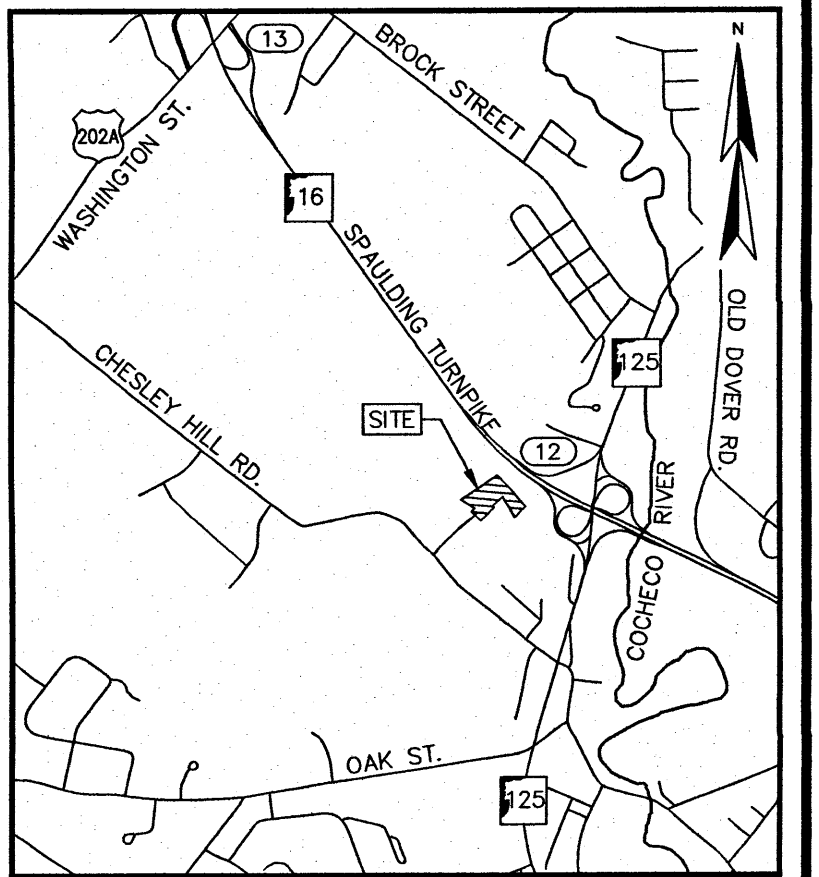


MAP 137 LOT 35  
CHHAM HOSPITALITY INC  
13 WADLEIGH RD  
ROCHESTER, NH 03867  
S.C.R.D. BOOK 3936 PAGE 158

SPAULDING TURNPIKE NH ROUTE 16  
(VARIABLE WIDTH LIMITED ACCESS STATE RIGHT-OF-WAY)

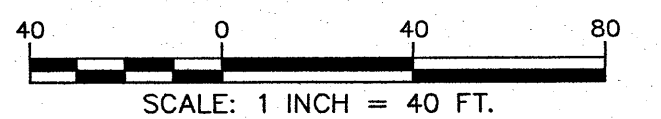
6"x6" CONC. BND. FND.  
(NHHB) W/ D.H. UP 8"

6"x6" CONC. BND. FND.  
(NHHB) W/ D.H. UP 9"



LOCATION MAP (1" = 1,000')

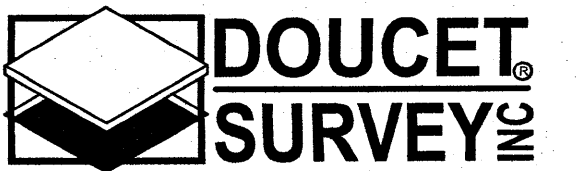
LEGEND	
	EXISTING LOT LINE
	PROPOSED LOT LINE
	APPROXIMATE ABUTTERS LOT LINE
	WIRE FENCE
	DRILL HOLE FOUND
	IRON PIPE/ROD FOUND
	BOUND FOUND
	FENCE POST
	TREE STUMP
	CONIFEROUS TREE
	DECIDUOUS TREE
	WITH BARBED WIRE
	CONCRETE
	BOUND FOUND
	NEW HAMPSHIRE HIGHWAY BOUND
	4"x4" GRANITE BOUND TO BE SET
	5/8" REBAR W/ ID CAP TO BE SET



