

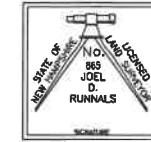
LAND SURVEYORS



CIVIL ENGINEERS

WHETHER OR NOT OTHERWISE EXPRESSLY DECIDED 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 VARIATION 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 RECORD DESCRIPTIONS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE PLAN CLOSURES EXCEEDS 1:10,000.



05-18-21

FINAL APPROVAL BY THE  
ROCHESTER PLANNING BOARD ON 4/5/21  
DATE  
SIGNED BY Joel D. Runnals POSITION DATE 5/18/21

GENERAL PLAN NOTES:

1. THE PURPOSE OF THIS PLAN IS TO REVISE THE BOUNDARY LINE BETWEEN TAX MAP 123, LOT 57 AND TAX MAP 129, LOT 6.
2. DIMENSIONAL STANDARDS.  
ZONE (R1) RESIDENTIAL-1 DISTRICT.  
LOT SIZE= 10,000 SF, FRONTAGE= 100', FY= 10', SY= 10', RY= 20'
3. LOT AREAS:  
TAX MAP 123, LOT 57: OLD AREA= 319,374 sf / 7.33 acres (PER REF. PLAN 1)  
NEW AREA= 316,734 sf / 7.27 acres  
AREA TO BE CONVEYED FROM 123-57 TO 129-6= 2,640 sf / 0.06 acre  
TAX MAP 129, LOT 6: OLD AREA= 11,518 sf / 0.26 acre  
NEW AREA= 14,158 sf / 0.33 acre
4. ORIENTATION: HORIZONTAL DATUM - NAD83/2011.
5. PARCEL IS NOT LOCATED WITHIN (100' FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NUMBER 330017C02112 EFFECTIVE ON 05-17-2005.
6. THE PARCELS ARE SERVED BY MUNICIPAL WATER AND SEWER SYSTEMS.
7. NO ENCROACHMENTS WILL RESULT FROM THIS PROPOSED LOT LINE REVISION.
8. THE CITY ASSESSOR'S TAX MAPS SHOW THIS AREA AS TAX MAP 129, LOT 4 OWNED BY THE CITY OF ROCHESTER. THE ONLY REFERENCE FOUND IS IN SCRD BOOK 496, PAGE 324 FOR A 16' WIDE RIGHT-OF-WAY TO THE CITY OF ROCHESTER FOR THE CONSTRUCTION AND MAINTENANCE OF WATER PIPES. THE TITLE AND OWNERSHIP OF LOT 4 IS UNCERTAIN AND DOES NOT AFFECT THE LOT LINE REVISION.
9. FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD STREET, ROCHESTER, NH 03867. (603) 335-1335.



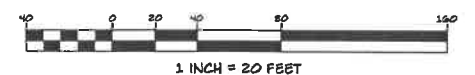
TAX MAP 123, LOT 57  
OWNER OF RECORD:  
MARYBETH G. & DAVID E. WALKER  
34 BROCK STREET  
ROCHESTER, NH 03867-4415  
S.C.R.D. BOOK 4246, PAGE 635

TAX MAP 129, LOT 6  
OWNER OF RECORD:  
NORMAN ROBERGE  
54 BROCK STREET  
ROCHESTER, NH 03867  
S.C.R.D. BOOK 3662, PAGE 916

