

LOT LINE REVISION APPLICATION
City of Rochester, New Hampshire

Date: 8/06/2018 (office use only. Check # _____ amount \$ _____ date _____)

Property information

Tax map #: 122 ; lot #'s: 94 ; zoning district: HC

Property address/location: 33 Twombly Street, Rochester, NH

Name of project (if applicable): _____

Property owner – Parcel A

Name (include name of individual): Public Service Company of New Hampshire d/b/a Eversource Energy (Shawn A. Southworth – Supervisor, Survey Engineering)

Mailing address: PO Box 330, Manchester, NH 03105

Telephone #: 860-665-2671 Email: Shawn.Southworth@eversource.com

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

Name (include name of individual): Hannaford Bros. Co. (c/o Retail Business Services)
(Attn: Mary Gamage)

Mailing address: 145 Pleasant Hill Road, Scarborough, ME 04074

Telephone #: 207 885.2329 Email: Mary.Gamage@RetailBusinessServices.com

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

Name (include name of individual): Home Depot U.S.A., Inc. Jessica Borgert, Esq.

Mailing address: 2455 Paces Ferry Road, C-19, Atlanta, GA 30339

Telephone #: 770.384.3868 Email: jessica_borgert@homedepot.com

Surveyor

Name (include name of individual): Doucet Survey, Inc. (Patrick Sharkey)

Mailing address: 102 Kent Place, Newmarket, NH 03857

Telephone #: 603-659-6560 Fax #: 603-659-4118

Email address: pat@doucetsurvey.com Professional license #: 1018

Page 1 (of 2 pages)

(Continued Lot Line Revision application Tax Map: 122 Lot: 94 Zone: HC)

Proposed project

What is the purpose of the lot line revision? To create a larger area for Tax Map 122, Lot 94 for future Twombly Street substation improvements

Will any encroachments result? No

Comments

Please feel free to add any comments, additional information, or requests for waivers here

Please see attached request for partial waivers of the following subdivision regulations:

4.2.6

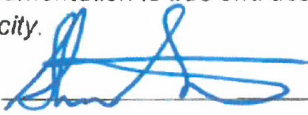
4.3

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)

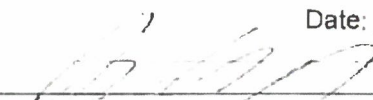
 SHAWN SOUTHWORTH

Date: 8/28/18

Signature of property owner:
(Parcel B)

Date: _____

Signature of property owner:
(Parcel C)

 Jessica Borgerl
Senior Corporate Counsel

Date: 8/15/18

Signature of agent:



Date: 8/06/2018



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William J. Doucet, PS, President
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John F. Kaiser, PS, V.P.
Jeffrey A. Goldknopf, PS, V.P.
Matthew W. Fagginger-Auer, PS, V.P.
Michael J. Carter, PS
Patrick J. Sharkey, PS
Licensed throughout New England

August 7, 2018

Planning & Development Department
City of Rochester
City Hall – Second Floor
31 Wakefield Street
Rochester, NH 03867

Dear Planning & Development Department,

Application for
33 Twombly Street Lot Line Revision Letter of Intent

The intent of the Lot Line Revision between Eversource Energy (Tax Map 122, Lot 94) and Hannaford Bros. Co. (Tax Map 115, Lot 29) and Home Depot U.S.A., Inc. (Tax Map 115, Lot 29-1) is to create a larger lot for Tax Map 122, Lot 94 for future improvements to the Twombly Street substation.

This would be done by revising the mutual lot line between Tax Map 122, Lot 94 and lots Tax Map 115, Lot 29 and Tax Map 122, Lot 29-1, as depicted on the attached Doucet Survey, Inc. plan dated July 10, 2018 and entitled "Lot Line Revision Plan between Public Service Company of New Hampshire d/b/a Eversource Energy (Tax Map 122, Lot 94) 33 Twombly Street and Hannaford Bros. Co. (Tax Map 115, Lot 29) 290 North Main Street and Home Depot U.S.A., Inc. (Tax Map 115, Lot 29-1) 280 North Main Street Rochester, New Hampshire".

The lot line revision would cause the Eversource Energy lot (Tax Map 122, Lot 94) to increase in size from the existing area of 26,441 sq. ft. to 38,115 sq. ft. In addition, the frontage along Twombly Street would increase from 189.75' to 273.37'.

Sincerely,
DOUCET SURVEY, INC.

Patrick Sharkey, P.S.
Project Manager

Y:\PROJECTS\4970 C3d\APPLICATIONS-FORMS\4970 Letter of Intent.docx

102 Kent Place
Newmarket, NH 03857
Phone (603) 659-6560

10 Storer Street, Riverview Suite
Kennebunk, ME 04043
Phone (207) 502-7005
www.DoucetSurvey.com

2 Commerce Drive, Suite 202
Bedford, NH 03110
603-614-4060



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August 6, 2018

Planning & Development Department
City of Rochester
City Hall – Second Floor
31 Wakefield Street
Rochester, NH 03867

Dear Planning & Development Department,

33 Twombly Street Lot Line Revision Partial Waiver Request

In support of a Lot Line Revision application between Eversource Energy (Tax Map 122, Lot 94) and Hannaford Bros. Co. (Tax Map 115, Lot 29) and Home Depot U.S.A., Inc. (Tax Map 115, Lot 29-1), we are seeking the following regulations (per the “Subdivision Regulations City of Rochester, New Hampshire – Most recently amended – August 5, 2015”) to be partially waived:

Section 4. Final Plat

4.2 Lot Layout Plan

4.2.6: “Street lines, pedestrian ways, lot lines, lot sizes in square feet, identification number for each lot, reservations, easements, parks, and areas to be dedicated to public use and areas which are reserved by the subdivider, and copies of the deed restrictions and any other covenants.”

This application is in pursuit of a minor lot line adjustment, localized in a small area (totaling 11,674 square feet of land or 0.268 acres) involving three (3) parcels. Two (2) of the parcels are considerable in size (Tax Map 115, Lot 29 being 390,568 square feet or 8.966 acres per record plans, and Tax Map 115, Lot 29-1 being 757,584 square feet or 17.391 acres per record plans). It would be a hardship to show the street lines, pedestrian ways, lot lines, reservations, easements, parks, as well as the deed restrictions and any other covenants, for all three (3) lots in entirety for this project.

A partial waiver is being sought to exclude from Tax Map 115, Lot 29 and Tax Map 115, Lot 29-1 the street lines, pedestrian ways, lot lines, reservations, easements, parks, as well as the deed restrictions and any other covenants, which lie outside of the proposed lot line revision area. Lot sizes in square feet, for both Tax Map 115, Lot 29 and Tax Map 115, Lot 29-1, would be determined by calculations using current deeds and plans of record. Reservations and easements for the areas affected by the proposed lot line revision will be provided.

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JOHN J. BOIVIN and VICTORIA M. BOIVIN

of Rochester, County of Strafford

in The State of New Hampshire (hereinafter called the Grantor) for consideration paid, grant(s) to Public Service Company of New Hampshire, a corporation having its principal place of business in Manchester, in the County of Hillsborough, and The State of New Hampshire (hereinafter called the Grantee), with Warranty covenants, the RIGHT and EASEMENT to construct, repair, rebuild, operate, patrol and remove overhead and underground lines consisting of wires, cables, ducts, manholes, poles and ~~to use~~ together with foundations, crossarms, braces, anchors, guys, grounds and other equipment, for transmitting electric current and/or intelligence over, under and across a strip of land 135 feet in width in the ~~town~~ city of Rochester

county of Strafford in The State of New Hampshire.

