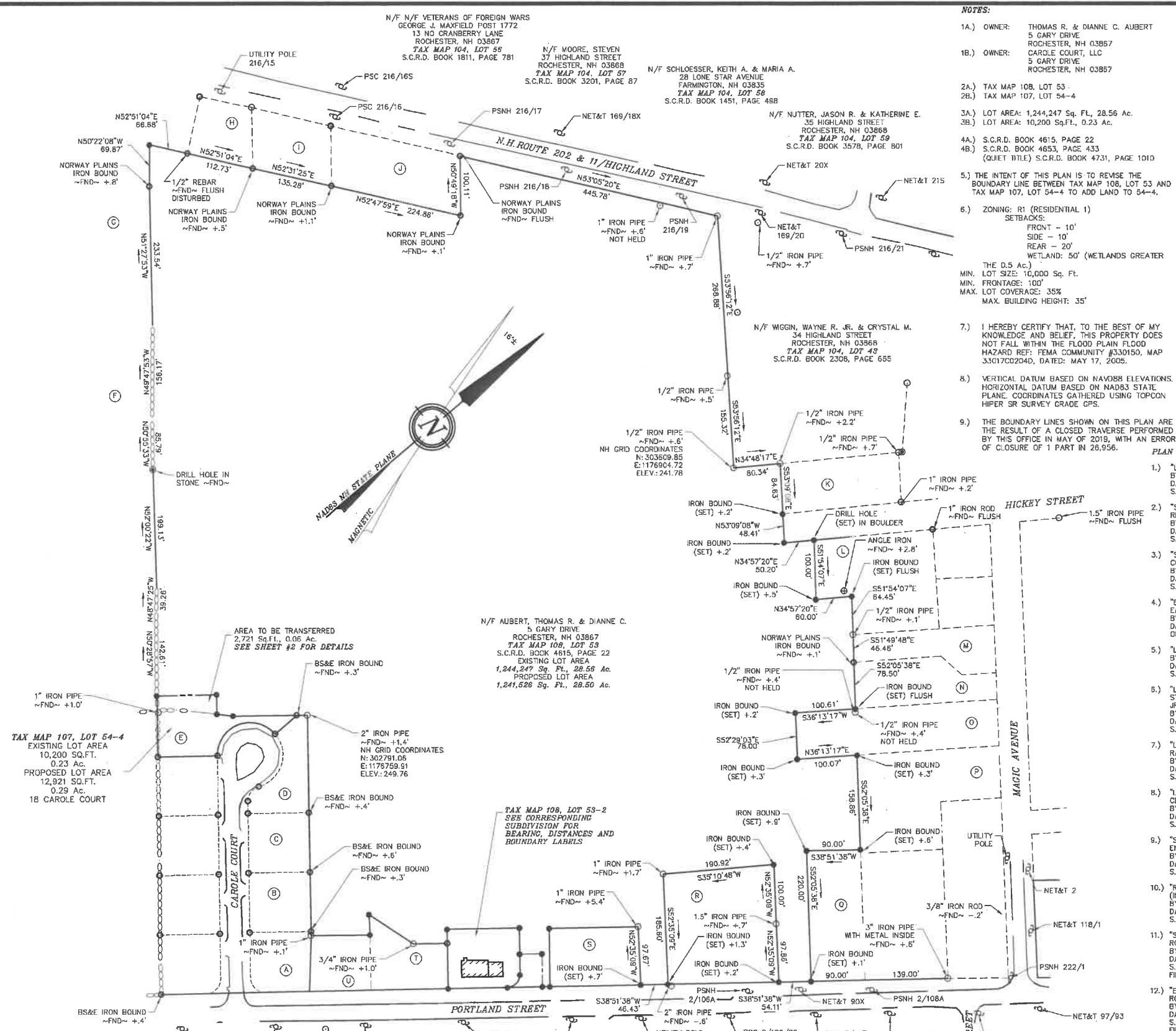
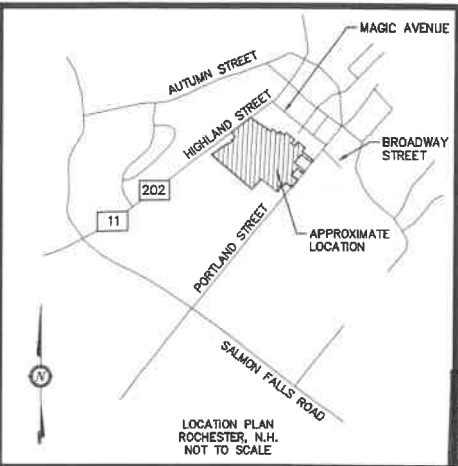


