LAND SURVEYORS CIVIL ENGINEERS LEGEND EXISTING WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE ABBREVIATION LEGEND: DHS — DRILL HOLE SET DHF — DRILL HOLE FOUND RBF — REBAR FOUND RBS — REBAR SET IRF — IRON ROD FOUND (+2") — DENOTES HEIGHT OF THE MONUMENT TM — TAX MAP & LOT NUMBER SCRD — STRAFFORD COUNTY REGISTRY OF DEEDS OWNER/SUBDIDER DEVELOPE OF ALL TERMS, CONDITIONS, PROVISIONS, AND SPECIFICATIONS OF THE CITY OF ROCHESTER LAND SUBDIMINEND PROVISIONS, AND SPECIFICATIONS OF THE CITY OF ROCHESTER LAND SUBDIMINION REQUILITIONS, AS ALEXIDED OR AS MY LATER BEAMBRIDED, IN SPECIFIC ON THE DATE OF APPROVAL UNLESS OR EXCEPT INSOFAN AS DEVICED FOR A SPECIFIC PROVIDED BY ANY DISTRICTURE. BELOW, MON-ADHERISTIC BROWN RESULT IN A RESULT OF A RESULTION AS THE APPROVED PLAY WILL REQUIRE A RESULTION AT THE APPROVED PLAY WILL REQUIRE A RESULT OF A RESULT OF THE APPROVED PLAY WILL REQUIRE A RESULTION FROM THE APPROVED PLAY WILL REQUIRE A RESULT OF THE PLAY OF THE APPROVED PLAY WILL REQUIRE A RESULT OF THE PLAY OF THE APPROVED PLAY WILL REQUIRE A RESULT OF THE PLAY OF THE PL OVERHEAD WIRES MONUMENT FENCE NO MONUMENT FOUND OR SET CHAIN LINKED FÉNCE FINAL APPROVAL BY THE ROCHESTER PLANNING BOARD ON October 4, 2021 - SETBACK LINE UTILITY POLE RESERVED REGISTRY OF DEEDS SIGNED BY Shannal Foundry H. Dir DATE 1/17/21 N 89'56'30" E PROPERTY LINE EASEMENT NAME / POSITION ---- ACCESS EASEMENT (SEE PLAN REF. 1) MONUMENT IDENTIFICATION INSCRIPTIONS: 11-09-21 "NPA" - NORWAY PLAINS ASSOCIATES JOEL D. RUNNALS, LLS 865 DATE NOTES: 1. TITLE REFERENCE FOR SURVEYED PARCELS: STRAFFORD COUNTY REGISTRY OF DEEDS, BOOK 4318, PAGE 285 (MAP 223, LOT 11) AND BOOK 4252, PAGE 537 (MAP 223, LOT 11-5) 2. PARCEL AREAS: MAP 223, LOT 11 2.43 ACRES 1.44 ACRES (PROPOSED) MAP 223, LOT 11-5 0.46 ACRES 1.45 ACRES (PROPOSED) R=25,00° L=36.83° A=84°24'27° 3. PARCELS ARE ZONED R1 (RESIDENTIAL-1). L=53.74° 4=5°51°54° 4. MINIMUM PARCEL REQUIREMENTS: LOT SIZE = 10,000 SQ. FT., FRONTAGE = 100 FT. STONEWALL DR. 5. BUILDING SETBACKS: FRONT YARD = 10 FT., SIDE YARD = 10 FT., REAR YARD = 20 FT. "NPA" - REBAR N 58'34'20" E-N 58'34'20" 8. THE PARCELS ARE SERVICED BY THE MUNICIPAL WATER AND SEWER SYSTEM. 64,79 100.48 THE SURVEYED PARCELS ARE NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP DATED MAY 17, 2005, COMMUNITY PANEL 33017C02040. N/F JUSTIN P. GAGNON 28 STONEWALL DRIVE ROCHESTER, NH BOOK 4252, PAGE 537 R=525.00 R=25.00' L=41.71' "NPA" REBAR SET Δ=17'59'57" B. NO ENCROACHMENTS WILL RESULT FROM THIS PROPOSED LOT LINE REVISION. BEARINGS SHOWN ON THIS PLAN REFER TO MAGNETIC NORTH, 2003, BASED ON THE PLAN IN NOTE 1. 