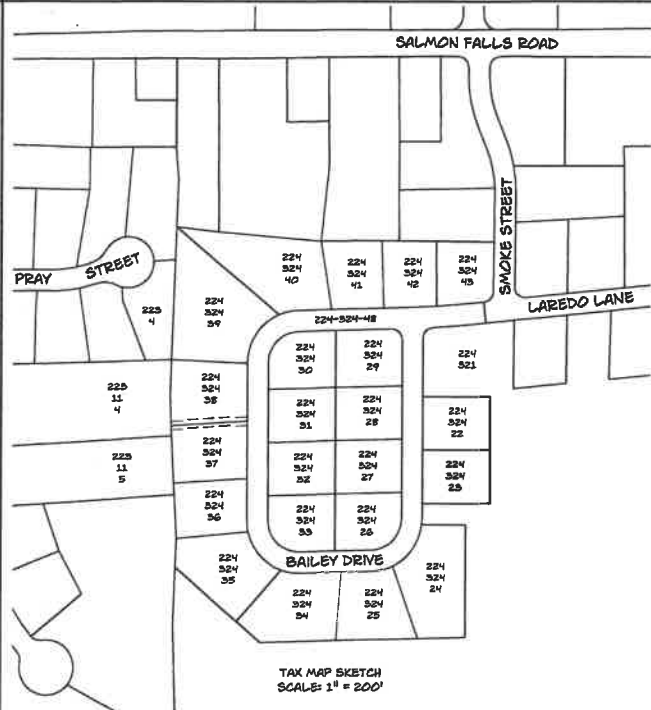


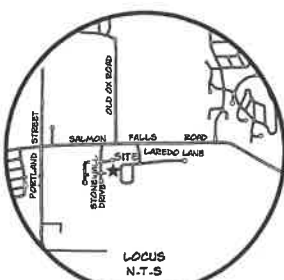
LAND SURVEYORS

CIVIL ENGINEERS



| MAP/LOT    | ADJUTERS                                                                                    |
|------------|---------------------------------------------------------------------------------------------|
| 223/4      | JOHN & SHARON ANDREWS; 2 PRAY STREET, ROCHESTER, NH 03608-5900                              |
| 223/11-4   | DAVID A. & LISA A. LAURENCE REV. LIVING TRUST; 22 STONEWALL DRIVE, ROCHESTER, NH 03608-5917 |
| 223/11-5   | JUSTIN GAGNON; 28 STONEWALL DRIVE, ROCHESTER, NH 03608-5917                                 |
| 224/321    | GREAT WOODS SUBDIVISION HOMEOWNERS ASSOCIATION; 95 BLACKWATER ROAD, ROCHESTER, NH 03607     |
| 224/324-22 | GREAT WOODS DEVELOPMENT LLC; 95 BLACKWATER ROAD, ROCHESTER, NH 03607                        |
| 224/324-23 | MORROW FAMILY REV. TRUST; 32 RIVER ROAD, LEBANON, NH 03057-1106                             |
| 224/324-24 | ROBERT TROTT & ANN TERESA DUYER; 55 BAILEY DRIVE, ROCHESTER, NH 03608                       |
| 224/324-25 | STEPHEN N. & JEAN M. CALCULATOR REV. TRUST; 51 BAILEY DRIVE, ROCHESTER, NH 03608            |
| 224/324-26 | SAME AS 224/324-22                                                                          |
| 224/324-27 | SAME AS 224/324-22                                                                          |
| 224/324-28 | SAME AS 224/324-22                                                                          |
| 224/324-29 | SAME AS 224/324-22                                                                          |
| 224/324-30 | SAME AS 224/324-22                                                                          |
| 224/324-31 | SAME AS 224/324-22                                                                          |
| 224/324-32 | SAME AS 224/324-22                                                                          |
| 224/324-33 | SAME AS 224/324-22                                                                          |
| 224/324-34 | MICHAEL ALLEN, 55 SULLIVAN FARM DRIVE, ROCHESTER, NH 03607                                  |
| 224/324-35 | CHRISTOPHER & KATHLEEN GIBBS; 30 SOUTH SHORE ROAD, NEW DURHAM, NH 03855-2107                |
| 224/324-36 | SAME AS 224/324-22                                                                          |
| 224/324-37 | SAME AS 224/324-22                                                                          |
| 224/324-38 | WILLIAM R. GREGORY & DEBRA E. CHRISTIE-GREGORY; PO BOX 1781, ROCHESTER, NH 03606            |
| 224/324-39 | MERCER FAMILY 2014 REV. TRUST; 23 BAILEY DRIVE, ROCHESTER, NH 03608                         |
| 224/324-40 | SAME AS 224/324-22                                                                          |
| 224/324-41 | SAME AS 224/324-22                                                                          |
| 224/324-42 | SAME AS 224/324-22                                                                          |
| 224/324-43 | ROBERT & BARBARA DUSTON; 21 SMOKE STREET, ROCHESTER 03608-5723                              |
| 224/324-44 | SAME AS 224/324-22                                                                          |
| 224/324-45 | SAME AS 224/324-22                                                                          |
| 224/324-46 | SAME AS 224/324-22                                                                          |
| 224/324-47 | CITY OF ROCHESTER; 31 WAKEFIELD STREET, ROCHESTER, NH 03607-1916                            |