ABUTTERS LIST:

- A N/F CAROLE COURT LLC
5 GARY DRIVE
ROCHESTER, NH 03867
TAX MAP 108, LOT 53-1
S.C.R.D. BOOK 4653, PAGE 433
- B N/F CAROLE COURT LLC
5 GARY DRIVE
ROCHESTER, NH 03867
TAX MAP 107, LOT 54-7
S.C.R.D. BOOK 4653, PAGE 433
- C N/F CAROLE COURT LLC
5 GARY DRIVE
ROCHESTER, NH 03867
TAX MAP 107, LOT 54-8
S.C.R.D. BOOK 4653, PAGE 433
- D N/F CAROLE COURT LLC
5 GARY DRIVE
ROCHESTER, NH 03867
TAX MAP 107, LOT 54-5
S.C.R.D. BOOK 4653, PAGE 433
- E N/F CAROLE COURT LLC
5 GARY DRIVE
ROCHESTER, NH 03867
TAX MAP 107, LOT 54-4
S.C.R.D. BOOK 4653, PAGE 433
- F N/F ROCHESTER REALTY TRUST OF 22 LONG DRIVE,
WESTBOROUGH, MASSACHUSETTS
RAMANBHATI, K. PATEL TRUSTEE
58 HIGHLAND STREET
ROCHESTER, NH 03868
TAX MAP 107, LOT 26
S.C.R.D. BOOK 3294, PAGE 435
- G N/F GERMON, DAVID W.
PO BOX 6263
ROCHESTER, NH 03868
TAX MAP 104, LOT 60
S.C.R.D. BOOK 3537, PAGE 774
- H N/F GERMON, DAVID W.
PO BOX 6263
ROCHESTER, NH 03868
TAX MAP 104, LOT 49
S.C.R.D. BOOK 1412, PAGE 642
- I N/F SMITH, BOBBY L. & TAMMY
52 HIGHLAND STREET
ROCHESTER, NH 03868
TAX MAP 104, LOT 48
S.C.R.D. BOOK 2461, PAGE 607
- J N/F SMITH, RAYMOND L. JR. & DONNA M.
48 HIGHLAND STREET
ROCHESTER, NH 03868
TAX MAP 104, LOT 49
S.C.R.D. BOOK 4005, PAGE 116
- K N/F YORK, MARTHA B.
17 HICKEY STREET
ROCHESTER, NH 03868
TAX MAP 103, LOT 15
S.C.R.D. BOOK 1049, PAGE 349
- L N/F SMITH, PAUL C. & LORI A.
16 HICKEY STREET
ROCHESTER, NH 03868
TAX MAP 103, LOT 14
S.C.R.D. BOOK 1756, PAGE 748
- M N/F LACY, JAMES F.
103 CHARLES STREET
ROCHESTER, NH 03868
TAX MAP 103, LOT 11
S.C.R.D. BOOK 2950, PAGE 216
- N N/F KEAN, GEORGE S. & BRENDA C.
20 PEARL STREET
ROCHESTER, NH 03868
TAX MAP 103, LOT 10
S.C.R.D. BOOK 1618, PAGE 750
- O N/F PIERCE REVOCABLE FAMILY TRUST
PIERCE CLYDE E. & EDITH C. TRUSTEES
28 MAGIC AVENUE, ROCHESTER, NH 03868
TAX MAP 103, LOT 9
S.C.R.D. BOOK 2463, PAGE 152
- P N/F BOWLEY, ROGER & MICHELLE
33 MAGIC AVENUE
ROCHESTER, NH 03868
TAX MAP 103, LOT 8
S.C.R.D. BOOK 3484, PAGE 106
- Q N/F MURJANI, ANIL & GREENWOOD, INN
9 FARMINGTON ROAD
ROCHESTER, NH 03867
TAX MAP 103, LOT 3
S.C.R.D. BOOK 3265, PAGE 896
- R N/F MAILHOT, FRED
824 PORTLAND STREET
ROCHESTER, NH 03868
TAX MAP 103, LOT 1
S.C.R.D. BOOK 3893, PAGE 518
- S N/F LECLAIR, ROBERT F. & CATHERINE
816 PORTLAND STREET
ROCHESTER, NH 03868
TAX MAP 103, LOT 67
S.C.R.D. BOOK 4328, PAGE 486
- T N/F 7 CORSEY STREET LLC
13 WILD TURKEY ROAD
DEERFIELD, NH 03837
TAX MAP 108, LOT 66
S.C.R.D. BOOK 4405, PAGE 717
- U N/F FRITZ, DONNA L. & CUNHA, FRANK
798 PORTLAND STREET
ROCHESTER, NH 03868
TAX MAP 108, LOT 64
S.C.R.D. BOOK 2146, PAGE 609



