

LEGEND

- IPF IRON PIPE FOUND
- RPF RE-BAR FOUND
- SSF STEEL STAKE FOUND
- TBS NORWAY PLAINS ASSOCIATES MON. TO BE SET
- UTILITY POLE



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.



JOEL D. RUNNALS N.H.L.L.S. 865 DATE: _____

WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBDIVIDER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS, AND SPECIFICATIONS 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 EXCEPT INsofar AS EXPRESSLY WAIVED IN ANY PARTICULAR, BELOW. NON-ADHERENCE MAY RESULT IN A REVOCATION OF APPROVAL. ANY VARIATION FROM THE APPROVED PLAN WILL REQUIRE A RESUBMISSION FOR SUBDIVISION APPROVAL.

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



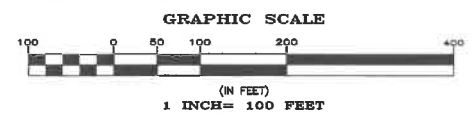
SEE SHEET 2 OF 2 FOR GENERAL NOTES, ABUTTERS LIST AND TAX MAP SKETCH.

TAX MAP 217, LOTS 1&3
OWNER OF RECORD:
ROBERT L. & JUDITH H. GUSTAFSON
140 TEN ROD ROAD
ROCHESTER, NH 03867
BOOK 1108, PAGE 460