Said 135 foot Strip shall extend 50 feet southeasterly and 55 feet northwesterly of a line or extension of a line, described as follows:

Beginning at a point on the easterly boundary line of Grantor's land at land formerly of Leslie Keene et al, now of the Grantee, said point of beginning being located 145 feet northwesterly along said boundary line from the southwest corner of Grantee's land; thence, S 60° 00' W, 410 feet to an angle point; thence, S 10° 00' W, 1069 feet more or less to Grantor's westerly boundary line at land now or formerly of Farmer.

Meaning and intending to include only that part of the above-described strip that is on Grantor's land.

Said Strip of land being a part of the premises of the Grantor(s) described in deed of Albert G. and William P. Boivin to John J. Boivin dated December 3, 1954 and recorded in the Strafford County Registry of Deeds Book 520, Page 158.

This conveyance shall include the right to clear and keep clear the Strip of all trees and underbrush by such means as the Grantee may select, to remove all structures or obstructions which are now found within the limits of the Strip, and the right to cut or trim such trees on the above-mentioned premises of the Grantor(s) as in the judgment of the Grantee may interfere with or endanger said lines or their maintenance or operation.

The Grantor(s) for themselves and their heirs, executors, administrators, successors and assigns, covenant(s) and agree(s) to and with the Grantee, its successors and assigns, that they will not erect or maintain any building or other structure, or permit the erection or maintenance of any building or other structure of any kind or nature upon the Strip.

All trees cut down by the Grantee shall remain the property of the Grantor(s). The Grantee shall have the right to limb such trees and to leave them full length or to cut them into shorter lengths for convenience in handling; provided, however, that with respect to any trees which in the opinion of Grantee are suitable for lumber, Grantee shall make only such cuts as in its reasonable judgment will not destroy the merchantability of the lumber.

The parties hereto, by delivering and accepting this conveyance, agree that all agreements, understandings and negotiations, written or verbal, heretofore made or entered into by the parties hereto or their representatives with respect to this conveyance are hereby waived and cancelled, and that there are no agreements, promises, representations or understandings with respect to this conveyance not mentioned herein.

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Licensed throughout New England

August 28, 2018

Planning & Development Department
City of Rochester
City Hall – Second Floor
31 Wakefield Street
Rochester, NH 03867

Dear Planning & Development Department,

Hannaford Bros. Co. name change to Hannaford Bros. Co., LLC

As a part of the Lot Line Revision between Eversource Energy (Tax Map 122, Lot 94) and Hannaford Bros. Co. (Tax Map 115, Lot 29) and Home Depot U.S.A., Inc. (Tax Map 115, Lot 29-1), it should be known that Hannaford Bros. Co., as listed as the property owner for Tax Map 115, Lot 29, as confirmed through the Strafford County Registry of Deeds and the City of Rochester, NH axis GIS website, filed an Article of Entity Conversion with the State of Maine to change their name to Hannaford Bros. Co., LLC on December 23, 2013.

Hannaford Bros. Co., as on the documents to be provided for the application of the Lot Line Revision, including the three page plan set, is the same entity as Hannaford Bros. Co., LLC, as will be the declared entity on the deed to convey the 4,798 square feet parcel of land to Public Service Company of New Hampshire d/b/a Eversource Energy, as depicted on the attached Doucet Survey, Inc. plan dated July 10, 2018 and entitled "Lot Line Revision Plan between Public Service Company of New Hampshire d/b/a Eversource Energy (Tax Map 122, Lot 94) 33 Twombly Street and Hannaford Bros. Co. (Tax Map 115, Lot 29) 290 North Main Street and Home Depot U.S.A., Inc. (Tax Map 115, Lot 29-1) 280 North Main Street Rochester, New Hampshire".

Sincerely,
DOUCET SURVEY, INC.

Patrick Sharkey, P.S.
Project Manager

Y:\PROJECTS\4970 C3d\APPLICATIONS-FORMS\4970 Letter of Intent.docx

102 Kent Place
Newmarket, NH 03857
Phone (603) 659-6560

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2 Commerce Drive, Suite 202
Bedford, NH 03110
603-614-4060

DOMESTIC
BUSINESS CORPORATION

STATE OF MAINE

ARTICLES OF ENTITY CONVERSION

Hannaford Bros. Co.
(Name of Corporation Prior to Conversion)

File No. 20142123DC Pages 3
19020009 D
Fee Paid \$ 145
DCN 2133571800012 CONV
FILED EFFECTIVE
12/23/2013 12/28/2013 11:51 PM EST

Julie R. Flynn
Deputy Secretary of State

A True Copy When Attested By Signature

Deputy Secretary of State

Pursuant to 13-C MRSA §955.1, the undersigned corporation executes and delivers the following Articles of Entity Conversion:

- FIRST:** The name of the corporation is changed as follows (the name must satisfy the organic law of the surviving entity):
Hannaford Bros. Co., LLC
- SECOND:** The type of unincorporated entity that the surviving entity will be: a limited liability company
- THIRD:** The plan of entity conversion was duly approved by the shareholders in the manner required by this Act and the corporation's articles of incorporation.
- FOURTH:** If the surviving entity is a filing entity, attached is Exhibit A which contains all the provisions required to be set forth in its public organic document with any other desired provisions that are permitted.

For a Domestic Limited Liability Company, attach form MLIC-6.
For a Domestic Limited Partnership, attach form MLPA-6-1.
- FIFTH:** The effective date of the articles of entity conversion (if other than the date of filing of the articles of entity conversion) is 12/28/2013 at 11:51 pm E.T.

DATED December 23, 2013

*By *Elting H. Smith*
(signature of an officer or other duly authorized representative)
Elting H. Smith
(type or print name and capacity)

*This document MUST be signed by an officer or other duly authorized representative. (13-C MRSA §955.1)

Please remit your payment made payable to the Maine Secretary of State.

SUBMIT COMPLETED FORMS TO: CORPORATE EXAMINING SECTION, SECRETARY OF STATE,
101 STATE HOUSE STATION, AUGUSTA, ME 04333-0101
FORM NO. MBCA-21 (1 of 1) Rev. 12/13/2013 TEL. (207) 624-7740

FIFTH: The Registered Agent is a: (select either a Commercial or Noncommercial Registered Agent)

☒ Commercial Registered Agent CRA Public Number: P10068
Corporation Service Company
(Name of commercial registered agent)
☐ Noncommercial Registered Agent

(Name of noncommercial registered agent)

(physical location, not P.O. Box – street, city, state and zip code)


(mailing address if different from above)

SIXTH: Pursuant to 5 MRSA §105.2, the registered agent listed above has consented to serve as the registered agent for this limited liability company.

SEVENTH: Other matters the members determine to include are set forth in the attached Exhibit _____, and made a part hereof.