- NOTES:
- 1A.) OWNER: THOMAS R. & DIANNE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867
- 1B.) OWNER: CAROLE COURT, LLC
5 GARY DRIVE
ROCHESTER, NH 03867
- 2A.) TAX MAP 108, LOT 53
- 2B.) TAX MAP 107, LOT 54-4
- 3A.) LOT AREA: 1,244,247 Sq. Ft., 28.56 Ac.
- 3B.) LOT AREA: 10,200 Sq. Ft., 0.23 Ac.
- 4A.) S.C.R.D. BOOK 4615, PAGE 22
- 4B.) S.C.R.D. BOOK 4653, PAGE 433
(QUIET TITLE) S.C.R.D. BOOK 4731, PAGE 1010
- 5.) THE INTENT OF THIS PLAN IS TO REVISE THE
BOUNDARY LINE BETWEEN TAX MAP 108, LOT 53 AND
TAX MAP 107, LOT 54-4 TO ADD LAND TO 54-4.
- 6.) ZONING: R1 (RESIDENTIAL 1)
SETBACKS:
FRONT - 10'
SIDE - 10'
REAR - 20'
WETLAND: 50' (WETLANDS GREATER
THE 0.5 AC.)
MIN. LOT SIZE: 10,000 Sq. Ft.
MIN. FRONTAGE: 100'
MAX. LOT COVERAGE: 35%
MAX. BUILDING HEIGHT: 35'
- 7.) I HEREBY CERTIFY THAT, TO THE BEST OF MY
KNOWLEDGE AND BELIEF, THIS PROPERTY DOES
NOT FALL WITHIN THE FLOOD PLAIN FLOOD
HAZARD REF: FEMA COMMUNITY #330150, MAP
33017C0204D, DATED: MAY 17, 2005.
- 8.) VERTICAL DATUM BASED ON NAVD83 ELEVATIONS.
HORIZONTAL DATUM BASED ON NAD83 STATE
PLANE. COORDINATES GATHERED USING TOPCON
HIPER SR SURVEY GRADE GPS.
- 9.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE
THE RESULT OF A CLOSED TRAVERSE PERFORMED
BY THIS OFFICE IN MAY OF 2019, WITH AN ERROR
OF CLOSURE OF 1 PART IN 28,956.

