STREET ROCHESTER, NH 03867 TAX MAP 111, LOT 82 S.C.R.D. BOOK 2042, PAGE 195
- B) N/F HUPPE, LEO & EVELYN 589 PORTLAND STREET ROCHESTER, NH 03867 TAX MAP 223, LOT 25
- C) N/F METAYER FAMILY REV. TRUST 21 JEREMIAH LANE ROCHESTER, NH 03867 TAX MAP 223, LOT 24 S.C.R.D. BOOK 3985, PAGE 391
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- F) N/F DILLOW, TROY PO BOX 1454 ROCHESTER, NH 03867 TAX MAP 223, LOT 19 S.C.R.D. BOOK 3891, PAGE 308
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LEGEND:

- GRANITE BOUND (TO BE SET)
- IRON BOUND (TO BE SET)
- IRON PIPE (FOUND)
- IRON BOUND (FOUND)
- REBAR (FOUND)
- UTILITY POLE
- PROPOSED BOUNDARY LINE
- BUILDING SETBACK LINE
- WETLAND LINE
- EXISTING WATER LINE
- OVER HEAD UTILITIES
- CONTOUR MAJOR
- CONTOUR MINOR
- ZONE LINE
- ZONING DISTRICT

FINAL APPROVAL
BY
ROCHESTER PLANNING BOARD

CERTIFIED BY :
DATE :

I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE CITY OF ROCHESTER, N.H. - 1:10,000 - 5-9-2017
KENNETH A. BERRY U.S. 805 DATE

REVISION	DATE	DESCRIPTION

LOT LINE REVISION PLAN (TOPOGRAPHY)
FOR
REAL ESTATE ADVISORS INC. & LOIS ERICKSON
PORTLAND STREET & FRANKLIN STREET
ROCHESTER, N.H.
TAX MAP 223, LOT 21 & TAX MAP 223, LOT 18

BERRY & SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603) 332-2863
SCALE : 1 IN. EQUALS 30 FT.
DATE : MARCH 14, 2017
FILE NO. : DB 2015 - 114

PLAN REFERENCES:

- 1.) "LOT LINE ADJUSTMENT PLAN FOR JAMES A. & JANE BENTON AND JEREMIAH JACOB STUART MAP 111-LOT 82 & MAP 223-LOT 21 PORTLAND ST., ROCHESTER, N.H." BY: MOTT SURVEY COMPANY, LLC DATED: DECEMBER 6, 2007 S.C.R.D.: PLAN # 7-439 BLA
- 2.) "PROPOSED ROAD LAYOUT OF JEREMIAH LANE FOR THE CITY OF ROCHESTER & JEREMIAH STUART LOT LINE REVISION FOR JEREMIAH STUART & GERARD METAYER PORTLAND STREET ROCHESTER, N.H." BY: BERRY SURVEYING & ENGINEERING DATED: SEPTEMBER 18, 2008 S.C.R.D.: PLAN # 103-15
- 3.) "PROPOSED LOT LINE REVISION FOR HAROLD C. BURGESS & LINDA WEINBERG AND ESTATE OF JEREMIAH JACOB STUART JEREMIAH LANE ROCHESTER, N.H." BY: BERRY SURVEYING & ENGINEERING DATED: SEPTEMBER 3, 2002 S.C.R.D.: PLAN # 88-4

PLAN REFERENCES CONT.:

- 4.) "CORRECTED LOT LINE REVISION PLAN PRAY STREET/STONEWALL DRIVE ROCHESTER N.H. FOR GREGORY E. PRAY" BY: NORWAY PLAINS ASSOCIATES DATED: JUNE 2006 S.C.R.D.: PLAN # 86-66
- 5.) "SUBDIVISION OF LAND PORTLAND ST. ROCHESTER, N.H. FOR RSA DEVELOPMENT, LLC" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: DECEMBER 2004 S.C.R.D.: PLAN # 82-17
- 6.) "TAX MAP 119 LOT 100 & TAX MAP 118 LOT 51 PROPERTY OF CHAMBERLAIN INVESTMENT PROPERTIES, LLC FRANKLIN STREET/CHAMBERLAIN STREET COUNTY OF STRAFFORD ROCHESTER NEW HAMPSHIRE" BY: AMES MSC ARCHITECTS & ENGINEERS DATED: SEPTEMBER 20, 2006 S.C.R.D.: PLAN # 93-78
- 7.) "SUBDIVISION OF LAND SALMON FALLS ROAD TAX MAP 224, LOTS 321, 321-1, 324 & 328 AND TAX MAP 228, LOT 9 ROCHESTER, NH PREPARED FOR STEVEN MILLER" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: NOVEMBER 2007 S.C.R.D.: PLAN # 93-42