**Authorized person(s)

Dated December 23, 2013


(Signature of authorized person)

Elting H. Smith

(Type or print name of authorized person)

(Signature of authorized person)

(Type or print name of authorized person)

*Examples of professional service limited liability companies are accountants, attorneys, chiropractors, dentists, registered nurses and veterinarians. (This is not an inclusive list – see 13 MRSA §723.7)

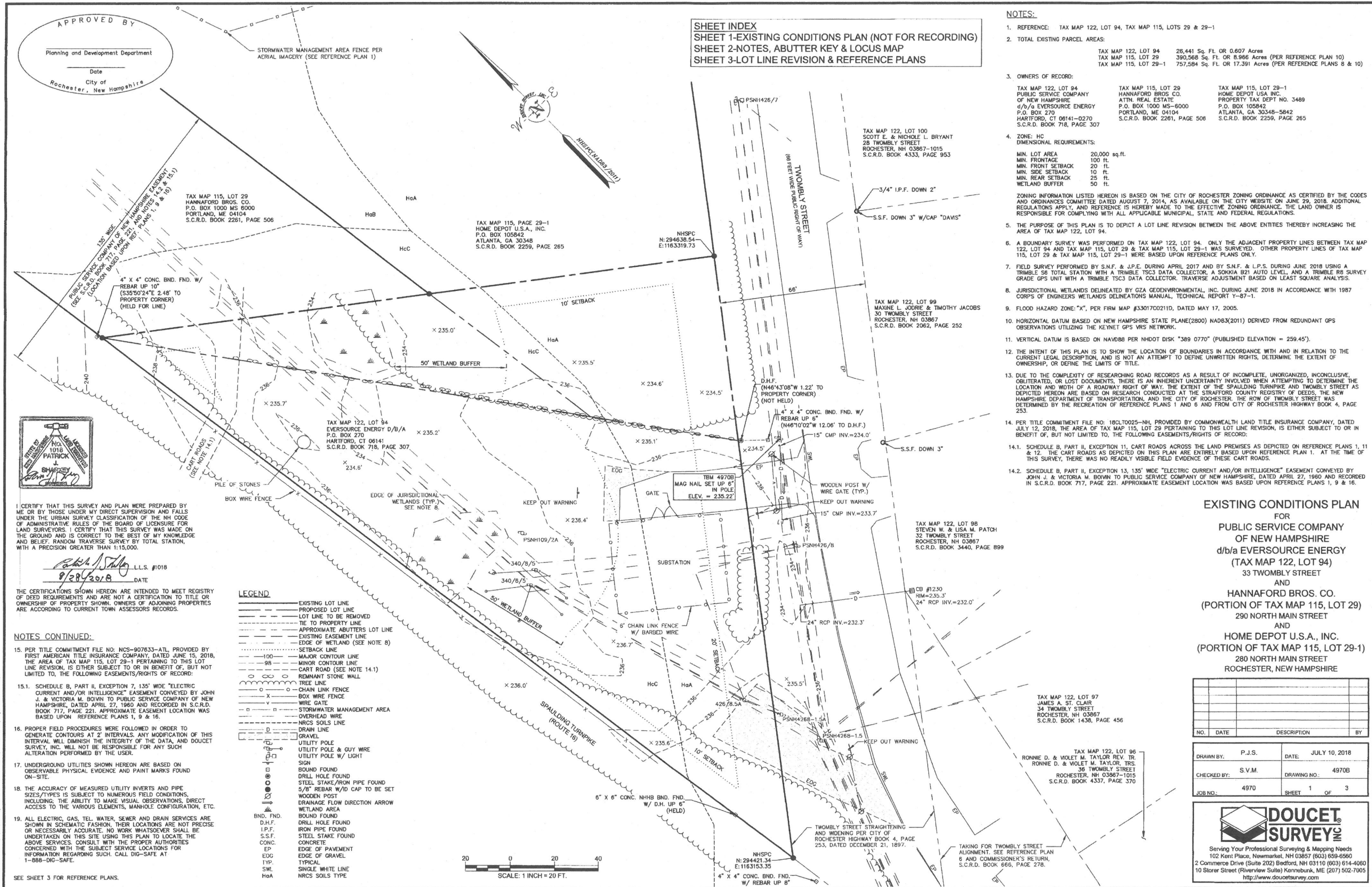
Pursuant to 31 MRSA §1676.1 A, Certificate of Formation **MUST be signed by at least one authorized person.

The execution of this certificate constitutes an oath or affirmation under the penalties of false swearing under 17-A MRSA §453.

Please remit your payment made payable to the Maine Secretary of State.

Submit completed form to: Secretary of State
Division of Corporations, UCC and Commissions
101 State House Station
Augusta, ME 04333-0101
Telephone Inquiries: (207) 624-7752 Email Inquiries: CEC.Corporations@Maine.gov

Form No. MLLC-6 (2 of 2) Rev. 10/31/2012



SHEET INDEX
SHEET 1-EXISTING CONDITIONS PLAN (NOT FOR RECORDING)
SHEET 2-NOTES, ABUTTER KEY & LOCUS MAP
SHEET 3-LOT LINE REVISION & REFERENCE PLANS

- NOTES:**
- REFERENCE: TAX MAP 122, LOT 94, TAX MAP 115, LOTS 29 & 29-1
 - TOTAL EXISTING PARCEL AREAS:

TAX MAP 122, LOT 94	TAX MAP 115, LOT 29	TAX MAP 115, LOT 29-1
28,441 Sq. Ft. OR 0.607 Acres	390,568 Sq. Ft. OR 8.966 Acres (PER REFERENCE PLAN 10)	757,584 Sq. Ft. OR 17.391 Acres (PER REFERENCE PLANS 8 & 10)
 - OWNERS OF RECORD:

TAX MAP 122, LOT 94 SCOTT E. & NICHOLE L. BRYANT 28 TWOMBLY STREET ROCHESTER, NH 03867-1015 S.C.R.D. BOOK 4333, PAGE 953	TAX MAP 115, LOT 29 HANNAFORD BROS. CO. ATTN. REAL ESTATE P.O. BOX 1000 MS-6000 PORTLAND, ME 04104 S.C.R.D. BOOK 2261, PAGE 506	TAX MAP 115, LOT 29-1 HOME DEPOT U.S.A., INC. PROPERTY TAX DEPT. NO. 3489 P.O. BOX 105842 ATLANTA, GA 30348-5842 S.C.R.D. BOOK 2259, PAGE 265
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 - ZONE: HC
DIMENSIONAL REQUIREMENTS:

MIN. LOT AREA	20,000 sq.ft.
MIN. FRONTAGE	100 ft.
MIN. FRONT SETBACK	20 ft.
MIN. SIDE SETBACK	10 ft.
MIN. REAR SETBACK	25 ft.
WETLAND BUFFER	50 ft.
 - ZONING INFORMATION LISTED HEREON IS BASED ON THE CITY OF ROCHESTER ZONING ORDINANCE AS CERTIFIED BY THE CODES AND ORDINANCES COMMITTEE DATED AUGUST 7, 2014, AS AVAILABLE ON THE CITY WEBSITE ON JUNE 29, 2018. ADDITIONAL REGULATIONS APPLY, AND REFERENCE IS HEREBY MADE TO THE EFFECTIVE ZONING ORDINANCE. THE LAND OWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE MUNICIPAL, STATE AND FEDERAL REGULATIONS.
 - THE PURPOSE OF THIS PLAN IS TO DEPICT A LOT LINE REVISION BETWEEN THE ABOVE ENTITIES THEREBY INCREASING THE AREA OF TAX MAP 122, LOT 94.
 - A BOUNDARY SURVEY WAS PERFORMED ON TAX MAP 122, LOT 94. ONLY THE ADJACENT PROPERTY LINES BETWEEN TAX MAP 122, LOT 94 AND TAX MAP 115, LOT 29 & TAX MAP 115, LOT 29-1 WAS SURVEYED. OTHER PROPERTY LINES OF TAX MAP 115, LOT 29 & TAX MAP 115, LOT 29-1 WERE BASED UPON REFERENCE PLANS ONLY.
 - FIELD SURVEY PERFORMED BY S.N.F. & J.P.E. DURING APRIL 2017 AND BY S.N.F. & L.P.S. DURING JUNE 2018 USING A TRIMBLE S6 TOTAL STATION WITH A TRIMBLE TSC3 DATA COLLECTOR, A SOKKIA B21 AUTO LEVEL, AND A TRIMBLE R8 SURVEY GRADE GPS UNIT WITH A TRIMBLE TSC3 DATA COLLECTOR. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
 - JURISDICTIONAL WETLANDS DELINEATED BY GZA GEOTECHNICAL, INC. DURING JUNE 2018 IN ACCORDANCE WITH 1987 CORPS OF ENGINEERS WETLANDS DELINEATIONS MANUAL, TECHNICAL REPORT 1-87-1.
 - FLOOD HAZARD ZONE: "X", PER FIRM MAP #33017C02110, DATED MAY 17, 2005.
 - HORIZONTAL DATUM BASED ON NEW HAMPSHIRE STATE PLANE(2800) NAD83(2011) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.
 - VERTICAL DATUM IS BASED ON NAVD88 PER NHDOT DISK "389 0770" (PUBLISHED ELEVATION = 259.45').
 - THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH AND IN RELATION TO THE CURRENT LEGAL DESCRIPTION, AND IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE.
 - DUE TO THE COMPLEXITY OF RESEARCHING ROAD RECORDS AS A RESULT OF INCOMPLETE, UNORGANIZED, INCONCLUSIVE, OBLITERATED, OR LOST DOCUMENTS, THERE IS AN INHERENT UNCERTAINTY INVOLVED WHEN ATTEMPTING TO DETERMINE THE LOCATION AND WIDTH OF A ROADWAY RIGHT OF WAY. THE EXTENT OF THE SPALDING TURNPIKE AND TWOMBLY STREET AS DEPICTED HEREON ARE BASED ON RESEARCH CONDUCTED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS, THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, AND THE CITY OF ROCHESTER. THE ROW OF TWOMBLY STREET WAS DETERMINED BY THE RECREATION OF REFERENCE PLANS 1 AND 6 AND FROM CITY OF ROCHESTER HIGHWAY BOOK 4, PAGE 253.
 - PER TITLE COMMITMENT FILE NO. 18CLT0025-NH, PROVIDED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, DATED JULY 12, 2018, THE AREA OF TAX MAP 115, LOT 29 PERTAINING TO THIS LOT LINE REVISION, IS EITHER SUBJECT TO OR IN BENEFIT OF, BUT NOT LIMITED TO, THE FOLLOWING EASEMENTS/RIGHTS OF RECORD:
 - SCHEDULE B, PART II, EXCEPTION 11, CART ROADS ACROSS THE LAND PREMISES AS DEPICTED ON REFERENCE PLANS 1, 11 & 12. THE CART ROADS AS DEPICTED ON THIS PLAN ARE ENTIRELY BASED UPON REFERENCE PLAN 1. AT THE TIME OF THIS SURVEY, THERE WAS NO READILY VISIBLE FIELD EVIDENCE OF THESE CART ROADS.
 - SCHEDULE B, PART II, EXCEPTION 13, 135' WIDE "ELECTRIC CURRENT AND/OR INTELLIGENCE" EASEMENT CONVEYED BY JOHN J. & VICTORIA M. BOVIN TO PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE, DATED APRIL 27, 1960 AND RECORDED IN S.C.R.D. BOOK 717, PAGE 221. APPROXIMATE EASEMENT LOCATION WAS BASED UPON REFERENCE PLANS 1, 9 & 16.

EXISTING CONDITIONS PLAN
FOR
PUBLIC SERVICE COMPANY
OF NEW HAMPSHIRE
d/b/a EVERSOURCE ENERGY
(TAX MAP 122, LOT 94)
33 TWOMBLY STREET
AND
HANNAFORD BROS. CO.
(PORTION OF TAX MAP 115, LOT 29)
290 NORTH MAIN STREET
AND
HOME DEPOT U.S.A., INC.
(PORTION OF TAX MAP 115, LOT 29-1)
280 NORTH MAIN STREET
ROCHESTER, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY

DRAWN BY:	P.J.S.	DATE:	JULY 10, 2018
CHECKED BY:	S.V.M.	DRAWING NO.:	49708
JOB NO.:	4970	SHEET	1 OF 3

DOUCET SURVEY
Serving Your Professional Surveying & Mapping Needs
102 Kent Place, Newmarket, NH 03857 (603) 859-6590
2 Commerce Drive (Suite 202) Bedford, NH 03110 (603) 614-4060
10 Slater Street (Riverview Suite) Kennebunk, ME (207) 502-7005
<http://www.doucetsurvey.com>

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.

Shirley L.L.S. #1018
DATE: 8/28/2018

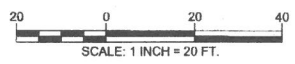
THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEED REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.

NOTES CONTINUED:

- PER TITLE COMMITMENT FILE NO. NCS-807833-ATL, PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED JUNE 15, 2018, THE AREA OF TAX MAP 115, LOT 29-1 PERTAINING TO THIS LOT LINE REVISION, IS EITHER SUBJECT TO OR IN BENEFIT OF, BUT NOT LIMITED TO, THE FOLLOWING EASEMENTS/RIGHTS OF RECORD:
 - SCHEDULE B, PART II, EXCEPTION 7, 135' WIDE "ELECTRIC CURRENT AND/OR INTELLIGENCE" EASEMENT CONVEYED BY JOHN J. & VICTORIA M. BOVIN TO PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE, DATED APRIL 27, 1960 AND RECORDED IN S.C.R.D. BOOK 717, PAGE 221. APPROXIMATE EASEMENT LOCATION WAS BASED UPON REFERENCE PLANS 1, 9 & 16.
- PROPER FIELD PROCEDURES WERE FOLLOWED IN ORDER TO GENERATE CONTOURS AT 2' INTERVALS. ANY MODIFICATION OF THIS INTERVAL WILL DIMINISH THE INTEGRITY OF THE DATA, AND DOUCET SURVEY, INC. WILL NOT BE RESPONSIBLE FOR ANY SUCH ALTERATION PERFORMED BY THE USER.
- UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON OBSERVABLE PHYSICAL EVIDENCE AND PAINT MARKS FOUND ON-SITE.
- THE ACCURACY OF MEASURED UTILITY INVERTS AND PIPE SIZES/TYPES IS SUBJECT TO NUMEROUS FIELD CONDITIONS, INCLUDING, THE ABILITY TO MAKE VISUAL OBSERVATIONS, DIRECT ACCESS TO THE VARIOUS ELEMENTS, MANHOLE CONFIGURATION, ETC.
- ALL ELECTRIC, GAS, TEL, WATER, SEWER AND DRAIN SERVICES ARE SHOWN IN SCHEMATIC FASHION. THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN ON THIS SITE USING THIS PLAN TO LOCATE THE ABOVE SERVICES. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE LOCATIONS FOR INFORMATION REGARDING SUCH. CALL DIG-SAFE AT 1-888-DIG-SAFE.

SEE SHEET 3 FOR REFERENCE PLANS.

