

MAP/LOT:	APPLICANT:	MAILING ADDRESS:
203-27-1	PAUL H. & SUE C. NORMAND	52 POND VIEW LANE, ROCHESTER, NH 03867
203-27-2	PAUL H. & SUE C. NORMAND	52 POND VIEW LANE, ROCHESTER, NH 03867
ABUTTERS:	NAME	MAILING ADDRESS:
203-25-9	ROBERT P. STODLEY, III	60 BETTS ROAD, ROCHESTER, NH 03867-5177
203-25-27	KEL-MAR INVESTMENTS LLC	118 BLACKWATER ROAD, SOMERSWORTH, NH 03878
203-26	THOMAS & DIANNE AUBERT	5 GARY DRIVE, ROCHESTER, NH 03867
203-26-1	SAME AS APPLICANT	
203-27	SAME AS APPLICANT	
203-27-3	JOSHUA & HEATHER ROSEBERRY	41 POND VIEW LANE, ROCHESTER, NH 03867
204-01	JON M. & CHRISTINE I. CLOUGH	76 BETTS ROAD, ROCHESTER, NH 03867-1346

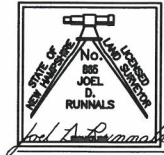
GENERAL PLAN NOTES:

- THE PURPOSE OF THIS PLAN IS TO REVISE THE BOUNDARY LINE BETWEEN TAX MAP 203, LOT 27-1 AND LOT 27-2.
- DIMENSIONAL STANDARDS.
ZONE AGRICULTURAL DISTRICT.
LOT SIZE= 45,000 SF, FRONTAGE= 150', FY= 20', SY= 10', RY= 20'
- LOT AREAS:
TAX MAP 203, LOT 27-1: OLD AREA= 65,935 SF / 1.51 ACRES
NEW AREA= 65,933 SF / 1.51 ACRES
TAX MAP 203, LOT 27-2: OLD AREA= 70,318 SF / 1.61 ACRES
NEW AREA= 70,318 SF / 1.61 ACRES
- ORIENTATION: HORIZONTAL DATUM - NHSPC2800.
- PARCEL IS NOT LOCATED WITHIN (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NUMBER 33017C0201D EFFECTIVE ON 05-17-2005.
- THE PARCELS ARE SERVICED BY INDIVIDUAL WELLS AND SEWER SYSTEMS.
- 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 03867. (603) 335-1338.

REFERENCE PLANS:

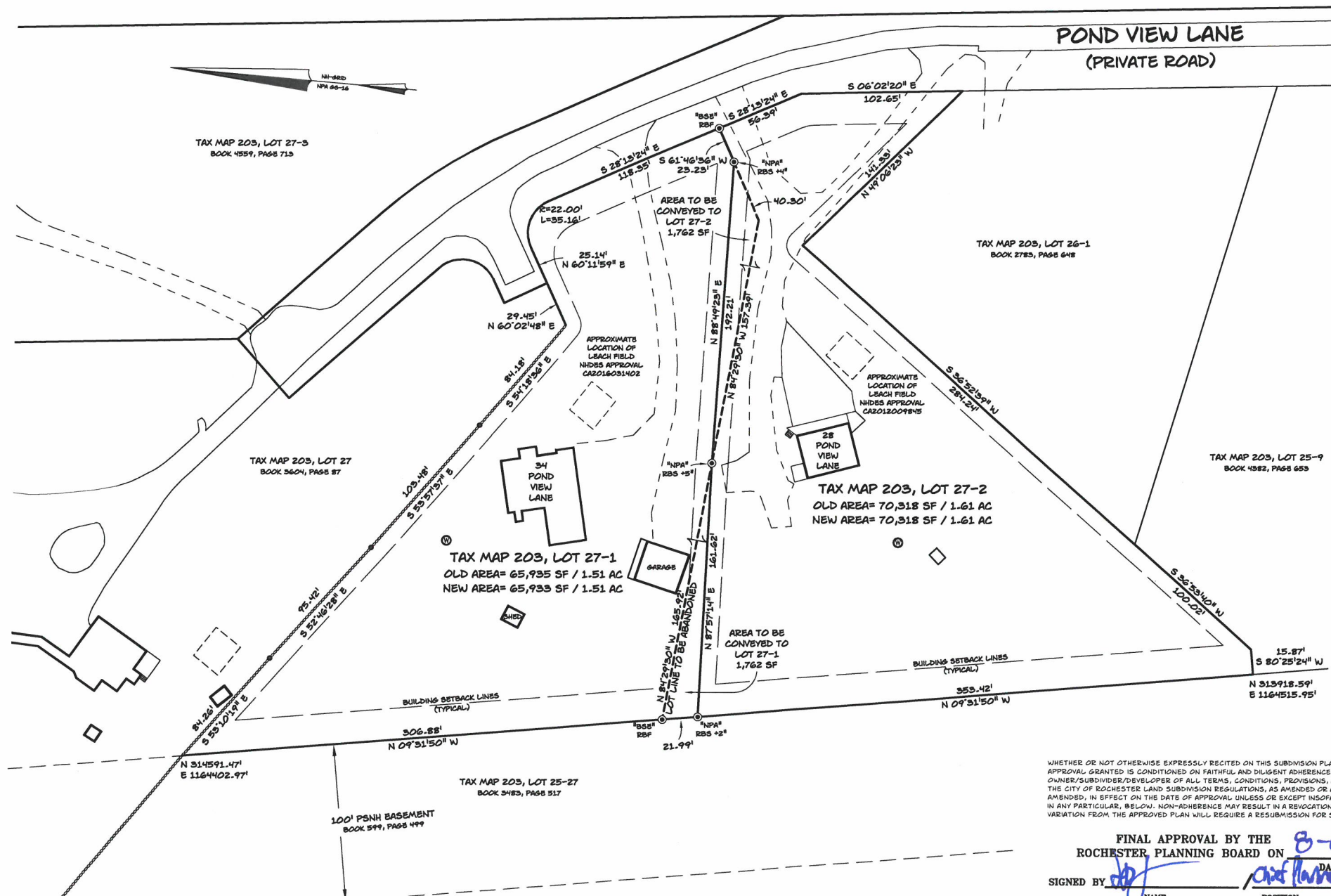
- "SUBDIVISION PLAN, 41 & 52 POND VIEW LANE, ROCHESTER, STRAFFORD COUNTY, NEW HAMPSHIRE FOR PAUL H. & SUE C. NORMAND" DATED OCTOBER 2018 BY NORWAY PLAINS ASSOCIATES, INC., RECORDED SCRD PLAN 115-40
- "SUBDIVISION PLAN FOR PAUL NORMAND, BETTS ROAD, ROCHESTER, NH, TAX MAP 203, LOT 27" DATED MARCH 20, 2012 BY BERRY SURVEYING & ENGINEERING, SCRD PLAN 103-91

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 DATE

SPAULDING TURNPIKE / NH ROUTE 16



TAX MAP 203, LOTS 27-1 & 27-2
OWNER OF RECORD:
PAUL H. & SUE C. NORMAND
52 POND VIEW LANE
ROCHESTER, NH 03867
S.C.R.D. BOOK 3604, PAGE 87

LOT LINE REVISION
28 & 34 POND VIEW LANE
ROCHESTER
STRAFFORD COUNTY
NEW HAMPSHIRE

PREPARED FOR:
PAUL H. & SUE C. NORMAND

SCALE: 1" = 40' JULY 2018
GRAPHIC SCALE



1 INCH = 40 FEET

REVISED
10-15-18 PER NOD

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 [signature]

NAME

POSITION

8-6-18

DATE

12/7/18

FILE NO. 195
PLAN NO. C-2872-LLR
DWG NO. 17045\LLR-1
F.B. NO. "TJR"

LEGEND
"NPA" RBS
"BSE" RBF
AOI

RE-BAR SET WITH NORWAY PLAINS ID CAP
BERRY SURVEYING AND ENGINEERING RE-BAR FOUND
AREA OF INTEREST

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

NORWAY PLAINS ASSOCIATES, INC.

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