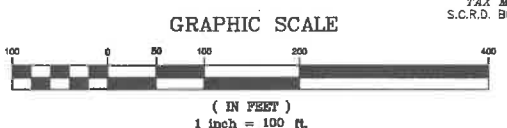


- LEGEND:
- 3/4" REBAR WITH ID CAP (SET)
 - DRILL HOLE ~FND~
 - IRON PIPE ~FND~
 - STEEL STAKE ~FND~
 - UTILITY POLE
 - APPROXIMATE ABUTTING PROPERTY LINE
 - STONE WALL
 - PROPOSED BOUNDARY LINE
 - BUILDING SETBACK LINES
 - FND FOUND
 - TBS TO BE SET
 - TYP. TYPICAL
 - S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS

PLAN REFERENCES:

- 1.) "LOT LINE REVISION, ROUTE 202, ROCHESTER, N.H., CEDIL D. GERMON"
BY: NORWAY PLAINS ASSOCIATES, INC.
DATED: NOVEMBER, 2002
S.C.R.D. PLAN #71-36
- 2.) "SUBDIVISION PLAN, HIGHLAND ST., ROCHESTER, N.H. FOR MILTON ROAD
REALTY TRUST"
BY: NORWAY PLAINS ASSOCIATES, INC.
DATED: JULY, 2004
S.C.R.D. PLAN #78-88
- 3.) "SUBDIVISION PLAN, 11 MAGIC AVENUE, TAX MAP 103, LOT 18, STRAFFORD
COUNTY, ROCHESTER, NH, PREPARED FOR PATRICIA T. ROCHELEAU"
BY: NORWAY PLAINS ASSOCIATES, INC.
DATED: JUNE, 2011
S.C.R.D. PLAN #103-75
- 4.) "BOUNDARY RETRACTION, GERALD AND LORRAINE SMITH, 33 PORTLAND ST.,
EAST ROCHESTER, N.H."
BY: BERRY CONSTRUCTION CO., INC.
DATED: 16 APRIL, 1984
ON FILE AT THIS OFFICE, FILE #08 1984-14
- 5.) "LIMITED SUBDIVISION, ARTHUR S. AND RITA RAAB, ROCHESTER N.H."
BY: FREDERICK E. DREW ASSOCIATES
DATED: OCTOBER, 1977
S.C.R.D. PLAN #17-144
- 6.) "LOT LINE REVISION, HIGHLAND ST.-ROUTE 202, EAST ROCHESTER, N.H. FOR
RAYMOND I. SMITH & BOBBY L. SMITH"
BY: NORWAY PLAINS ASSOCIATES, INC.
DATED: OCTOBER, 2001
S.C.R.D. PLAN #64-75
- 7.) "LOT LINE REVISION, ROCHESTER, N.H. FOR DAVID W. GERMON & HARRY A. &
CECILE GERMON"
BY: NORWAY PLAINS SURVEY ASSOCIATES, INC.
DATED: FEBRUARY 20, 1988
S.C.R.D. PLAN #33A-91
- 8.) "SUBDIVISION OF LAND, ROCHESTER, N.H., JAY EDWARDS DBA UNDERWOOD
ENTERPRISES"
BY: NORWAY PLAINS SURVEY ASSOCIATES, INC.
DATED: JANUARY, 1987
S.C.R.D. PLAN #31-109
- 9.) "ROCHESTER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE"
(INCOMPLETE DRAWING NAME)
BY: CHARLES H. WOOD
DATED: FEBRUARY 8, 1959
S.C.R.D. PLAN #43, POCKET #1, FOLDER #10
- 10.) "SUBDIVISION SHEET LAND OF TOM AUBERT 788 & 794 PORTLAND STREET
ROCHESTER N.H."
BY: BERRY SURVEYING & ENGINEERING
DATED JANUARY 1, 2015
S.C.R.D. PLAN #113-63
FILE NO. DB 2015-040
- 11.) "EASEMENT SHEET LAND OF TOM AUBERT 788 & 794 PORTLAND STREET
ROCHESTER N.H."
BY: BERRY SURVEYING & ENGINEERING
DATED JANUARY 1, 2015
S.C.R.D. PLAN #113-64
FILE NO. DB 2015-040
- 12.) "SUBDIVISION SHEET LAND OF TOM AUBERT 828 PORTLAND STREET TAX MAP
108, LOT 53 ROCHESTER N.H."
BY: BERRY SURVEYING & ENGINEERING
DATED: OCTOBER 8, 2019
NOT YET RECORDED, FILE NO. DB 2017-118

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 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.