- LEGEND**
- EXISTING LOT LINE
 - PROPOSED LOT LINE
 - LOT LINE TO BE REMOVED
 - TIE TO PROPERTY LINE
 - APPROXIMATE ABUTTERS LOT LINE
 - EXISTING EASEMENT LINE
 - EDGE OF WETLAND (SEE NOTE 8)
 - SETBACK LINE
 - MAJOR CONTOUR LINE
 - MINOR CONTOUR LINE
 - CART ROAD (SEE NOTE 14.1)
 - REMNANT STONE WALL
 - TREE LINE
 - CHAIN LINK FENCE
 - BOX WIRE FENCE
 - WIRE GATE
 - STORMWATER MANAGEMENT AREA OVERHEAD WIRE
 - NRCS SOILS LINE
 - DRAIN LINE
 - GRAVEL
 - UTILITY POLE
 - UTILITY POLE & GUY WIRE
 - UTILITY POLE W/ LIGHT
 - SIGN
 - BOUND FOUND
 - DRILL HOLE FOUND
 - STEEL STAKE/IRON PIPE FOUND
 - 5/8" REBAR W/D CAP TO BE SET
 - WOODEN POST
 - DRAINAGE FLOW DIRECTION ARROW
 - WETLAND AREA
 - BOUND FOUND
 - DRILL HOLE FOUND
 - IRON PIPE FOUND
 - STEEL STAKE FOUND
 - CONCRETE
 - EDGE OF PAVEMENT
 - EDGE OF GRAVEL
 - TYPICAL
 - SINGLE WHITE LINE
 - NRCS SOILS TYPE



ABUTTERS

TAX MAP 115, LOT 23
JEFFREY LASSOR
29 CUSHING BLVD
ROCHESTER, NH 03867-1013
S.C.R.D. BOOK 3001, PAGE 176

TAX MAP 115, LOT 24
DAVID M. & CAROL PETRUSEWICZ
23 CUSHING BLVD
ROCHESTER, NH 03867
S.C.R.D. BOOK 3913, PAGE 338

TAX MAP 115, LOT 25
THERRIEN LIVING TRUST
ANDRE J. & RITA A. THERRIEN, TRS.
19 CUSHING BLVD
ROCHESTER, NH 03867-1013
S.C.R.D. BOOK 3758, PAGE 44

TAX MAP 115, LOT 26
MARY LEE KANEHL
15 CUSHING BLVD
ROCHESTER, NH 03867-1013
S.C.R.D. BOOK 3117, PAGE 658

TAX MAP 115, LOT 27
BURGER KING CORPORATION
P.O. BOX 480189
HOUSTON, TX 77056-8189
S.C.R.D. BOOK 2523, PAGE 753

TAX MAP 115, LOT 28
CEMETERY ASSOC.
NORTH MAIN STREET CEMETERY ASSOC.
31 WAKEFIELD STREET
ROCHESTER, NH 03867-1917

TAX MAP 115, LOT 29
HANNAFORD BROS. CO.
ATTN. REAL ESTATE
P.O. BOX 1000 MS-6000
PORTLAND, ME 04104
S.C.R.D. BOOK 2261, PAGE 506

TAX MAP 115, LOT 29-1
HOME DEPOT USA INC.
PROPERTY TAX DEPT. NO. 3489
P.O. BOX 105842
ATLANTA, GA 30348-5842
S.C.R.D. BOOK 2259, PAGE 265

TAX MAP 115, LOT 29-2
CHARTER FOODS NORTH, LLC
1111 GATEWAY SERVICE PK ROAD
MORRISTOWN, TN 37813-2512
S.C.R.D. BOOK 4181, PAGE 316

TAX MAP 115, LOT 31
BROOK PROPERTIES, LLC
298 NORTH MAIN STREET
ROCHESTER, NH 03867
S.C.R.D. BOOK 3693, PAGE 412

TAX MAP 115, LOT 36
BROOK PROPERTIES, LLC
298 NORTH MAIN STREET
ROCHESTER, NH 03867
S.C.R.D. BOOK 4303, PAGE 273

TAX MAP 115, LOT 40
RPL REALTY, INC. NH CORP
401 NORTH MAIN STREET
ROCHESTER, NH 03867-4350
S.C.R.D. BOOK 4303, PAGE 493

TAX MAP 115, LOT 41
VSH REALTY INC V0653
C/O CUMBERLAND FARMS TAX DEPT.
165 FLANDERS STREET
WESTBOROUGH, MA 01581-1032
S.C.R.D. BOOK 4049, PAGE 528

TAX MAP 115, LOT 42
291 NORTH MAIN STREET LLC
THE NAPA GROUP
P.O. BOX 6300
AMHERST, NH 03031-6300
S.C.R.D. BOOK 4441, PAGE 54

TAX MAP 115, LOT 43
HARALAMPOS SIDIROPOULOS
1180 MAIN STREET
TEWKSBURY, MA 01876
S.C.R.D. BOOK 2583, PAGE 805

TAX MAP 115, LOT 55
WILLIAM L. ELWELL
281 NORTH MAIN STREET
ROCHESTER, NH 03867
S.C.R.D. BOOK 3163, PAGE 148

TAX MAP 115, LOT 56
SIGRID LEA PATRIQUIN
177 MASON ROAD
MILTON, NH 03851

TAX MAP 122, LOT 92
A TREE HEALTH CO., INC.
P.O. BOX 1631
ROCHESTER, NH 03866-1631
S.C.R.D. BOOK 3412, PAGE 954

TAX MAP 122, LOT 93
PUBLIC SERVICE CO. OF NH
DBA EVERSOURCE ENERGY
P.O. BOX 270
HARTFORD, CT 06141-0270

TAX MAP 122, LOT 94
PUBLIC SERVICE CO. OF NH
DBA EVERSOURCE ENERGY
P.O. BOX 270
HARTFORD, CT 06141-0270
S.C.R.D. BOOK 718, PAGE 307

TAX MAP 122, LOT 96
RONNIE D. & VIOLET M. TAYLOR REV. TRS.
RONNIE D. & VIOLET M. TAYLOR, TRS.
36 TWOMBLY STREET
ROCHESTER, NH 03867-1015
S.C.R.D. BOOK 4337, PAGE 370

TAX MAP 122, LOT 97
JAMES A. ST. CLAIR
34 TWOMBLY STREET
ROCHESTER, NH 03867-1015
S.C.R.D. BOOK 1438, PAGE 456

TAX MAP 122, LOT 98
STEVEN W. & USA M. PATCH
32 TWOMBLY STREET
ROCHESTER, NH 03867
S.C.R.D. BOOK 3440, PAGE 899

TAX MAP 122, LOT 99
MAINE L. JORDIE & TIMOTHY JACOBS
30 TWOMBLY STREET
ROCHESTER, NH 03867-1015
S.C.R.D. BOOK 2062, PAGE 252

TAX MAP 122, LOT 100
SCOTT E. & NICHOLE L. BRYANT
28 TWOMBLY STREET
ROCHESTER, NH 03867-1015
S.C.R.D. BOOK 4333, PAGE 953

TAX MAP 122, LOT 101
SYLVIA A. BROOKS
45 CUSHING BLVD
ROCHESTER, NH 03867-1013
S.C.R.D. BOOK 3970, PAGE 134

TAX MAP 122, LOT 102
ROBERT W. BEZANSON &
BARBARA A. ABBOTT
37 CUSHING BLVD
ROCHESTER, NH 03867-1000
S.C.R.D. BOOK 3579, PAGE 424

TAX MAP 122, LOT 103
JESSICA L. NADEAU
33 CUSHING BLVD
ROCHESTER, NH 03867-1000
S.C.R.D. BOOK 3822, PAGE 679

TAX MAP 122, LOT 17
ROGER CLOITRE TRUST
ROGER CLOITRE, TRUSTEE
10 INDUSTRIAL WAY
ROCHESTER, NH 03867
S.C.R.D. BOOK 2183, PAGE 156

NOTES:

- REFERENCE: TAX MAP 122, LOT 94, TAX MAP 115, LOTS 29 & 29-1
- TOTAL EXISTING PARCEL AREA PRIOR TO LOT LINE REVISION:

TAX MAP 122, LOT 94	26,441 Sq. Ft. OR 0.607 Acres
TAX MAP 115, LOT 29	390,568 Sq. Ft. OR 8.986 Acres (PER REFERENCE PLAN 10)
TAX MAP 115, LOT 29-1	757,584 Sq. Ft. OR 17.391 Acres (PER REFERENCE PLANS 8 & 10)

OWNERS OF RECORD:

TAX MAP 122, LOT 94
PUBLIC SERVICE COMPANY
OF NEW HAMPSHIRE
d/b/a EVERSOURCE ENERGY
P.O. BOX 270
HARTFORD, CT 06141-0270
S.C.R.D. BOOK 718, PAGE 307

TAX MAP 115, LOT 29
HANNAFORD BROS. CO.
ATTN. REAL ESTATE
P.O. BOX 1000 MS-6000
PORTLAND, ME 04104
S.C.R.D. BOOK 2261, PAGE 506

TAX MAP 115, LOT 29-1
HOME DEPOT USA INC.
PROPERTY TAX DEPT. NO. 3489
P.O. BOX 105842
ATLANTA, GA 30348-5842
S.C.R.D. BOOK 2259, PAGE 265

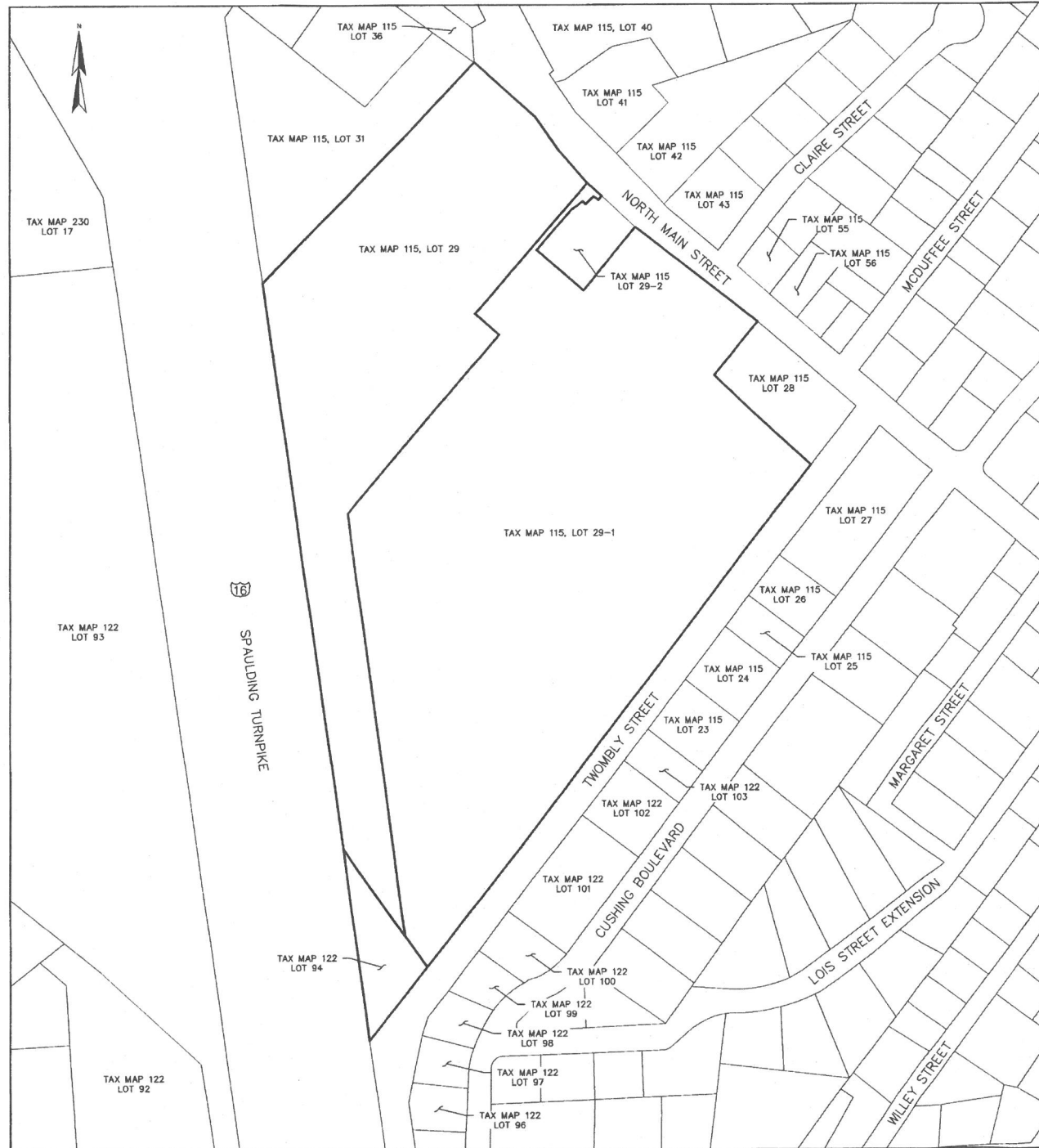
4. ZONE: HC DIMENSIONAL REQUIREMENTS:

MIN. LOT AREA	20,000 sq. ft.
MIN. FRONTAGE	100 ft.
MIN. FRONT SETBACK	20 ft.
MIN. SIDE SETBACK	10 ft.
MIN. REAR SETBACK	25 ft.
WETLAND BUFFER	50 ft.

ZONING INFORMATION LISTED HEREON IS BASED ON THE CITY OF ROCHESTER ZONING ORDINANCE AS CERTIFIED BY THE CODES AND ORDINANCES COMMITTEE DATED AUGUST 7, 2014, AS AVAILABLE ON THE CITY WEBSITE ON JUNE 29, 2018. ADDITIONAL REGULATIONS APPLY, AND REFERENCE IS HEREBY MADE TO THE EFFECTIVE ZONING ORDINANCE. THE LAND OWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE MUNICIPAL, STATE AND FEDERAL REGULATIONS.

