

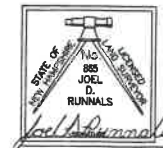
LAND SURVEYORS



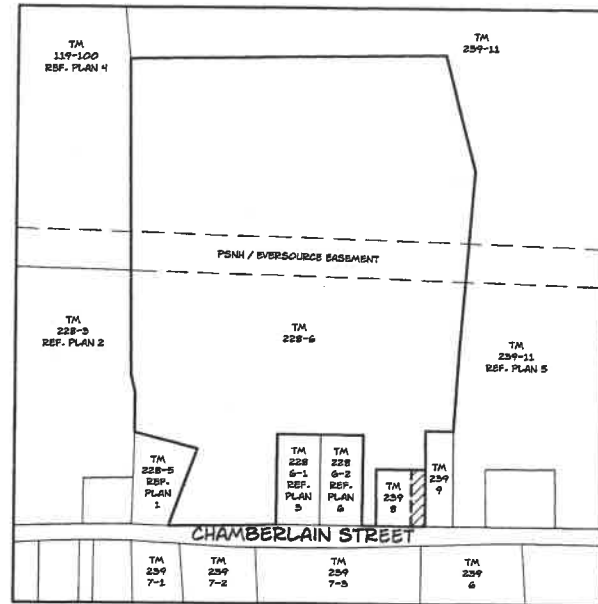
CIVIL ENGINEERS

WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBMISSION PLAN, THE SUBMISSION APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBMITTER/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 VIOLATION FROM THE APPROVED PLAN WILL REQUIRE A RESUBMISSION FOR SUBDIVISION APPROVAL.

I HEREBY CERTIFY THAT THIS PLAN, PREPARED UNDER MY DIRECTION, IS THE RESULT OF A SURVEY MADE ON THE GROUND AS PER RECORDED DESCRIPTIONS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE PLAN ENCLOSURE EXCEEDS 110,000.



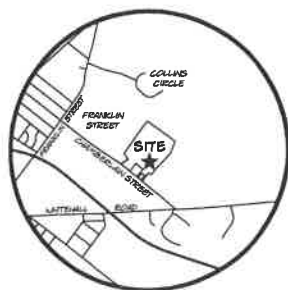
FINAL APPROVAL BY THE
ROCHESTER PLANNING BOARD ON Oct 4, 2021
SIGNED BY Shannon Brundage Div. DATE 12-13-21
NAME POSITION



TAX MAP SKETCH
1" = 300'