N/F HINKLEY, JAMES D. & CLAIRE W.
807 PORTLAND STREET
ROCHESTER, NH 03868
TAX MAP 108, LOT 48
S.C.R.D. BOOK 3931, PAGE 761

N/F GOODWIN, CARL J. JR. & MARGARET J.
817 PORTLAND STREET
ROCHESTER, NH 03868
TAX MAP 108, LOT 47
S.C.R.D. BOOK 4628, PAGE 421

N/F TANGUAY, DONALD A. & LESLIE
827 PORTLAND STREET
ROCHESTER, NH 03868
TAX MAP 103, LOT 215
S.C.R.D. BOOK 3172, PAGE 773

ROAD NOTES:
PORTLAND STREET P/K/A ROCHESTER STREET - ASSUMED 66' WIDE, PUBLIC CLASS V
HIGHLAND STREET - DETERMINED TO BE 80' WIDE AS PER ROAD LAYOUT DATED AUGUST
19, 1989, ON FILE AT THIS OFFICE - PUBLIC CLASS V

FINAL APPROVAL
BY
ROCHESTER PLANNING BOARD
CERTIFIED BY: [Signature]
DATE: 3/7/20

I CERTIFY THAT THIS PLAT EXCEEDS THE
MINIMUM REQUIREMENT FOR ACCURACY AND
COMPLETENESS OF THE STATE OF N.H. AND
OF THE CITY OF ROCHESTER, N.H. - 1:10,000 -
KENNETH A. BERRY LLS 805 DATE 3-11-20