- THE PURPOSE OF THIS PLAN IS TO DEPICT A LOT LINE REVISION BETWEEN THE ABOVE ENTITIES THEREBY INCREASING THE AREA OF TAX MAP 122, LOT 94.
- A BOUNDARY SURVEY WAS PERFORMED ON TAX MAP 122, LOT 94. ONLY THE ADJACENT PROPERTY LINES BETWEEN TAX MAP 122, LOT 94 AND TAX MAP 115, LOT 29 & TAX MAP 115, LOT 29-1 WAS SURVEYED. OTHER PROPERTY LINES OF TAX MAP 115, LOT 29 & TAX MAP 115, LOT 29-1 WERE BASED UPON REFERENCE PLANS ONLY.
- FIELD SURVEY PERFORMED BY S.N.F. & J.P.E. DURING APRIL 2017 AND BY S.N.F. & L.P.S. DURING JUNE 2018 USING A TRIMBLE S6 TOTAL STATION WITH A TRIMBLE TSC3 DATA COLLECTOR, A SOKKIA B21 AUTO LEVEL, AND A TRIMBLE R8 SURVEY GRADE GPS UNIT WITH A TRIMBLE TSC3 DATA COLLECTOR. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
- JURISDICTIONAL WETLANDS DELINEATED BY GZA GEOENVIRONMENTAL, INC. DURING JUNE 2018 IN ACCORDANCE WITH 1987 CORPS OF ENGINEERS WETLANDS DELINEATIONS MANUAL, TECHNICAL REPORT Y-87-1.
- FLOOD HAZARD ZONE: "X", PER FIRM MAP #33017C02110, DATED MAY 17, 2005.
- HORIZONTAL DATUM BASED ON NEW HAMPSHIRE STATE PLANE(2800) NAD83(2011) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.
- VERTICAL DATUM IS BASED ON NAVD83 PER NHDOT DISK "389 0770" (PUBLISHED ELEVATION = 259.45').
- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH AND IN RELATION TO THE CURRENT LEGAL DESCRIPTION, AND IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE.
- DUE TO THE COMPLEXITY OF RESEARCHING ROAD RECORDS AS A RESULT OF INCOMPLETE, UNORGANIZED, INCONCLUSIVE, OBLITERATED, OR LOST DOCUMENTS, THERE IS AN INHERENT UNCERTAINTY INVOLVED WHEN ATTEMPTING TO DETERMINE THE LOCATION AND WIDTH OF A ROADWAY RIGHT OF WAY. THE EXTENT OF THE SPAULDING TURNPIKE AND TWOMBLY STREET AS DEPICTED HEREON ARE BASED ON RESEARCH CONDUCTED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS, THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, AND THE CITY OF ROCHESTER. THE ROW OF TWOMBLY STREET WAS DETERMINED BY THE RECREATION OF REFERENCE PLANS 1 AND 6 AND FROM CITY OF ROCHESTER HIGHWAY BOOK 4, PAGE 253.
- PER TITLE COMMITMENT FILE NO. 18CLT0025-NH, PROVIDED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, DATED JULY 12, 2018, THE AREA OF TAX MAP 115, LOT 29 PERTAINING TO THIS LOT LINE REVISION, IS EITHER SUBJECT TO OR IN BENEFIT OF, BUT NOT LIMITED TO, THE FOLLOWING EASEMENTS/RIGHTS OF RECORD:
 - SCHEDULE B, PART II, EXCEPTION 11, CART ROADS ACROSS THE LAND PREMISES AS DEPICTED ON REFERENCE PLANS 1, 11 & 12. THE CART ROADS AS DEPICTED ON THIS PLAN ARE ENTIRELY BASED UPON REFERENCE PLAN 1. AT THE TIME OF THIS SURVEY, THERE WAS NO READILY VISIBLE FIELD EVIDENCE OF THESE CART ROADS.
 - SCHEDULE B, PART II, EXCEPTION 13, 135' WIDE "ELECTRIC CURRENT AND/OR INTELLIGENCE" EASEMENT CONVEYED BY JOHN J. & VICTORIA M. BOIVIN TO PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE, DATED APRIL 27, 1960 AND RECORDED IN S.C.R.D. BOOK 717, PAGE 221. APPROXIMATE EASEMENT LOCATION WAS BASED UPON REFERENCE PLANS 1, 9 & 16.
- PER TITLE COMMITMENT FILE NO. NCS-907633-ATL, PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED JUNE 15, 2018, THE AREA OF TAX MAP 115, LOT 29-1 PERTAINING TO THIS LOT LINE REVISION, IS EITHER SUBJECT TO OR IN BENEFIT OF, BUT NOT LIMITED TO, THE FOLLOWING EASEMENTS/RIGHTS OF RECORD:
 - SCHEDULE B, PART II, EXCEPTION 7, 135' WIDE "ELECTRIC CURRENT AND/OR INTELLIGENCE" EASEMENT CONVEYED BY JOHN J. & VICTORIA M. BOIVIN TO PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE, DATED APRIL 27, 1960 AND RECORDED IN S.C.R.D. BOOK 717, PAGE 221. APPROXIMATE EASEMENT LOCATION WAS BASED UPON REFERENCE PLANS 1, 9 & 16.

SEE SHEET 3 FOR REFERENCE PLANS.



ABUTTER KEY MAP PER CITY OF ROCHESTER GIS (1" = 150')

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.

Patrick J. Sharkey L.L.S. #1018
9/28/2018 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.



SHEET INDEX
SHEET 1-EXISTING CONDITIONS PLAN (NOT FOR RECORDING)
SHEET 2-NOTES, ABUTTER KEY & LOCUS MAP
SHEET 3-LOT LINE REVISION & REFERENCE PLANS



SUBDIVISION APPROVAL: 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 expect 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.
GRANTED WAIVERS:
SUBDIVISION REGULATION 4.2.6
SUBDIVISION REGULATION 4.3



LOT LINE REVISION PLAN
BETWEEN
PUBLIC SERVICE COMPANY
OF NEW HAMPSHIRE
d/b/a EVERSOURCE ENERGY
(TAX MAP 122, LOT 94)
AND
HANNAFORD BROS. CO.
(TAX MAP 115, LOT 29)
AND
HOME DEPOT U.S.A., INC.
(TAX MAP 115, LOT 29-1)
280 NORTH MAIN STREET
ROCHESTER, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY

DRAWN BY:	P.J.S.	DATE:	JULY 10, 2018
CHECKED BY:	S.V.M.	DRAWING NO.:	4970B
JOB NO.:	4970	SHEET	2 OF 3

DOUCET SURVEY
Serving Your Professional Surveying & Mapping Needs
102 Kent Place, Newmarket, NH 03857 (603) 659-8500
2 Commerce Drive (Suite 202) Bedford, NH 03110 (603) 814-4060
10 Storier Street (Riverview Suite) Kennebunk, ME (207) 502-7005
http://www.doucetsurvey.com

APPROVED BY
Planning and Development Department
Date
City of
Rochester, New Hampshire

SHEET INDEX
SHEET 1-EXISTING CONDITIONS PLAN (NOT FOR RECORDING)
SHEET 2-NOTES, ABUTTER KEY & LOCUS MAP
SHEET 3-LOT LINE REVISION & REFERENCE PLANS