LOT LINE REVISION PLAN  
LAND OF  
MAKRIS REAL ESTATE  
DEVELOPMENT, LLC  
TAX MAP 137, LOTS 9 & 10  
CHESLEY HILL ROAD & DONALD STREET  
ROCHESTER, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY

DRAWN BY:	M.T.L.	DATE:	JUNE 29, 2017
CHECKED BY:	J.F.K.	DRAWING NO.:	4380F
JOB NO.:	4380	SHEET	1 OF 1



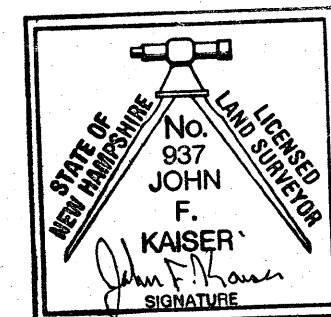
Serving Your Professional Surveying & Mapping Needs  
102 Kent Place, Newmarket, NH 03857 (603) 659-6560  
2 Commerce Drive (Suite 202) Bedford, NH 03110 (603) 614-4060  
10 Storer Street (Riverview Suite) Kennebunk, ME (207) 502-7005  
<http://www.doucetsurvey.com>

NOTES:

- REFERENCE: TAX MAP 137, LOTS 9 & 10
- TOTAL PARCEL AREA: 63.832 ACRES
- OWNER OF RECORD: TAX MAP 137, LOTS 9 & 10  
MAKRIS REAL ESTATE DEVELOPMENT, LLC  
11 WENTWORTH TERRACE  
DOVER, NH 03820  
S.C.R.D. BOOK 4371, PAGE 184
- ZONE: RESIDENTIAL 1  
DIMENSIONAL REQUIREMENTS:  
MIN. LOT AREA 10,000 sq.ft.  
MIN. FRONTAGE 100 ft.  
MIN. FRONT SETBACK 10 ft.  
MIN. SIDE SETBACK 10 ft.  
MIN. REAR SETBACK 20 ft.  
MAX. BUILDING HEIGHT 35 ft.  
WETLAND SETBACKS REFER TO CITY OF ROCHESTER ZONING ORDINANCE SECTION 42.12
- FIELD SURVEY PERFORMED BY J.M.L. & L.P.S. DURING JAN. & FEB. 2016 USING A TRIMBLE 5603 TOTAL STATION WITH A TRIMBLE TSC3 DATA COLLECTOR. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.

- FLOOD HAZARD ZONE: "X", PER FIRM PANEL #33017C0211D, DATED MAY 16, 2005.
  - HORIZONTAL DATUM BASED ON NEW HAMPSHIRE STATE PLANE(2800) NAD83(2011) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK THIS DATUM HAS BEEN FOUND TO BE CONSISTENT  $\pm 2'$  WITH THE CITY OF ROCHESTER MAPPING INFORMATION SYSTEM COORDINATE SYSTEM.
  - SEE REFERENCE PLAN 1 FOR COMPLETE BOUNDARY OF TAX MAP 137, LOT 9 & LOT 10.
  - THE INTENT OF THIS PLAN IS TO TRANSFER A 1.154 ACRE PARCEL FROM LOT 10 TO LOT 9.
  - DONALD STREET IS PRESUMED 50' WIDE PER REFERENCE PLAN #5 AND PRESUMED PUBLIC PER RESEARCH AND CORRESPONDENCE WITHIN VARIOUS CITY OF ROCHESTER DEPARTMENTS. NO FORMAL ROADWAY ACCEPTANCE BY OR CONVEYANCE TO THE CITY OF ROCHESTER WAS FOUND OR PROVIDED.
- REFERENCE PLAN:
- "PLAN OF LAND OF NORMAND A. RAMSEY FAMILY FOUNDATION, CHESLEY HILL ROAD, DONALD STREET, NORMAN STREET & RAMSEY DRIVE, ROCHESTER, NEW HAMPSHIRE" DATED MARCH 11, 2016 AND REVISED THROUGH 4/01/16, BY DOUCET SURVEY, INC. S.C.R.D. PLAN #111-33 THROUGH #111-41.