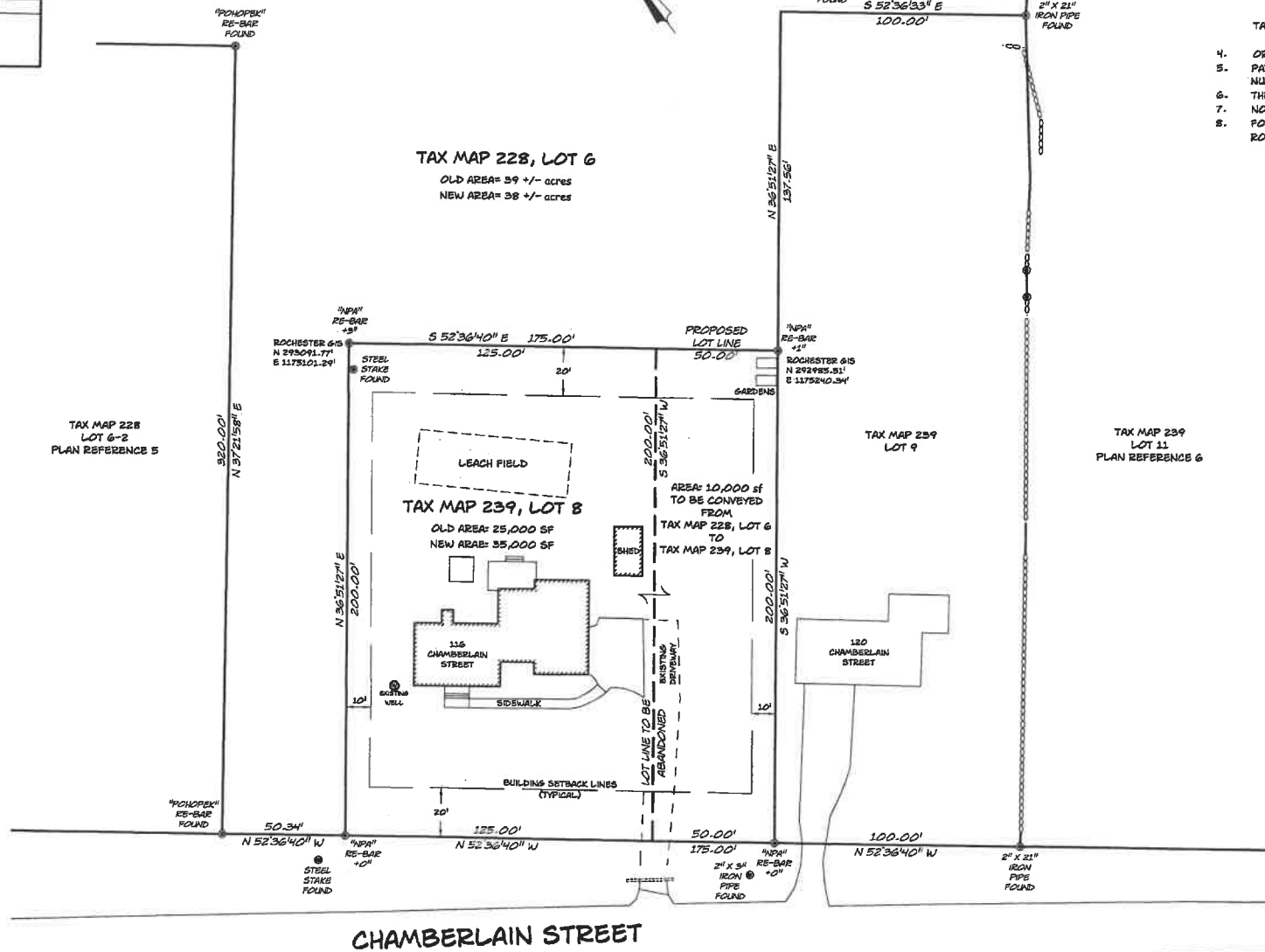
ADJUTERS LIST
TAX MAP 119, LOT 10 CHAMBERLAIN INVESTMENT PROPERTIES, LLC
SCRD BOOK 2070, PAGE 652
TAX MAP 228, LOT 5 NANCY PICKETT
SCRD BOOK 4745, PAGE 73
TAX MAP 228, LOT 5 PAUL & NANCY BURKS REV. TRUST
SCRD BOOK 4415, PAGE 977
TAX MAP 228, LOT 6-1 MICHAEL R. & KAREN M. CORMIER
SCRD BOOK 2458, PAGE 510
TAX MAP 228, LOT 6-2 MICHAEL R. & KAREN M. CORMIER
SCRD BOOK 4645, PAGE 112
TAX MAP 239, LOT 6 JEANNE A. GROVER REV. TRUST
TAX MAP 239, LOT 7-1 WILLIAM & LYNN MCALLISTER
TAX MAP 239, LOT 7-2 KAREN & MISSYAN LACASSE
TAX MAP 239, LOT 7-3 GREGORY JANDIS
TAX MAP 239, LOT 8 HARDCRABBLE TRUST
SCRD BOOK 4672, PAGE 959
TAX MAP 239, LOT 9 JANE PERSON & STEPHANIE FINCH
SCRD BOOK 4586, PAGE 232
TAX MAP 239, LOT 11 RAYMOND COLLINS & COLLINS FAMILY TRUST
SCRD BOOK 3445, PAGE 84