LOT LINE REVISION PLAN
136 & 140 TEN ROD ROAD
ROCHESTER
STRAFFORD COUNTY
NEW HAMPSHIRE

PREPARED FOR:
ROBERT L. & JUDITH H.
GUSTAFSON

SCALE: 1" = 100' MAY 2017



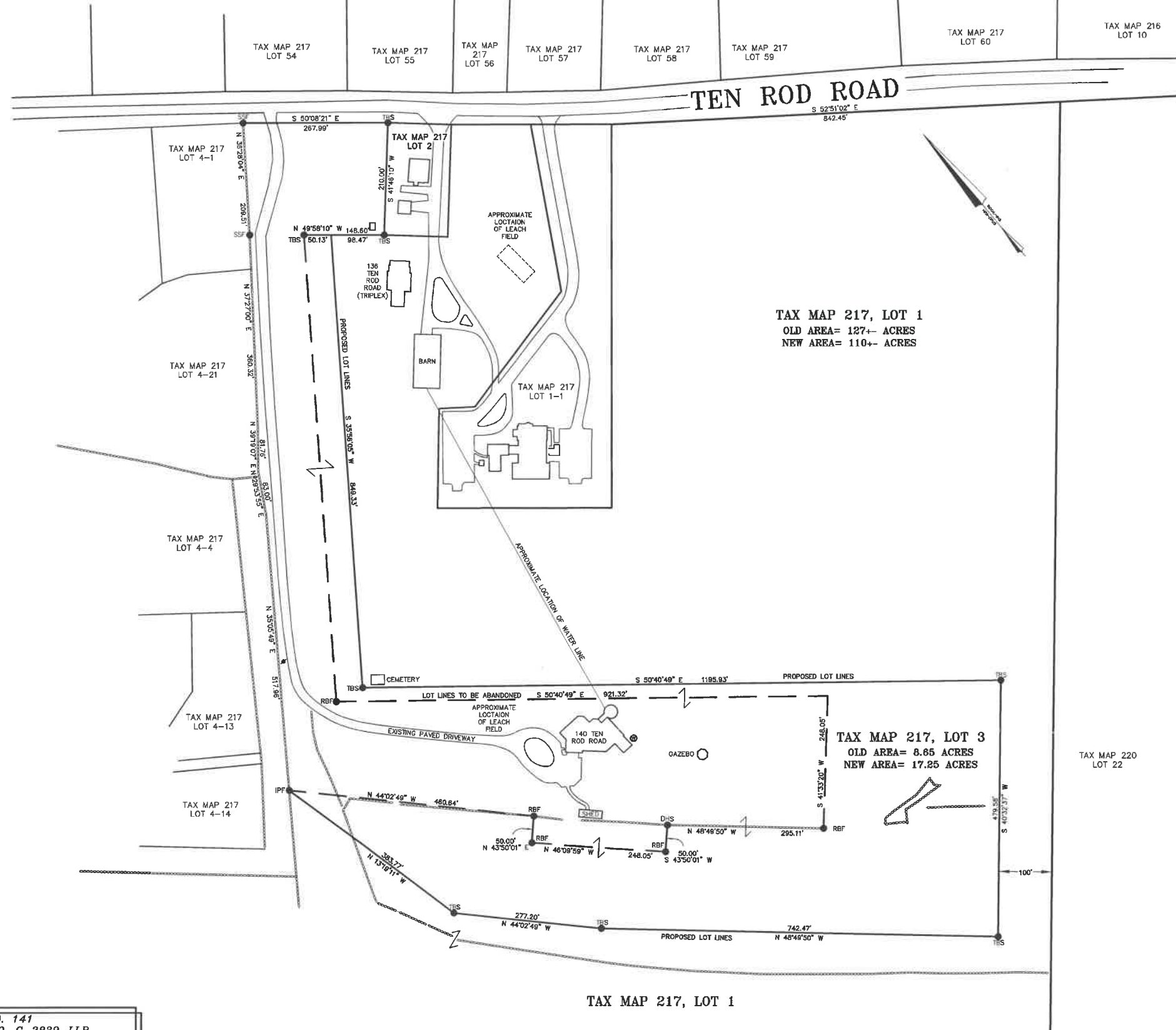
REVISIONS:
05-05-17 CHANGE PROPOSED LOT CONFIGURATION

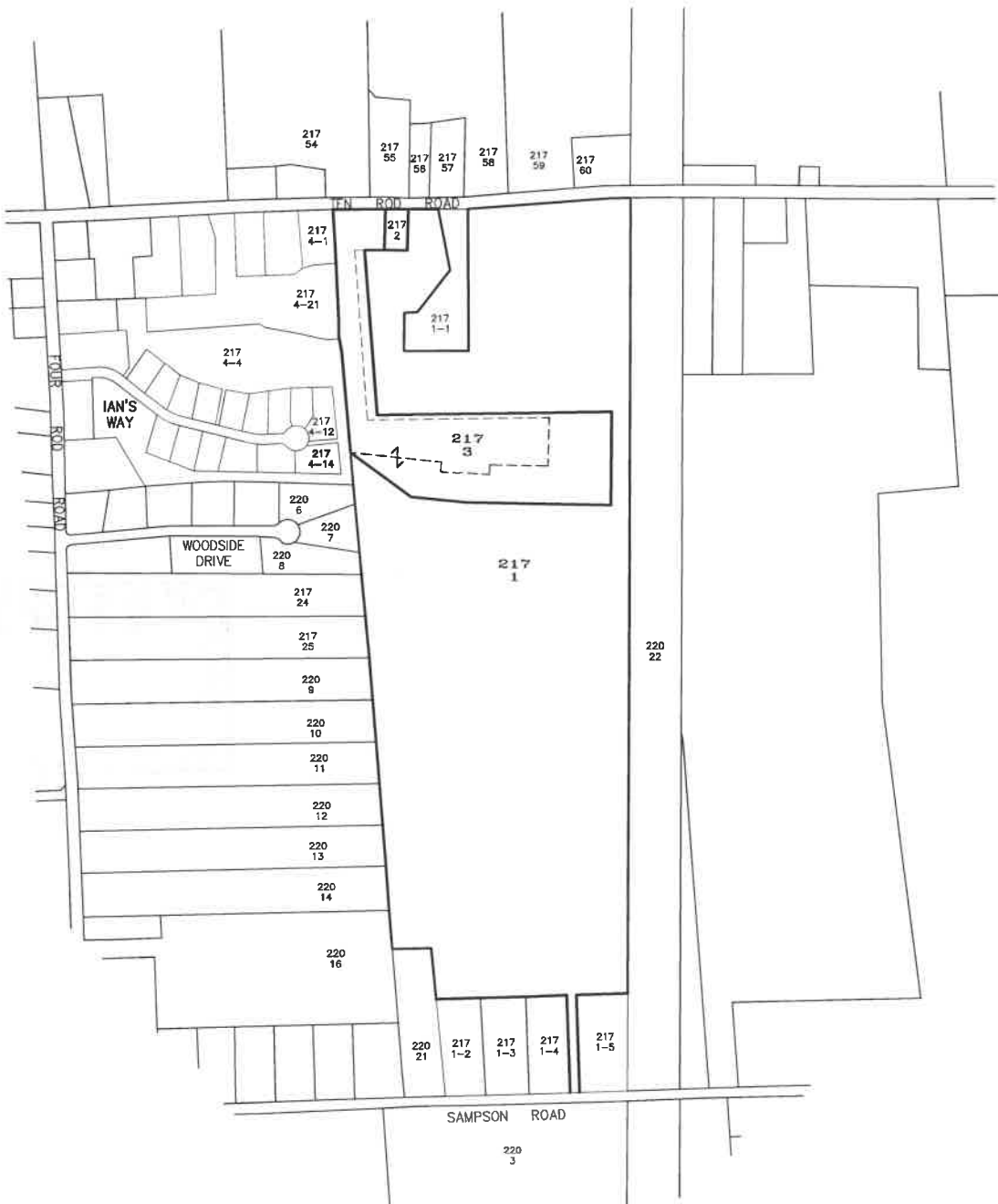
FILE NO. 141
PLAN NO. C-2839-LLR
DWG NO. 17008\LLR-2017
F.B. NO. SDR-"TJR"