REFERENCE PLANS

- "KEY MAP & APPROVAL SHEET (LOT 29-1 MAP 115) THE HOME DEPOT GFA PROJECT No. 990447.02 NORTH MAIN STREET & TWOMBLY STREET ROCHESTER, NEW HAMPSHIRE PREPARED FOR: GREENBERG FARROW ARCHITECTURE; RECORD OWNER: WE ROCHESTER, LLC DATED FEBRUARY 1, 2000, BY HAYNER/SWANSON, INC. S.C.R.D. PLAN 67-24.
- "CONSOLIDATION/SUBDIVISION/STREET DEDICATION PLAN (LOTS 29, 29-1, 29-2 & 30 MAP 115) 290 NORTH MAIN STREET, ROCHESTER, NEW HAMPSHIRE; PREPARED FOR: GREENBERG FARROW ARCHITECTURE; RECORD OWNER: WE ROCHESTER, LLC DATED FEBRUARY 1, 2000, BY HAYNER/SWANSON, INC. S.C.R.D. PLAN 60-48.
- "PLAN OF LAND FROM CHARLES FARMER & J.J. & V.M. BOVIN ROCHESTER, N.H." A-7975-1, DATED 7-5-80, BY PUBLIC SERVICE CO. OF NEW HAMPSHIRE ENGINEERING DEPARTMENT. NOT RECORDED.
- "PLAN OF DEVELOPMENT OF LAVALLEE AND BROCK ROCHESTER, N.H." DATED APRIL 1966, BY T.W. CHESLEY. S.C.R.D. POCKET 11, FOLDER 3, PLAN 1.
- "PLAN OF LAND OF JOHN J. & VICTORIA BOVIN ROCHESTER, N.H." DATED MAY 9, 1969, BY BERRY CONST. CO., INC. CONTRACTORS & ENGINEERS. S.C.R.D. POCKET 13, FOLDER 1, PLAN 13A.
- "PLANS OF PROPOSED LS 1827(1) N.H. NO. P-2692-V SPAULDING TURNPIKE SHEET 38 OF 280, DATED SEPT 7, 1956, BY STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS. NOT RECORDED.
- "SPAULDING TURNPIKE RIGHT-OF-WAY PLAN SHEET 14; COUNTY OF: STRAFFORD; TOWN OF: ROCHESTER; STATE PROJECT NO. 10620-D SHEET 13 OF 22, DATED 2-06, BY STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION - BUREAU OF HIGHWAY DESIGN, VERMONT SURVEY AND ENGINEERING, AND CLOUGH, HARBOUR & ASSOCIATES LLP. NOT RECORDED.
- "SUBDIVISION PLAN ASSESSORS MAP 115 LOTS 29 & 29-1 290 NORTH MAIN STREET, ROCHESTER, NEW HAMPSHIRE 03867; PREPARED FOR: CHARTER FOODS NORTH, LLC DATED MAY 6, 2013, BY MHF DESIGN CONSULTANTS, INC. S.C.R.D. PLAN 106-50.
- "SUBDIVISION OF LAND ROCHESTER, N.H. FOR TRI-STATE REALTY TRUST DATED APRIL, 1991, BY NORWAY PLAIN ASSOCIATES, INC. S.C.R.D. PLAN 41-26.
- "STREET DEDICATION PLAN (LOTS 29 & 29-1, MAP 115) NORTH MAIN STREET ROCHESTER, NEW HAMPSHIRE; PREPARED FOR/RECORD OWNER: HOME DEPOT USA, INC.; ADDITIONAL RECORD OWNER: WE ROCHESTER, LLC DATED MAY 28, 2001, BY HAYNER/SWANSON, INC. NOT RECORDED.
- "ALTA/ACSM LAND TITLE SURVEY; TWOMBLY & NORTH MAIN STREET ROCHESTER, NEW HAMPSHIRE; PREPARED FOR: GREENBERG FARROW ARCHITECTURE; RECORD OWNER: WE ROCHESTER, LLC DATED APRIL 11, 2000, BY HAYNER/SWANSON, INC. NOT RECORDED.
- "ALTA/ACSM LAND TITLE SURVEY; NORTH MAIN & TWOMBLY STREET ROCHESTER, NEW HAMPSHIRE; PREPARED FOR: HANNAFORD BROS. CO.; RECORD OWNER: WE ROCHESTER, LLC DATED MAY 17, 2000, BY HAYNER/SWANSON, INC. NOT RECORDED.
- MILE SHEET "PORTLAND ST. - TWOMBLY ST. WEST ROCHESTER 33KV. LINE; MILE 2" R-7976-2, LINE 340, DATED APRIL 1960, BY P.S. CO. OF N.H. ENGR. DEPT. NOT RECORDED.
- MILE SHEET "TWOMBLY ST. TAP; 33 KV. TRANSMISSION LINE; LINE 340 MILE 1" R-7978-3, DATED 9-18-84, BY PUBLIC SERVICE CO. OF NEW HAMPSHIRE ENGINEERING DIVISION. NOT RECORDED.
- "LAND OF CHARLES FARMER TWOMBLY ST. ROCHESTER, N.H." B-7975-2, DATED 2-11-60, BY PUBLIC SERVICE CO. OF NEW HAMPSHIRE ENGINEERING DEPARTMENT. NOT RECORDED.
- "BOUNDARY PLAN (LOT 29-1, MAP 115) TWOMBLY & NORTH MAIN STREET ROCHESTER, NEW HAMPSHIRE; PREPARED FOR: WINSTANLEY ENTERPRISES, LLC; RECORD OWNER: CARULE REALTY, L.L.C. DATED JANUARY 15, 1999, BY HAYNER/SWANSON, INC. S.C.R.D. PLAN 54-97.

LEGEND

- EXISTING LOT LINE
- PROPOSED LOT LINE
- LOT LINE TO BE REMOVED
- TIE TO PROPERTY LINE
- APPROX. ABUTTER LOT LINES
- EXISTING EASEMENT LINE
- EDGE OF WETLAND (SEE NOTE 8)
- SETBACK LINE
- CART ROAD (SEE NOTE 14.1)
- REMANENT STONE WALL
- CHAIN LINK FENCE
- BOX WIRE FENCE
- STORMWATER MANAGEMENT AREA
- UTILITY POLE
- UTILITY POLE W/ LIGHT
- BOUND FOUND
- DRILL HOLE FOUND
- STEEL STAKE/IRON PIPE FOUND
- 5/8" REBAR W/D CAP TO BE SET
- WETLAND AREA
- BOUND FOUND
- D.H.F.
- I.P.F.
- S.S.F.
- CONC.
- TYP.
- EP



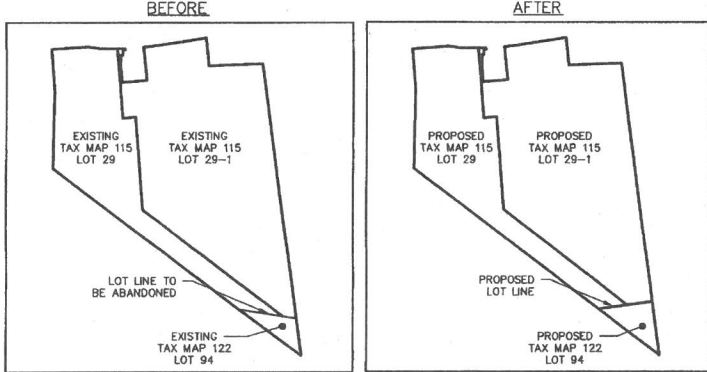
LOT LINE REVISION PLAN
BETWEEN
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NO.	DATE	DESCRIPTION	BY

DRAWN BY:	P.J.S.	DATE:	JULY 10, 2018
CHECKED BY:	S.V.M.	DRAWING NO.:	4970B
JOB NO.:	4970	SHEET	3 OF 3

DOUCET SURVEY
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2 Commerce Drive (Suite 202) Bedford, NH 03110 (603) 614-4060
10 Starer Street (Riverview Suite) Kennebunk, ME (207) 502-7005
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SUBDIVISION REGULATION 4.3



LOT AREA CALCULATIONS

TAX MAP 122, LOT 94 EXISTING 26,441 Sq. Ft. 0.607 Acres TWOMBLY ST. FRONTAGE=189.75' PROPOSED 38,115 Sq. Ft. 0.875 Acres TWOMBLY ST. FRONTAGE=273.37'	TAX MAP 115, LOT 29 EXISTING (PER REF. PLAN 10) 390,568 Sq. Ft. ± 8.966 Acres ± NORTH MAIN ST. FRONTAGE=337.09' PROPOSED (PER REF. PLAN 10) 385,770 Sq. Ft. ± 8.856 Acres ± NORTH MAIN ST. FRONTAGE=337.09'	TAX MAP 115, LOT 29-1 EXISTING (PER REF. PLANS 8 & 10) 757,584 Sq. Ft. ± 17.391 Acres ± TWOMBLY ST. FRONTAGE=1305.38' NORTH MAIN ST. FRONTAGE=361.29' PROPOSED (PER REF. PLANS 8 & 10) 750,708 Sq. Ft. ± 17.233 Acres ± TWOMBLY ST. FRONTAGE=1221.76' NORTH MAIN ST. FRONTAGE=361.29'
--	--	--

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.
DATE: 8/28/2018
L.L.S. #1018
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