PLAN REFERENCES CONT.:

- 8.) "TAX MAP 119, LOT 100 & TAX MAP 118, LOT 51 PROPERTY OF CHAMBERLAIN INVESTMENT PROPERTIES, LLC FRANKLIN STREET/CHAMBERLAIN STREET COUNTY OF STRAFFORD ROCHESTER NEW HAMPSHIRE" BY: AMES MSC ARCHITECTS & ENGINEERS DATED: SEPTEMBER 20, 2006 S.C.R.D.: PLAN # 93-79
- 9.) "PLAN OF LOTS WINONA M CHASE TO NORMAND W. & SANDRA CHASE & BERNARD CHASE ROCHESTER, N.H." BY: G.L. DAVIS & ASSOCIATES CIVIL ENGINEERS DATED: JUNE 1976 S.C.R.D.: PLAN # 17A-49
- 10.) "LOT LINE REVISION PLAN FOR REAL ESTATE ADVISORS INC. & HAROLD & DOROTHY CALER, PORTLAND STREET & FRANKLIN STREET, ROCHESTER, N.H., TAX MAP 223, LOT 21 & TAX MAP 111, LOT 83" BY: BERRY SURVEYING & ENGINEERING DATED: JUNE 14, 2016 TO BE RECORDED FILE NO. DB 2015-114

NOTES:

- 1.) OWNER: REAL ESTATE ADVISORS, INC. 76 EXETER STREET NEW MARKET, NH 03857
- 2.) OWNER: LOIS ERICKSON 603 PORTLAND STREET #A ROCHESTER, NH 03867-2437
- 3.) ZONING: R1 & AGRICULTURAL DISTRICT W/MUNICIPAL WATER & SEWER
- 4.) VERTICAL DATUM BASED ON NAVD83 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON Hiper SR SURVEY GRADE GPS RECEIVERS.
- 5.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN OCTOBER OF 2015, WITH AN ERROR OF CLOSURE OF 1 PART IN 107,409.80
- 6.) THE INTENT OF THIS PLAN IS TO SHOW A LOT LINE REVISION BETWEEN TAX MAP 223, LOT 21 AND TAX MAP 223, LOT 18. 28,555 Sq.Ft. OF LAND WILL BE TRANSFERRED FROM LOT 18 TO LOT 21.
- 7.) THIS IS A THREE SHEET PLAN SET WITH SHEET ONE BEING RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. SHEET TWO & THREE WILL BE ON FILE AT THE CITY OF ROCHESTER OR THIS OFFICE. FOR MORE INFORMATION ON THIS LOT LINE REVISION, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD STREET, ROCHESTER, NH 03867, (603) 339-1338.

LEGEND:

- IRON PIPE (FOUND)
- IRON BOUND (FOUND)
- REBAR (FOUND)
- UTILITY POLE
- BENCHMARK
- TREE
- WELL
- WETLAND LINE
- 50' WETLAND BUFFER
- OVER HEAD UTILITIES
- CONTOUR MAJOR
- CONTOUR MINOR



