

### LEGEND

- SET IRON ROD w/ID CAP "LS 891"
- FOUND IRON PIPE OR ROD AS NOTED
- UTILITY POLE
- n/f NOW OR FORMERLY
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
- PROPOSED LOT LINE
- BUILDING SETBACK LINE
- APPROXIMATE WATER LINE

### NOTES

- RANDOM TRAVERSE ERROR OF CLOSURE IS LESS THAN 1 PART IN 10,000.
- OWNERS OF RECORD:  
JEFFREY GUDIM 131 PICKERING ROAD ROCHESTER, NH 03839-4644 AND CITY OF ROCHESTER 31 WAKEFIELD STREET ROCHESTER, NH 03839  
TAX MAP 141, LOT 39 BOOK 4507, PAGE 792 S.C.R.D. TAX MAP 141, LOT 38 BOOK 1151, PAGE 287 S.C.R.D.
- ZONING DIMENSIONAL AND DENSITY REQUIREMENTS ARE AS FOLLOWS:  
a. RESIDENTIAL-2 (R2)  
b. MINIMUM LOT SIZE IS 6,000 Sq.Ft.  
c. MINIMUM LOT FRONTAGE IS 60 Ft.  
d. BUILDING SETBACKS:  
FRONT: 10'  
REAR: 20'  
SIDE: 8'
- REFERENCE PLAN:  
a. "SUBDIVISION PLAN - ROBERT L. FISHER - ROCHESTER N.H." BY FREDERICK E. DREW DATED JULY 1980. SCRD PLAN No. 173-58.  
b. "SUBDIVISION OF LAND - ROCHESTER, N.H. FOR KANE-GONIC CORP." BY JOHN W. DURGIN ASSOC. DATED NOV. 2, 1984. SCRD PLAN No. 24A-149.
- THERE ARE NO ENCROACHMENTS AS A RESULT OF THIS LOT LINE ADJUSTMENT.
- FOR MORE INFORMATION ABOUT THIS LOT LINE ADJUSTMENT CONTACT ATLANTIC SURVEY CO, LLC AT PHONE 603-659-8939 OR EMAIL AT ATLANTICSURVEY@COMCAST.NET.
- THESE PARCELS ARE NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE PER FEMA MAP 33017C02130 DATED 5/17/2005.

### CITY of ROCHESTER PLANNING BOARD APPROVAL

*Shanna B. Saunders*  
per August 2, 2021  
PB Meeting 9-29-21

### Boundary Line Adjustment

BETWEEN

**Jeffrey Gudim**

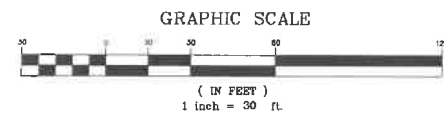
AND

**City of Rochester**

LOCATED AT

131 Pickering Road, Rochester, N.H.

ISSUE	DATE	DESCRIPTION	BY	CHKD.	APP.



25 Nute Road, Dover, New Hampshire 03820

PREPARED BY:  
SURVEYORS  
PLANNERS  
SEPTIC DESIGNERS  
603-659-8939



DATE:	June, 2021
FIELDWORK BY:	AF, TF
DESIGNED BY:	AF
CAD FILE:	21120
PROJECT No.:	21120
SHEET	1 of 1