LOT LINE REVISION  
34 & 54 BROCK STREET  
ROCHESTER  
STRAFFORD COUNTY  
NEW HAMPSHIRE

PREPARED FOR:  
MARYBETH G. and DAVID E. WALKER  
&  
NORMAN ROBERGE

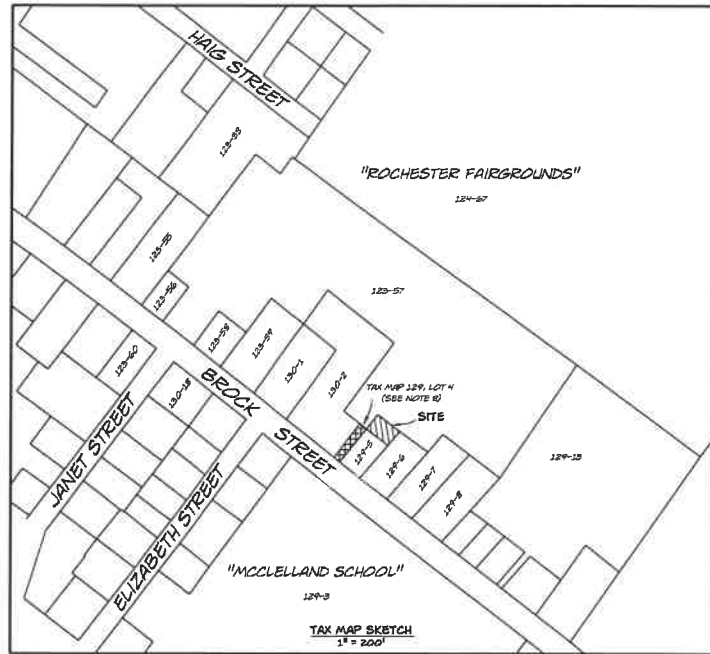
SCALE: 1" = 20' FEBRUARY 2021  
GRAPHIC SCALE



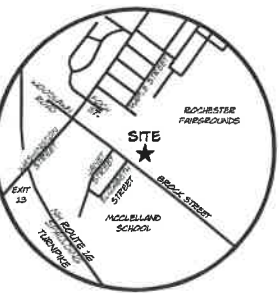
REVISED:  
05-18-21 PER "NOTICE OF DECISION"

REFERENCE PLANS:

1. "JOHN & CAROL BAWSKI IN ROCHESTER, N.H." DATED OCTOBER 1980 BY DONALD R. POPPMA S.C.R.D. PLAN 12158
2. "REVISED BOUNDARY PLAN, STEPHEN G. and NANETTE K. MARCOTTE, ERIN PRZEMAS" DATED MAY 1984 BY FREDERICK E. DREW ASSOCIATES S.C.R.D. PLAN 175-67
3. "LOT LINE REVISION, 19 WAKE STREET & 19 MOORE STREET, 72 LAFAYETTE STREET, ROCHESTER, STAFFORD COUNTY, NEW HAMPSHIRE" DATED AUGUST 2018 BY NORWAY PLAINS ASSOCIATES, INC. S.C.R.D. PLAN 118-43



ADJUTERS LIST  
TAX MAP 123, LOT 58 JANE FISHER REV. TRUST  
SCRD BOOK 4162, LOT 508  
TAX MAP 123, LOT 55 ANN & ROBERT LEA, JR.  
SCRD BOOK 4657, LOT 655  
TAX MAP 123, LOT 56 JAMES & SANDRA POTTER  
SCRD BOOK 2488, PAGE 470  
TAX MAP 123, LOT 57 MARYBETH & DAVID WALKER  
SCRD BOOK 4246, PAGE 635  
TAX MAP 123, LOT 58 MARYBETH & DAVID WALKER  
SCRD BOOK 4246, PAGE 635  
TAX MAP 123, LOT 59 DENNIS NEWMAN MORRELL  
SCRD BOOK 3354, PAGE 700  
TAX MAP 123, LOT 60 RAYMOND TUCKER  
TAX MAP 124, LOT 67 ROCHESTER AGRICULTURAL & MECHANICAL ASSOCIATION  
SCRD BOOK 379, PAGE 241  
TAX MAP 129, LOT 5 MOSES NYUMAH & DANIEL NYUMAH  
TAX MAP 129, LOT 6 NORMAN ROBERGE  
SCRD BOOK 3662, PAGE 916  
TAX MAP 129, LOT 7 JESSICA WILLIAMS & STERLING ARBAMCZYK  
SCRD BOOK 4786, PAGE 182  
TAX MAP 129, LOT 8 JAMES & HOLLY LEDUC  
SCRD BOOK 2037, PAGE 153  
TAX MAP 129, LOT 13 CRAIG & CATHERINE BRADY  
SCRD BOOK 4201, PAGE 472  
TAX MAP 130, LOT 1 ROSEMARY CHASE REV. TRUST  
SCRD BOOK 3757, PAGE 63  
TAX MAP 130, LOT 2 NATHAN MARAGANIS & CHRISTOPHER MARAGANIS  
SCRD BOOK 4670, PAGE 67  
TAX MAP 130, LOT 18 MARTHA & GEORGE SCHMIDT



FILE NO. 252  
PLAN NO. C-3139-LLR1  
DWG NO. 20193-LDD\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