REVISION

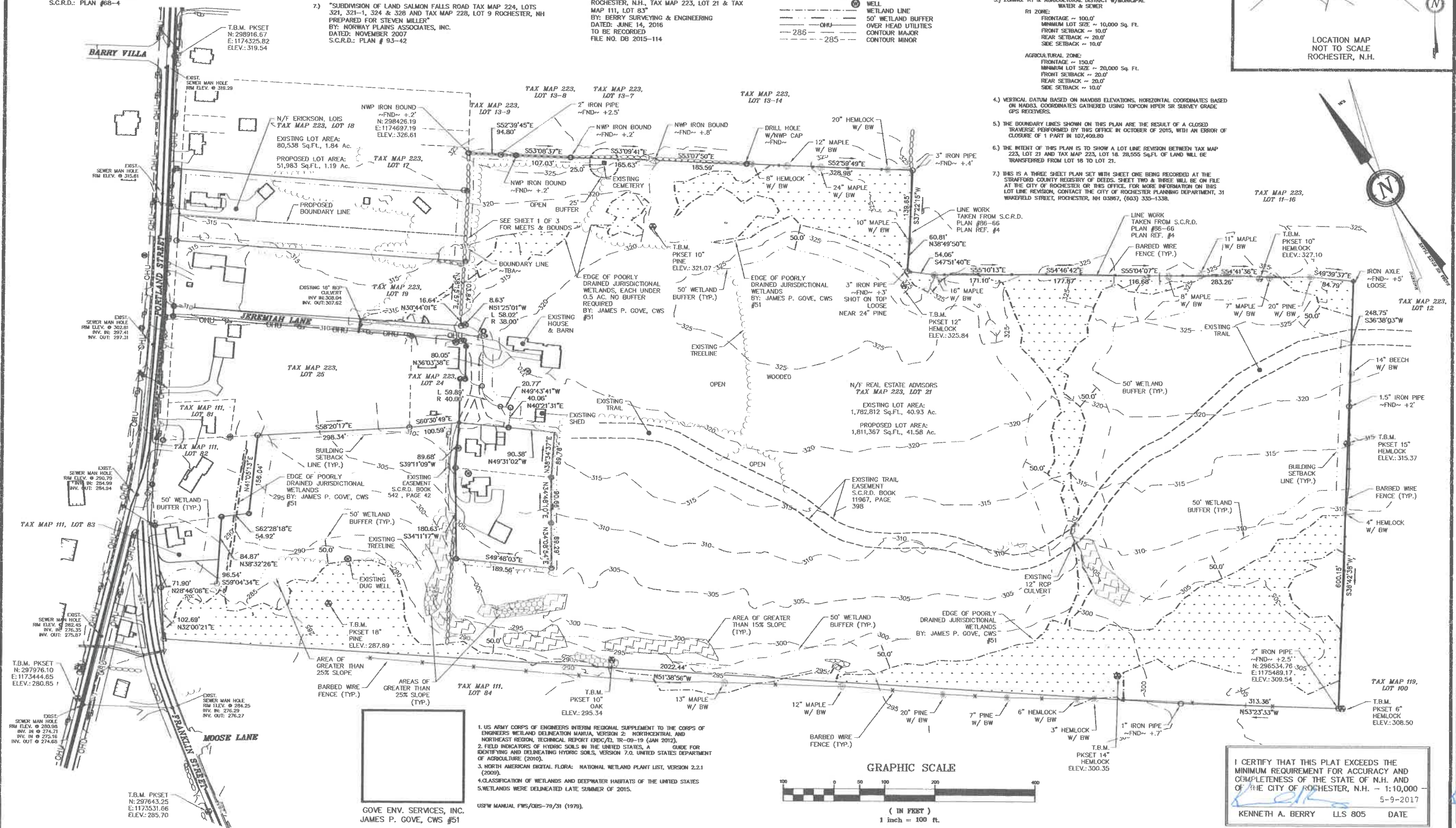
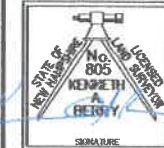
DATE

LOT LINE REVISION PLAN (EXISTING CONDITIONS)

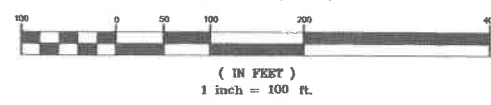
FOR
REAL ESTATE ADVISORS INC. & LOIS ERICKSON
PORTLAND STREET & FRANKLIN STREET
ROCHESTER, N.H.
TAX MAP 223, LOT 21 & TAX MAP 223, LOT 18

BERRY SURVEYING & ENGINEERING

335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603) 332-2863
SCALE: 1 IN. EQUALS 100 FT.
DATE: JUNE 14, 2016
FILE NO.: DB 2013 - 008



GRAPHIC SCALE



I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE CITY OF ROCHESTER, N.H. - 1:10,000
5-9-2017
KENNETH A. BERRY ILS 805 DATE

1. US ARMY CORPS OF ENGINEERS INTERIM REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, VERSION 2: NORTH-CENTRAL AND NORTH-EAST REGION, TECHNICAL REPORT ERODC/EL-TR-09-19 (JAN 2012).
2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 7.0 UNITED STATES DEPARTMENT OF AGRICULTURE (2010).
3. NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.2.1 (2009).
4. CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES
5. WETLANDS WERE DELINEATED LATE SUMMER OF 2015.
USFW MANUAL FWS/OBS-79/31 (1979).

GOVE ENV. SERVICES, INC.
JAMES P. GOVE, CWS #51