223/11-5 223/7 N/F KING FAMILY REVOCABLE LIVING TRUST A PRAY STREET ROCHESTER, NH BOOK 4711, PAGE 376 10. NO EASEMENT DEED WAS FOUND FOR THE RIGHT OF WAY TO BE CONVEYED TO THE CITY OF ROCHESTER AS SHOWN ON REF. PLAN 1. THE CONNECTION THAT WAS PROPOSED ON REF. PLAN 3 DID NOT INCLUDE ANY INFORMATION ON THIS RIGHT OF WAY EXCEPT TO LABEL IT AN 'ACCESS EASEMENT'. 223/11-4 223/11-19 N/F DAVID A. & LISA A. LAWRENCE REVOCABLE LIVING TRUST 22 STONEWALL DRIVE ROCHESTER, NH BOOK 4634, PAGE 804 11. FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE CITY OF ROCHESTER ROCHESTER GIS: PLANNING DEPARTMENT, 31 WAKEFIELD STREET, ROCHESTER, NH 03867. (603) 335-1338, N: 298648.44 E: 1176678.51 LINE TO BE ABANDONED: "NPA" REBAR N 52'58'47" E REFERENCE PLANS: N 52'58'47" E 138.86' "CORRECTED LOT LINE REVISION PLAN, PRAY STREET/STONEWALL DRIVE, ROCHESTER, N.H. FOR GREGORY E. PRAY" DATED: JUNE 2006 BY NORWAY PLAINS ASSOCIATES, INC. RECORDED: SCRD PLAN 86-66 SEE ALSO SCRD PLAN 81-85 "NPA" REBAR REBAR SET 223/6 PROPOSED PROPOSED 50' WIDE STRIP TO BE RESERVED TO THE CITY OF ROCHESTER FOR TO ANY FUTURE POSSIBLE CONNECTION SUBDIVISION OF MAP 224, LOT 324, (SEE NOTE 10) N/F D & J CLEMENTS REVOCABLE LIVING TRUST 6 PRAY STREET ROCHESTER, NH BOOK 4877, PAGE 393 223/11-5 2. "SUBDIVISION PLAN OF PRAY STREET/STONEWALL DRIVE, ROCHESTER, N.H. FOR GEORGE & NATALLE PRAY* DATED: AUGUST 2003 BY NORWAY PLAINS ASSOCIATES, INC. RECORDED: SCRD PLAN 76-94 SEE ALSO SCRD PLAN 64-12 "OVERALL SUBDINISION 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. RECORDED: SCRD PLAN 96-22 THROUGH 96-26 REBAR FND 223/5 223/11-17 N/F GARY W. & LEISA G. LEGG 4 PRAY STREET ROCHESTER, NH BOOK 3725, PAGE 746 N/F ETHEL M. & DARRELL CHURCHILL 53 STONEWALL DRIVE ROCHESTER, NH 800K 3510, PAGE 818 223/11 N/F DAVID A. & LISA A. LAWRENCE. REVOCABLE LIVING TRUST 22 STONEWALL DRIVE ROCHESTER, NH BOOK 4634, PAGE 804 TAX MAP 223, LOT 11 OWNER OF RECORD: REBAR FND TAX MAP 223, LOT 11-5 223/4 ROCHESTER GIS: N: 298328.22 E: 1176819,39 OWNER OF RECORD: JUSTIN P. GAGNON 28 STONEWALL DRIVE DAVID LAWRENCE N/F IN B. & SHARON B. ANDREWS 2 PRAY STREET ROCHESTER, NH BOOK 4400, PAGE 749 22 STONEWALL DRIVE 1.00 ROCHESTER N.H. ROCHESTER, N.H. REBAR 49.02 83.37 138.54 S 58'33'50" W LOT LINE ADJUSTMENT S 53'49'58" W 241.99' S 54'34'42" W 24 & 28 STONEWALL DRIVE 224/324-37 ROCHESTER GREAT WOODS DEVELOPMENT, LLC 95 BLACKWATER ROAD ROCHESTER, NH BOOK 4242, PAGE 677 224/324-36 224/324-39 224/324-38 NEW HAMPSHIRE N/F GREAT WOODS DEVELOPMENT, ILC 95 BLACKWATER ROAD ROCHESTER, NH BOOK 4242, PAGE 677 N/F MERCIER FAMILY 2014 REV. TRUST 23 BAILEY DRIVE ROCHESTER, NH BOOK 4562, PAGE 67 N/F GREAT WOODS DEVELOPMENT, LLC 95 BLACKWATER ROAD ROCHESTER, NH BOOK 4242, PAGE 677 DAVID LAWRENCE 1" = 40'AUGUST 2021 LOCATION MAP N.T.S GRAPHIC SCALE FILE NO. 109 PLAN NO. C-3189 DWG. NO. 21221 LLR-1 NORWAY PLAINS ASSOCIATES, INC.

31 MOONEY STREET, ALTON, NH 603-875-3948

2 CONTINENTAL BLVD., ROCHESTER, NH 603-335-3948