REFERENCE PLAN:  
"SUBDIVISION OF LAND, SALMON FALLS ROAD, TAX MAP 224, LOTS 321, 322, 324, 324-1, 324-2 & 328, ROCHESTER, NH, FOR GREAT WOODS DEVELOPMENT, LLC," DATED FEBRUARY 2008 BY NORWAY PLAINS ASSOCIATES, INC. S.C.R.D. PLANS 96-22, 96-23, 96-24, 96-25 & 96-26



FILE NO. 109  
PLAN NO. C-2440-LLR37&38  
DWG NO. 07153\LLR-Lot 37 & 38  
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



TAX MAP 223  
LOT 4  
SCRD BOOK 4400  
PAGE 749

TAX MAP 224  
LOT 324-39  
SCRD BOOK 4662, PAGE 67

TAX MAP 223  
LOT 11-4  
SCRD BOOK 4634  
PAGE 804

TAX MAP 224  
LOT 324-38  
OLD AREA= 24,247 SF / 0.56 AC  
NEW AREA= 26,038 SF / 0.60 AC

TAX MAP 224  
LOT 324-37  
OLD AREA= 21,935 SF / 0.50 AC  
NEW AREA= 23,723 SF / 0.54 AC

TAX MAP 224  
LOT 324-36  
SCRD BOOK 4242, PAGE 677

FINAL APPROVAL BY THE  
ROCHESTER PLANNING BOARD ON Feb 7, 2022  
DATE  
SIGNED BY Shannon B. Boudreau Dr. DATE 3-7-22  
NAME POSITION

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 CLOSURE EXCEEDS 1:10,000.



JOEL D. RUNNALS, L.L.S. 865 DWS

GENERAL PLAN NOTES:

- THE PURPOSE OF THIS PLAN IS TO REVISE THE LOT LINES BETWEEN TAX MAP 224, LOTS 324-37, 324-38 & 324-48.
- DIMENSIONAL STANDARDS:  
RESIDENTIAL-1 (R1) DISTRICT.  
LOT SIZE= 10,000, FRONTAGE= 100', FY= 10', SY= 10', RY= 20'  
ZONE AGRICULTURAL (A) DISTRICT.  
LOT SIZE= 20,000 SF, FRONTAGE= 150', FY= 20', SY= 10', RY= 20'
- LOT AREAS:  
TAX MAP 224, LOT 324-37:  
OLD AREA= 21,935 SF / 0.50 ACRES  
NEW AREA= 23,723 SF / 0.54 ACRES  
TAX MAP 224, LOT 324-38:  
OLD AREA= 24,247 SF / 0.56 ACRES  
NEW AREA= 26,038 SF / 0.60 ACRES  
TAX MAP 224, LOT 324-48:  
OLD AREA= 98,211 SF / 2.25 ACRES  
NEW AREA= 94,638 SF / 2.17 ACRES
- ORIENTATION: HORIZONTAL DATUM - NHSPC2800 (ROCHESTER GHS).
- PARCEL IS NOT LOCATED WITHIN THE (LOOYE FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NUMBER 33017C020ND EFFECTIVE ON 05-17-2005.
- LOTS ARE SERVED BY MUNICIPAL WATER 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, 33 WAKEFIELD STREET, ROCHESTER, NH 03607. (603) 835-1336.

OWNER OF RECORD:  
TAX MAP 224, LOT 324-37  
GREAT WOODS DEVELOPMENT LLC  
95 BLACKWATER ROAD, ROCHESTER, NH 03607  
SCRD BOOK 4242, PAGE 677

OWNER OF RECORD:  
TAX MAP 224, LOT 324-38  
WILLIAM R. GREGORY & DEBRA E. CHRISTIE-GREGORY  
PO BOX 1781, ROCHESTER, NH 03606  
SCRD BOOK 4948, PAGE 31

OWNER OF RECORD:  
TAX MAP 224, LOT 324-48  
GREAT WOODS DEVELOPMENT LLC  
95 BLACKWATER ROAD, ROCHESTER, NH 03607  
SCRD BOOK 3677, PAGE 729

LOT LINE REVISION  
27 & 33 BAILEY DRIVE  
ROCHESTER  
STRAFFORD COUNTY  
NEW HAMPSHIRE

PREPARED FOR:  
GREAT WOODS DEVELOPMENT LLC  
and  
WILLIAM R. GREGORY &  
DEBRA E. CHRISTIE-GREGORY

SCALE: 1"= 20' DECEMBER 2021  
GRAPHIC SCALE



1 INCH= 20 FEET

REVISIONS:  
02-14-22 ADD MONUMENTS

# LAND SURVEYORS

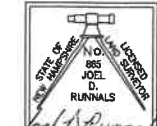
# CIVIL ENGINEERS

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 VIOLATION FROM THE APPROVED PLAN WILL REQUIRE A RESUBMISSION FOR SUBDIVISION APPROVAL.