REFERENCE PLANS:
1. "PLAN OF LAND, CHARLES P. TIBELLA ROCHESTER, N.H." DATED DECEMBER 1984 BY FREDERICK S. DREW ASSOCIATES S.C.R.D. PLAN 82-60
2. "BOUNDARY LINE AMENDMENT FOR N. LACHANCE, D. DROWN & L. FARWANKS IN ROCHESTER, N.H." DATED MAY 22, 1988 BY BRUCE L. PONOPPEK, LAND SURVEYOR S.C.R.D. PLAN 89-20
3. "SUBDIVISION OF LAND, CHAMBERLAIN STREET, ROCHESTER, N.H. FOR MICHAEL & KAREN CORMIER" DATED SEPTEMBER 2003 BY NORWAY PLAINS ASSOCIATES, INC. S.C.R.D. PLAN 74-19
4. "SUBDIVISION PLAN FOR CHAMBERLAIN INVESTMENT PROPERTIES, LLC, MAP 119 LOT 100 & MAP 118 LOT 51, FRANKLIN STREET / CHAMBERLAIN STREET, COUNTY OF STRAFFORD, ROCHESTER, NH" DATED FEBRUARY 22, 2006 BY MULLITT, SPRAGUE & COWELL, INC. S.C.R.D. PLAN 85-72
5. "LOT LINE REVISIONS, CHAMBERLAIN ST. & WITTEHALL RD, ROCHESTER, NH FOR RAYMOND D. COLLINS & JANE M. COLLINS" DATED MAY 2006 BY NORWAY PLAINS ASSOCIATES, INC. S.C.R.D. PLAN 92-66
6. "MINOR SUBDIVISION PLAN FOR CORMIER FAMILY REV. TRUST, BUDO & EVELYN CORMIER TRUSTS ON CHAMBERLAIN STREET IN ROCHESTER NH" DATED DECEMBER 01, 2012 BY PONOPPEK LAND SURVEYORS & SEPTIC DESIGNERS LLC S.C.R.D. PLAN 105-3



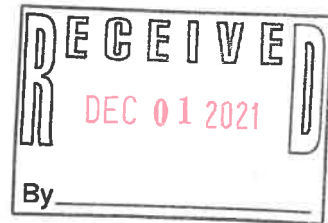
FILE NO. 196
PLAN NO. C-3188 LLR-1
DWG NO. 21156-LDD\LLR-1
F.B. NO. "TJR"

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



GENERAL PLAN NOTES:

1. THE PURPOSE OF THIS PLAN IS TO REVISE THE BOUNDARY LINES BETWEEN TAX MAP 228, LOT 6 AND TAX MAP 239, LOT 8.
2. DIMENSIONAL STANDARDS:
ZONE (A) AGRICULTURAL DISTRICT.
SINGLE FAMILY, CONVENTIONAL SUBDIVISION, NEITHER MUNICIPAL WATER NOR SEWER.
LOT SIZE= 45,000 SF, FRONTAGE= 150', FY= 20', SY= 10', RY= 20'
3. LOT AREAS:
TAX MAP 228, LOT 6: OLD AREA= 39 +/- acres (PER REF. PLAN 6)
NEW AREA= 38 +/- acres
AREA TO BE CONVEYED FROM 228-6 TO 239-8 = 10,000 sf / 0.23 acre
TAX MAP 239, LOT 8: OLD AREA= 25,000 sf / 0.57 acre
NEW AREA= 35,000 sf / 0.80 acre
4. ORIENTATION: HORIZONTAL DATUM - NHSPC2800 / CITY OF ROCHESTER GIS.
5. PARCEL IS NOT LOCATED WITHIN (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NUMBER 3301700212D EFFECTIVE ON 08-17-2005.
6. THE PARCELS ARE NOT SERVICED BY MUNICIPAL WATER AND SEWER SYSTEMS.
7. NO ENCROACHMENTS WILL RESULT FROM THIS PROPOSED LOT LINE REVISION.
8. FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03867. (603) 335-1336.

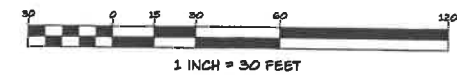


TAX MAP 228, LOT 6
OWNERS OF RECORD:
MICHAEL D. CORMIER AND MATTHEW R. CORMIER, TRUSTEES
THE CORMIER FAMILY REVOCABLE TRUST OF 2001
42 OLD DOVER ROAD, ROCHESTER, NH 03867
S.C.R.D. BOOK 2459, PAGE 122

TAX MAP 239, LOT 8
OWNERS OF RECORD:
KATHERINE J. PIXLEY AND CHARLES W. PIXLEY, TRUSTEES
THE HARDCRABBLE TRUST
116 CHAMBERLAIN STREET, ROCHESTER, NH 03867-3308
S.C.R.D. BOOK 4672, PAGE 959

**LOT LINE REVISION
110 & 116 CHAMBERLAIN STREET
ROCHESTER
STRAFFORD COUNTY
NEW HAMPSHIRE**

PREPARED FOR:
**THE CORMIER FAMILY TRUST OF 2001
&
THE HARDCRABBLE TRUST**
SCALE: 1" = 30' AUGUST 2021
GRAPHIC SCALE



1 INCH = 30 FEET
REVISED:
10-20-21 PER N.O.D.
11-17-21 TO DATE

NORWAY PLAINS ASSOCIATES, INC.

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