31 Mooney Street, Alton, N.H. 603-875-3948

NORWAY PLAINS ASSOCIATES, INC.

2 Continental Blvd., Rochester, N.H. 603-335-3948





TAX MAP SKETCH
1" = 400' ±

MAP-LOT 217-01	APPLICANT Robert L. & Judith H. Gustafson, 140 Ten Rod Road, Rochester, NH 03867-4290	DEED REF. 1106-460
217-03	ABUTTERS (same)	
MAP-LOT 218-10	Public Service Company, NH d/ba Eversource Energy, P. O. Box 270, Hartford, CT 06141-0270	3684-732
217-01-1	William R. Lowe III Rev. Trust & Michael J. Norris Rev. Trust, 134 Ten Rod Road, Rochester, NH 03867-4230	3482-579
217-01-2	Robert & Lot Ann Cawthra, 125 Sampson Road, Rochester, NH 03867-4230	4106-19
217-01-3	Christopher & J.H. H. Sherron Rev. Living Trust, 123 Sampson Road, Rochester, NH 03867-4263	1106-460
217-01-4	Same as Applicant	4316-74
217-01-6	Gay A. & Melissa A. Arkwell, 111 Sampson Road, Rochester, NH 03867-4292	1084-614
217-02	Same as Applicant	2026-645
217-04-1	David W. Dondero, 142 Ten Rod Road, Rochester, NH 03867-4230	2628-167
217-04-4	(open space - common ownership)	4002-196
217-04-13	Joseph & Stephen Belve, 41 Isaac Lucas Circle, Dover, NH 03820-4538	2976-325
217-04-14	Mallett Family 2001 Rev. Trust c/o N.A. & J.R. Mallett, Trustees, 63 Ians Way, Rochester, NH 03867-4230	1386-700
217-04-21	Richard W. Jr. & Heather J. Reynolds, 152 Ten Rod Road, Rochester, NH 03867-4230	1852-183
217-04	Robert C. Erickson, 28 Four Rod Road, Rochester, NH 03867-4269	
217-25	Eastern Regional Advent Christian Association, 32 Four Rod Road, Rochester, NH 03867-4269	
217-54	Barbara Jean Stanley & James Owen Ballentine, 12 Glna Drive, Rochester, NH 03867-5134	
217-55	Daniel & Ruth Carron, 135 Ten Rod Road, Rochester, NH 03867-4246	
217-56	Ruth & Daniel S. Carron, 135B Ten Rod Road, Rochester, NH 03867-4246	
217-57	Michael A. Benoit, 131 Ten Rod Road, Rochester, NH 03867-4246	
217-58	Trent & Bethany & Jeanne F. Robinson, 127 Ten Rod Road, Rochester, NH 03867-4246	
217-59	Andrea L. Mank & Scott D. Luffey, 125 Ten Rod Road, Rochester, NH 03867-4246	
220-03	Meadowbrook Village Condominium Association n/a	3175-655
220-06	31 Woodside Lane Condominium Association n/a	3650-199
220-07	Andrew R. & Amanda Richard, 29 Woodside Lane, Rochester, NH 03867	
220-08	Houston Homes, Inc., 62 Placataqua Road, Dover, NH 03820-4530-235	1726-526
220-09	Eastern Regional Association, 32 Four Rod Road, Rochester, NH 03867-4269	2672-138
220-10	Soley Family Revocable Trust c/o Thomas W. & Barbara A. Soley, 40 Four Rod Road, Rochester, NH 03867-4269	1075-704
220-11	Gary P. & Monica Ferland, 46 Four Rod Road, Rochester, NH 03867-4269	1084-272
220-12	Same as 220-11	1615-25
220-13	James W. & Sandra D. Miller, 48 Four Rod Road, Rochester, NH 03867-4269	2899-431
220-14	Lionel J. & Gloria J. Gagnon, 50 Four Rod Road, Rochester, NH 03867	1958-743
220-16	Denise Cota & Dominic C. Berardi c/o Berol Properties, 163 Four Rod Road, Rochester, NH 03867-4219	2955-587
220-21	Lisa M. Stanley, 133 Sampson Road, Rochester, NH 03867-4263	
220-22	Same as 218-10	

