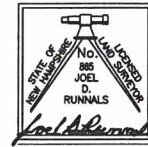




I HEREBY CERTIFY THAT THIS PLAN, PREPARED UNDER MY DIRECTION, IS THE RESULT OF A SURVEY MADE ON THE GROUND AS PER RECORD DESCRIPTIONS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE PLAN CLOSURE EXCEEDS 1:10,000.



JOEL D. RUNNALS, L.L.S. 865

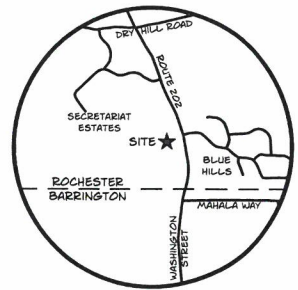
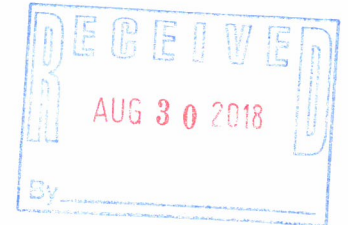
08-08-18

DATE

## GENERAL PLAN NOTES:

1. THE PURPOSE OF THIS PLAN IS TO REVISE THE BOUNDARY LINES BETWEEN TAX MAP 250, LOT 32 AND TAX MAP 250, LOT 32-1.
2. DIMENSIONAL STANDARDS.  
ZONE AGRICULTURAL DISTRICT.  
LOT SIZE= 45,000 SF, FRONTAGE= 150', FY= 20', SY= 10', RY= 20', WETLANDS= 50'
3. LOT AREAS:  
TAX MAP 250, LOT 32:  
OLD AREA= 1,122,992 SF / 25.78 ACRES  
NEW AREA= 1,237,732 SF / 28.41 ACRES  
AREA TO BE CONVEYED FROM LOT 32-1 TO 32= 114,740 SF  
TAX MAP 250, LOT 32-1:  
OLD AREA= 448,203 SF / 10.29 ACRES  
NEW AREA= 333,464 SF / 7.66 ACRES
4. ORIENTATION: HORIZONTAL DATUM - NHSPC2800 (ROCHESTER GIS).
5. WETLAND DELINEATION BY B.H. KIETH, CWS OCTOBER 2005.
6. PARCELS ARE NOT LOCATED WITHIN (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NUMBER 33017C0195D EFFECTIVE ON 05-17-2005.
7. THE PARCELS ARE SERVICED BY INDIVIDUAL WELLS AND SEWER SYSTEMS.
8. NO ENCROACHMENTS WILL RESULT FROM THIS PROPOSED LOT LINE REVISION.

FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD STREET, ROCHESTER, NH 03607. (603) 335-1338.



LOCUS N.T.S.

TAX MAP 250, LOTS 32 & 32-1  
OWNER OF RECORD:  
ROBERT L. HIGGINS, TRUSTEE  
ROBERT L. HIGGINS  
REVOCABLE LIVING TRUST  
PO BOX 849  
ROCHESTER, NH 03666-849  
S.C.R.D. BOOK 3678, PAGE 306

LOT LINE REVISION PLAN  
385 & 387 WASHINGTON STREET  
NH ROUTE 202  
ROCHESTER  
STRAFFORD COUNTY  
NEW HAMPSHIRE

PREPARED FOR:  
ROBERT L. HIGGINS  
REVOCABLE LIVING TRUST

SCALE: 1"= 80' FEBRUARY 2018  
GRAPHIC SCALE



1 INCH= 80 FEET

REVISIONS:  
02-20-18 ADJUST PROPOSED PROPERTY LINE

## REFERENCE PLANS:

1. "SUBDIVISION OF LAND, WASHINGTON ST. - ROUTE 202, ROCHESTER, NH FOR ROBERT L. HIGGINS" DATED MARCH 2001 BY NORWAY PLAINS ASSOCIATES, INC. S.C.R.D. PLAN 64-69
2. "AMENDED SITE PLAN, WASHINGTON ST. - ROUTE 202, TAX MAP 250, LOT 32-1, ROCHESTER, NH FOR ROBERT L. HIGGINS" DATED JUNE 2009 BY NORWAY PLAINS ASSOCIATES, INC. ON FILE WITH THE CITY OF ROCHESTER
3. "AS-BUILT SITE PLAN, WASHINGTON ST. - ROUTE 202, TAX MAP 250, LOT 32-1, ROCHESTER, NH FOR ROBERT L. HIGGINS" DATED AUGUST 2011 BY NORWAY PLAINS ASSOCIATES, INC. ON FILE WITH THE CITY OF ROCHESTER

TAX MAP 250, LOT 35  
1000 SECRETARIAT WAY, LLC  
818 PROVINCE ROAD  
STRAFFORD, NH  
BOOK 4162, PAGE 870

TAX MAP 250, LOT 35  
1000 SECRETARIAT WAY, LLC  
818 PROVINCE ROAD  
STRAFFORD, NH  
BOOK 4162, PAGE 870

TAX MAP 250, LOT 32-2  
ROBERT L. HIGGINS  
REVOCABLE LIVING TRUST  
PO BOX 849, ROCHESTER, NH  
BOOK 3678, PAGE 306

TAX MAP 250, LOT 18  
BRUCE & CAROL  
WRIGHT FAMILY TRUST  
PO BOX 214, ROCHESTER, NH

TAX MAP 250, LOT 19  
LINDA DEBERRY  
2 BLUE HILLS DRIVE  
ROCHESTER, NH

TAX MAP 250, LOT 28  
MYRE FAMILY REV. TRUST  
1175 WHITE MT. HWY.  
MILTON, NH

TAX MAP 250, LOT 32  
EXISTING AREA: 25.78 ACRES  
PROPOSED AREA 28.41 ACRES

TAX MAP 250, LOT 32-1  
EXISTING AREA: 10.29 ACRES  
PROPOSED AREA 7.66 ACRES

AREA TO BE CONVEYED  
FROM LOT 32-1 TO 32  
2.63 AC

## LEGEND

RBF RE-BAR FOUND  
"NPA" RBF NORWAY PLAINS ASSOCIATE RE-BAR FOUND  
"NPA" RBS NORWAY PLAINS ASSOCIATE RE-BAR SET  
DHF DRILL HOLE FOUND

FILE NO. 144  
PLAN NO. C-2011-LLR-1  
DWG NO. 17076\LLR-1  
F.B. NO. "TJR"

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

NORWAY PLAINS ASSOCIATES, INC.

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

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

SIGNED BY

NAME

POSITION

DATE

DATE