FINAL APPROVAL BY THE  
ROCHESTER PLANNING BOARD ON \_\_\_\_\_

SIGNED BY \_\_\_\_\_ DATE \_\_\_\_\_  
NAME POSITION

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 CLOSURE EXCEEDS 110,000.



JOEL D. RUNNALS, L.L.S. 2865 DATE 02-14-22

TAX MAP 224  
LOT 324-30

## GENERAL PLAN NOTES:

1. THE PURPOSE OF THIS PLAN IS TO REVISE THE LOT LINES BETWEEN TAX MAP 224, LOTS 324-37, 324-38 & 324-48.
2. DIMENSIONAL STANDARDS:  
RESIDENTIAL-1 (R1) DISTRICT.  
LOT SIZE= 10,000, FRONTAGE= 100', FY= 10', SY= 10', RY= 20'  
ZONE AGRICULTURAL (A) DISTRICT.  
LOT SIZE= 20,000 SF, FRONTAGE= 150', FY= 20', SY= 10', RY= 20'
3. LOT AREAS:  
TAX MAP 224, LOT 324-37:  
OLD AREA= 21,935 SF / 0.50 ACRES  
NEW AREA= 23,723 SF / 0.54 ACRES  
TAX MAP 224, LOT 324-38:  
OLD AREA= 24,247 SF / 0.56 ACRE  
NEW AREA= 26,038 SF / 0.60 ACRE  
TAX MAP 224, LOT 324-48:  
OLD AREA= 98,211 SF / 2.25 ACRES  
NEW AREA= 94,692 SF / 2.17 ACRES
4. ORIENTATION: HORIZONTAL DATUM - NHSPC2800 (ROCHESTER GIS).
5. PARCEL IS NOT LOCATED WITHIN THE (100YE FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NUMBER 33017C0200D EFFECTIVE ON 05-17-2005.
6. LOTS ARE 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) 335-1338.

OWNER OF RECORD:  
TAX MAP 224, LOT 324-37  
GREAT WOODS DEVELOPMENT LLC  
95 BLACKWATER ROAD, ROCHESTER, NH 03867  
SCRD BOOK 4242, PAGE 677

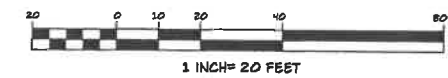
OWNER OF RECORD:  
TAX MAP 224, LOT 324-38  
WILLIAM R. GREGORY & DEBRA E. CHRISTIE-GREGORY  
PO BOX 1781, ROCHESTER, NH 03866  
SCRD BOOK 4748, PAGE 31

OWNER OF RECORD:  
TAX MAP 224, LOT 324-48  
GREAT WOODS DEVELOPMENT LLC  
95 BLACKWATER ROAD, ROCHESTER, NH 03867  
SCRD BOOK 3697, PAGE 729

LOT LINE REVISION  
27 & 33 BAILEY DRIVE  
ROCHESTER  
STRAFFORD COUNTY  
NEW HAMPSHIRE

PREPARED FOR:  
GREAT WOODS DEVELOPMENT LLC  
and  
WILLIAM R. GREGORY &  
DEBRA E. CHRISTIE-GREGORY

SCALE: 1"= 20' DECEMBER 2021  
GRAPHIC SCALE



REVISIONS:  
02-14-21 ADD MONUMENTS

DRIVE

BAILEY



TAX MAP 223  
LOT 4  
SCRD  
BOOK 4400  
PAGE 749

TAX MAP 224  
LOT 324-39  
SCRD BOOK 4662, PAGE 67

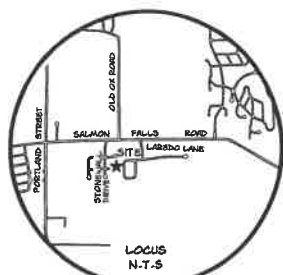
TAX MAP 223  
LOT 11-4  
SCRD  
BOOK 4634  
PAGE 804

TAX MAP 224  
LOT 324-38  
OLD AREA= 24,247 SF / 0.56 AC  
NEW AREA= 26,038 SF / 0.60 AC

TAX MAP 224  
LOT 324-37  
OLD AREA= 21,935 SF / 0.50 AC  
NEW AREA= 23,723 SF / 0.54 AC

TAX MAP 223  
LOT 11-5  
SCRD  
BOOK 4252  
PAGE 557

TAX MAP 224  
LOT 324-36  
SCRD BOOK 4242, PAGE 677



FILE NO. 109  
PLAN NO. C-2440-LLR37&38  
DWG NO. 07153\LLR-Lot 37 & 38  
F.B. NO. "TJR"

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