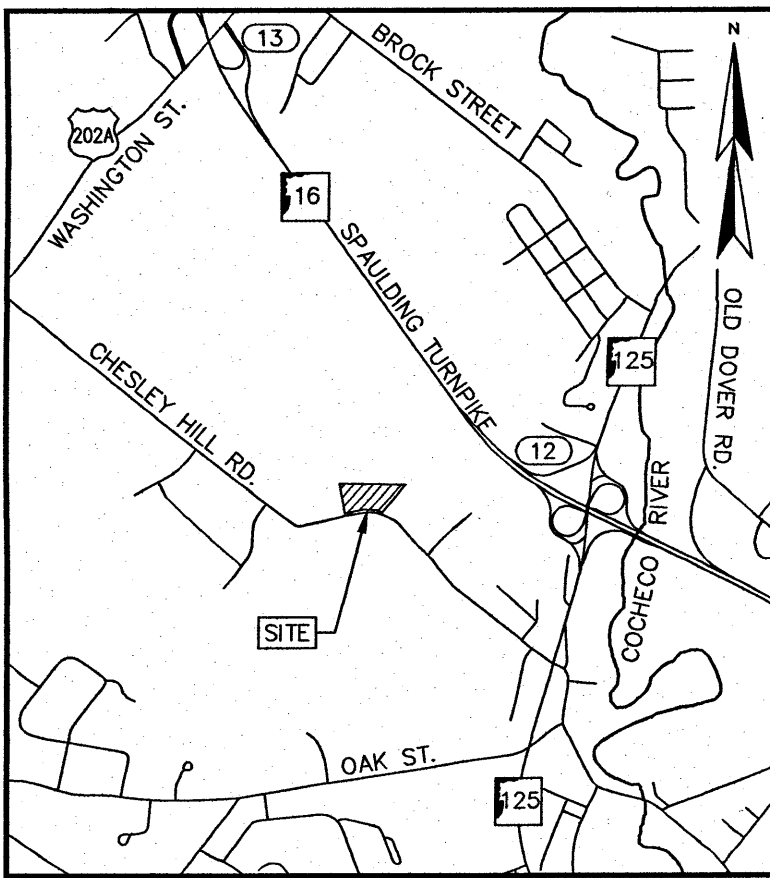
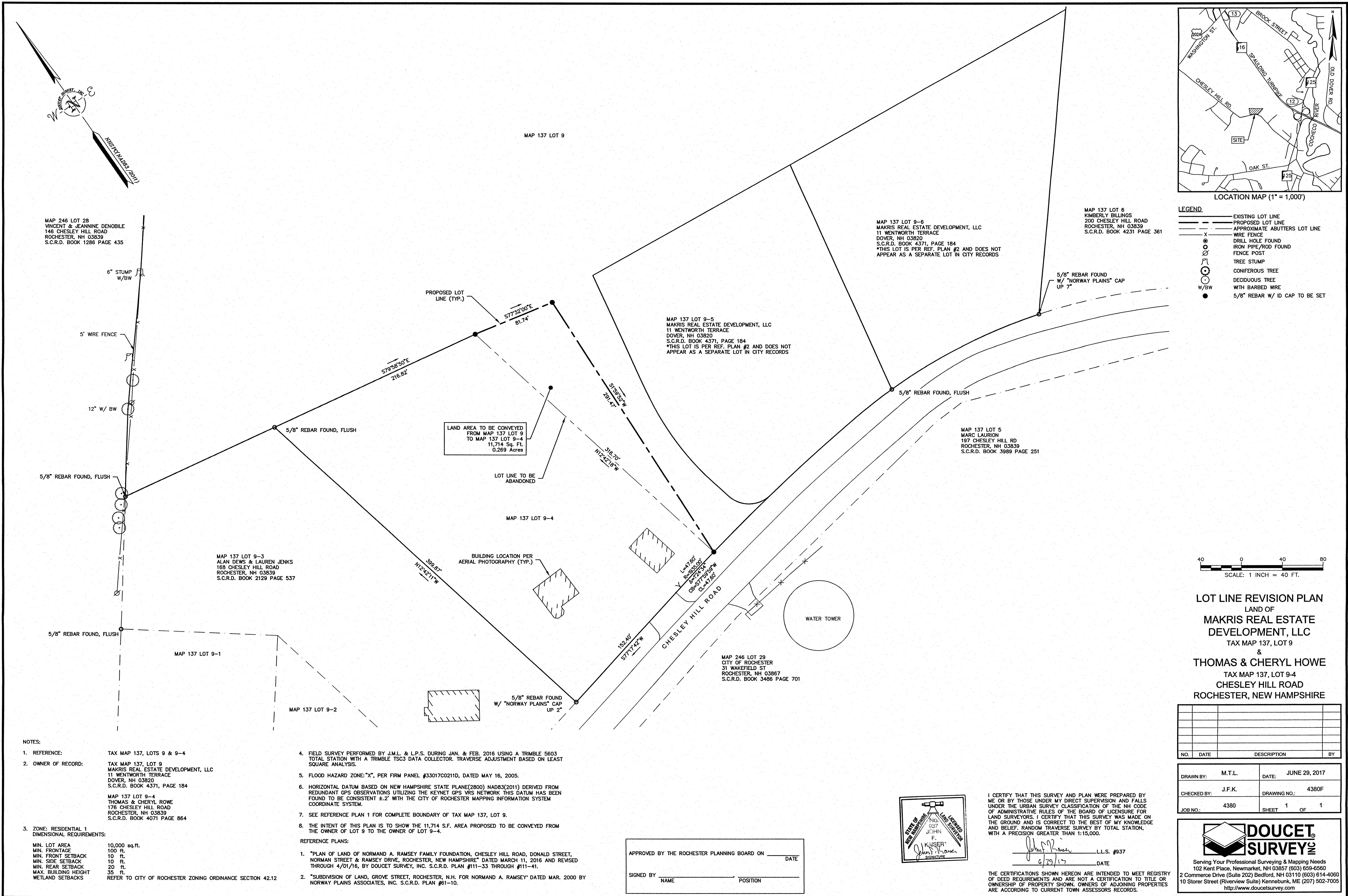
APPROVED BY THE ROCHESTER PLANNING BOARD ON \_\_\_\_\_ DATE \_\_\_\_\_  
SIGNED BY \_\_\_\_\_ NAME \_\_\_\_\_ POSITION \_\_\_\_\_