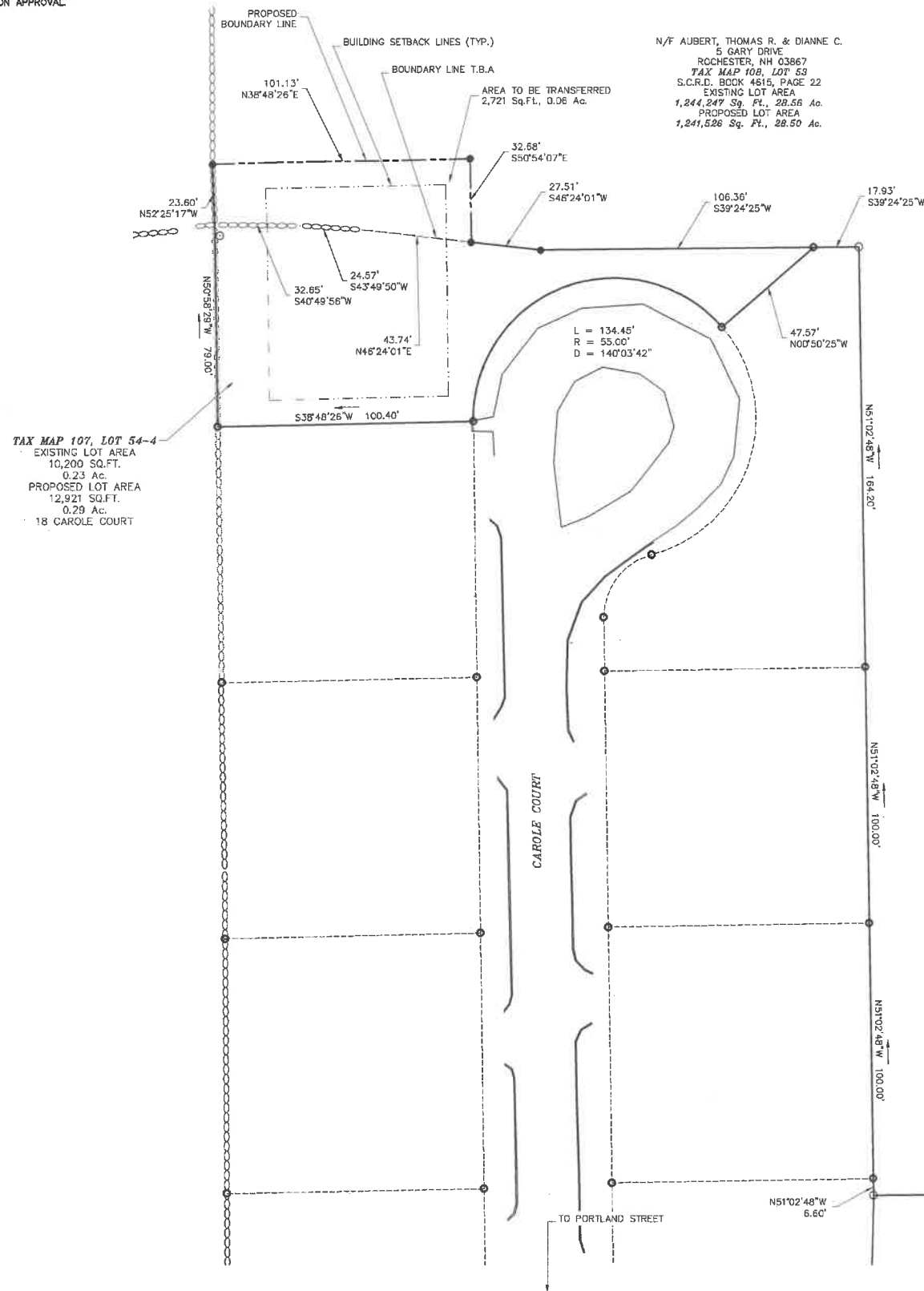
RECEIVED
MAR 17 2020

OVERVIEW LOT LINE REVISION PLAN
LAND OF
THOMAS R. & DIANNE C. AUBERT
AND
CAROLE COURT, LLC
PORTLAND STREET & CAROLE COURT
ROCHESTER, N.H.
TAX MAP 108, LOT 53 & TAX MAP 107, LOT 54-4

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603) 332-2863
SCALE: 1 IN. EQUALS 100 FT.
DATE: NOVEMBER 4, 2019
FILE NO.: DB 2017 - 118 CRB

SHEET 1 OF 2

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.

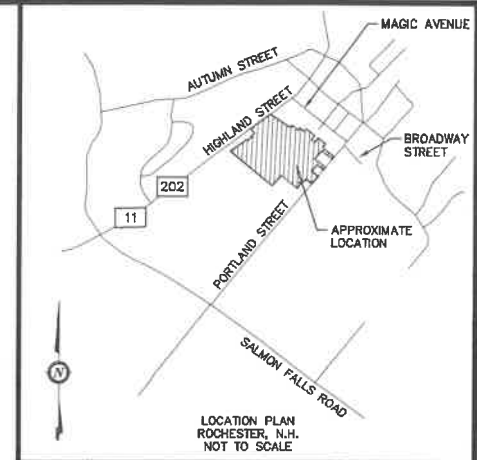


N/F AUBERT, THOMAS R. & DIANNE C.
5 GARY DRIVE
ROCHESTER, NH 03867
TAX MAP 108, LOT 53
S.C.R.D. BOOK 4615, PAGE 22
EXISTING LOT AREA
1,244,247 Sq. Ft., 28.56 Ac.
PROPOSED LOT AREA
1,241,526 Sq. Ft., 28.50 Ac.