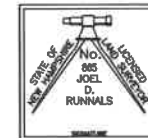
GENERAL PLAN NOTES:

- THE PURPOSE OF THIS PLAN IS TO ADJUST THE CURRENT LOT LINES BETWEEN TAX MAP 217, LOTS 1 & 3.
- LOT AREAS:
TAX MAP 217, LOT 1
OLD AREA= 127⁸/₁₀ ACRES
NEW AREA= 110⁸/₁₀ ACRES
AREA TO BE CONVEYED TO TAX MAP 217, LOT 3= 380,117 SF / 8.73 ACRES
TAX MAP 217, LOT 3
OLD AREA= 376,831 SF / 8.65 ACRES
NEW AREA= 751,393 SF / 17.25 ACRES
- THESE LOTS ARE ZONED AGRICULTURAL (A).
DIMENSIONAL REGULATIONS PER ZONING ORDINANCE:
MINIMUM LOT SIZE = 20,000 SF
MINIMUM LOT FRONTAGE = 150 FEET
MINIMUM YARD SETBACKS:
FRONT = 20 FEET
SIDE = 10 FEET
REAR = 20 FEET
- ORIENTATION: HORIZONTAL DATUM - CITY OF ROCHESTER GIS.
- PARCELS ARE NOT LOCATED WITHIN ZONE A (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NUMBER 33017C0212D.
- NO ENCROACHMENTS WILL RESULT FROM THIS PROPOSED LOT LINE REVISION.
- LOTS ARE SERVICED BY INDIVIDUAL WATER AND SEWER SYSTEMS.
- THESE LOTS WERE NOT EVALUATED FOR WETLANDS AT THE TIME OF THIS LOT LINE REVISION.
- SOILS PER NRCS. PAXTON, SUTTON & WOODBRIDGE WITH VARIABLE SLOPES.
- FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD STREET, ROCHESTER, NH 03867. (603) 335-1338.

PLAN REFERENCES:

- "SUBDIVISION OF LAND, RICHARD G. TRUBEL & RICHARD L. BOEHM, ROCHESTER, NEW HAMPSHIRE" DATED NOVEMBER 07, 1980 BY JOHN W. DURGN ASSOCIATES, INC. S.C.R.D. PLAN 21-74
- "BOUNDARY ADJUSTMENT FOR ROBERT L. & JUDITH H. GUSTAFSON, TEN ROD ROAD, ROCHESTER, NH" DATED JULY 21, 1992 BY BELKNAP SURVEY SERVICE, INC. S.C.R.D. PLAN 41-20
- "SUBDIVISION OF LAND, TEN ROD ROAD, ROCHESTER, NH FAMILY FARM REALTY TRUST" DATED DECEMBER 1997 BY NORWAY PLAINS ASSOCIATES, INC. S.C.R.D. PLANS 51-98
- "SUBDIVISION PLAN, SAMPSON ROAD, ROCHESTER, NH FOR ROBERT L. & JUDITH H. GUSTAFSON" DATED JANUARY 2002 BY NORWAY PLAINS ASSOCIATES, INC. S.C.R.D. PLANS 69-8
- "LOT LINE REVISION, SAMPSON ROAD FOR ROBERT L. & JUDITH H. GUSTAFSON" DATED MARCH 2005 BY NORWAY PLAINS SURVEY ASSOCIATES, INC. S.C.R.D. PLAN 85-03
- "LOT LINE REVISION AND SUBDIVISION PLAN, TEN ROD ROAD, ROCHESTER, NH FOR BRUCE A. & DAWN M. CASWILL" DATED JUNE 2004 BY NORWAY PLAINS SURVEY ASSOCIATES, INC. S.C.R.D. PLAN 78-89

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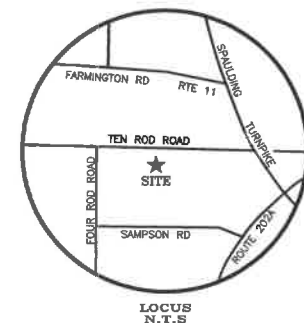
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APRIL 2017

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