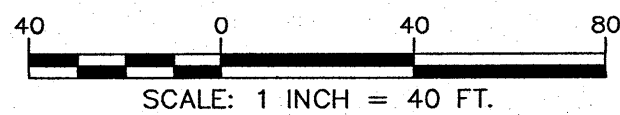
I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE URBAN SURVEY CLASSIFICATION OF THE NH CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. RANDOM TRAVERSE SURVEY BY TOTAL STATION, WITH A PRECISION GREATER THAN 1:15,000.

*John F. Kaiser* L.L.S. #937  
6/29/17 DATE

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEED REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.



- LEGEND**
- EXISTING LOT LINE
  - PROPOSED LOT LINE
  - APPROXIMATE ADJUTERS LOT LINE
  - WIRE FENCE
  - DRILL HOLE FOUND
  - IRON PIPE/ROD FOUND
  - FENCE POST
  - TREE STUMP
  - CONIFEROUS TREE
  - DECIDUOUS TREE
  - WITH BARBED WIRE
  - 5/8" REBAR W/ ID CAP TO BE SET



**LOT LINE REVISION PLAN**  
LAND OF  
**MAKRIS REAL ESTATE DEVELOPMENT, LLC**  
TAX MAP 137, LOT 9  
&  
**THOMAS & CHERYL HOWE**  
TAX MAP 137, LOT 9-4  
CHESLEY HILL ROAD  
ROCHESTER, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY

DRAWN BY: M.T.L.	DATE: JUNE 29, 2017
CHECKED BY: J.F.K.	DRAWING NO.: 4380F
JOB NO.: 4380	SHEET 1 OF 1

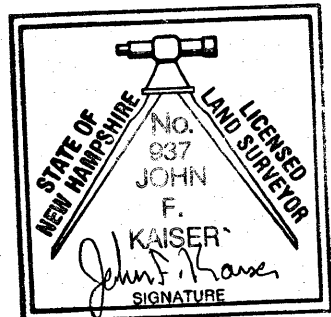
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2 Commerce Drive (Suite 202) Bedford, NH 03110 (603) 614-0060  
10 Storers Street (Riverside Suite) Kennebunk, ME (207) 502-7005  
<http://www.doucetsurvey.com>

**NOTES:**

- REFERENCE: TAX MAP 137, LOTS 9 & 9-4
  - OWNER OF RECORD: TAX MAP 137, LOT 9  
MAKRIS REAL ESTATE DEVELOPMENT, LLC  
11 WENTWORTH TERRACE  
DOVER, NH 03820  
S.C.R.D. BOOK 4371, PAGE 184  
  
MAP 137 LOT 9-4  
THOMAS & CHERYL ROWE  
176 CHESLEY HILL ROAD  
ROCHESTER, NH 03839  
S.C.R.D. BOOK 4071 PAGE 864
  - ZONE: RESIDENTIAL 1  
DIMENSIONAL REQUIREMENTS:  
MIN. LOT AREA 10,000 sq.ft.  
MIN. FRONTAGE 100 ft.  
MIN. FRONT SETBACK 10 ft.  
MIN. SIDE SETBACK 10 ft.  
MIN. REAR SETBACK 20 ft.  
MAX. BUILDING HEIGHT 35 ft.  
WETLAND SETBACKS REFER TO CITY OF ROCHESTER ZONING ORDINANCE SECTION 42.12
  - FIELD SURVEY PERFORMED BY J.M.L. & L.P.S. DURING JAN. & FEB. 2016 USING A TRIMBLE 5603 TOTAL STATION WITH A TRIMBLE TSC3 DATA COLLECTOR. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
  - FLOOD HAZARD ZONE: "X", PER FIRM PANEL #33017C0211D, DATED MAY 16, 2005.
  - HORIZONTAL DATUM BASED ON NEW HAMPSHIRE STATE PLANE(2800) NAD83(2011) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK THIS DATUM HAS BEEN FOUND TO BE CONSISTENT ±.2' WITH THE CITY OF ROCHESTER MAPPING INFORMATION SYSTEM COORDINATE SYSTEM.
  - SEE REFERENCE PLAN 1 FOR COMPLETE BOUNDARY OF TAX MAP 137, LOT 9.
  - THE INTENT OF THIS PLAN IS TO SHOW THE 11,714 S.F. AREA PROPOSED TO BE CONVEYED FROM THE OWNER OF LOT 9 TO THE OWNER OF LOT 9-4.
- REFERENCE PLANS:**
- "PLAN OF LAND OF NORMAND A. RAMSEY FAMILY FOUNDATION, CHESLEY HILL ROAD, DONALD STREET, NORMAN STREET & RAMSEY DRIVE, ROCHESTER, NEW HAMPSHIRE" DATED MARCH 11, 2016 AND REVISED THROUGH 4/01/16, BY DOUCET SURVEY, INC. S.C.R.D. PLAN #111-33 THROUGH #111-41.
  - "SUBDIVISION OF LAND, GROVE STREET, ROCHESTER, N.H. FOR NORMAND A. RAMSEY" DATED MAR. 2000 BY NORWAY PLAINS ASSOCIATES, INC. S.C.R.D. PLAN #61-10.

APPROVED BY THE ROCHESTER PLANNING BOARD ON \_\_\_\_\_ DATE \_\_\_\_\_

SIGNED BY \_\_\_\_\_ NAME \_\_\_\_\_ POSITION \_\_\_\_\_



I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE URBAN SURVEY CLASSIFICATION OF THE NH CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. RANDOM TRAVERSE SURVEY BY TOTAL STATION, WITH A PRECISION GREATER THAN 1:15,000.

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