TAX MAP 107, LOT 54-4
EXISTING LOT AREA
10,200 SQ. FT.
0.23 Ac.
PROPOSED LOT AREA
12,921 SQ. FT.
0.29 Ac.
18 CAROLE COURT

NOTES:

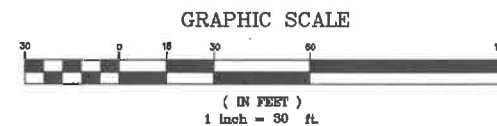
- 1A.) OWNER: THOMAS R. & DIANNE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867
- 1B.) OWNER: CAROLE COURT, LLC
5 GARY DRIVE
ROCHESTER, NH 03867
- 2A.) TAX MAP 108, LOT 53
- 2B.) TAX MAP 107, LOT 54-4
- 3A.) LOT AREA: 1,244,247 Sq. Ft., 28.56 Ac.
- 3B.) LOT AREA: 10,200 Sq. Ft., 0.23 Ac.
- 4A.) S.C.R.D. BOOK 4615, PAGE 22
- 4B.) S.C.R.D. BOOK 4653, PAGE 433
(QUIET TITLE) S.C.R.D. BOOK 4731, PAGE 1010
- 5.) THE INTENT OF THIS PLAN IS TO REVISE THE BOUNDARY LINE BETWEEN TAX MAP 108, LOT 53 AND TAX MAP 107, LOT 54-4 TO ADD LAND TO 54-4.
- 6.) ZONING: R1 (RESIDENTIAL 1)
SETBACKS:
FRONT - 10'
SIDE - 10'
REAR - 20'
WETLAND: 50' (WETLANDS GREATER THE 0.5 Ac.)
MIN. LOT SIZE: 10,000 Sq. Ft.
MIN. FRONTAGE: 100'
MAX. LOT COVERAGE: 35%
MAX. BUILDING HEIGHT: 35'
- 7.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PROPERTY DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF: FEMA COMMUNITY #330150, MAP 33017C02040, DATED: MAY 17, 2005.
- 8.) VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL DATUM BASED ON NAD83 STATE PLANE. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS.
- 9.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN MAY OF 2019, WITH AN ERROR OF CLOSURE OF 1 PART IN 26,956.
- 10.) NO ENCROACHMENTS WILL RESULT FROM THIS LOT LINE REVISION.
- 11.) FOR MORE INFORMATION ON THIS LOT LINE ADJUSTMENT, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03867, (603) 335-1338.
- 12.) ALL PROPOSED UTILITIES ARE TO BE INSTALLED UNDERGROUND.



LEGEND:

- 3/4" REBAR WITH ID CAP (SET)
- IRON BOUND/REBAR ~FND~
- DRILL HOLE ~FND~
- IRON PIPE ~FND~
- STEEL STAKE ~FND~
- UTILITY POLE
- APPROXIMATE ABUTTING PROPERTY LINE
- STONE WALL
- PROPOSED BOUNDARY LINE
- BUILDING SETBACK LINES
- FND FOUND
- TBS TO BE SET
- TYP. TYPICAL
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
- T.B.A. TO BE ABANDONED

FINAL APPROVAL
BY
ROCHESTER PLANNING BOARD
CERTIFIED BY: [Signature]
DATE: 3/19/20



I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE CITY OF ROCHESTER, N.H. - 1:10,000 -
[Signature]
KENNETH A. BERRY LLS 805 DATE 3-11-20

REVISED PER NOD		DATE	DESCRIPTION
#1	3-4-20		

DETAIL LOT LINE REVISION PLAN
LAND OF
THOMAS R. & DIANNE C. AUBERT
AND
CAROLE COURT, LLC
PORTLAND STREET & CAROLE COURT
ROCHESTER, N.H.
TAX MAP 108, LOT 53 & TAX MAP 107, LOT 54-4

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603) 332-2863
SCALE: 1 IN. EQUALS 30 FT.
DATE: NOVEMBER 4, 2019
FILE NO.: DB 2017 - 118 CRB

SHEET 2 OF 2