

# LAND SURVEYORS



# CIVIL ENGINEERS

LEGEND	EXISTING		
●	MONUMENT	—OH—	OVERHEAD WIRES
□	BOUND	—F—	FENCE
○	NO MONUMENT FOUND OR SET	—CL—	CHAIN LINKED FENCE
•	UTILITY POLE	—SL—	SETBACK LINE
N 89°56'30" E 425.61'	PROPERTY LINE	—E—	EASEMENT
EP	EDGE OF PAVEMENT	---A---	ACCESS EASEMENT (SEE PLAN REF. 1)

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

MONUMENT IDENTIFICATION INSCRIPTIONS:  
 "NPA" - NORWAY PLAINS ASSOCIATES

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

FINAL APPROVAL BY THE  
 ROCHESTER PLANNING BOARD ON October 4, 2021  
 SIGNED BY Shanna Boudreau Pl. Dir. DATE 11/17/21  
 NAME POSITION

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 CLOSURE EXCEEDS 1:10,000.



DATE 11-09-21

RESERVED REGISTRY OF DEEDS

## NOTES:

- 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)
- PARCEL AREAS:  
 MAP 223, LOT 11 2.43 ACRES 1.44 ACRES (PROPOSED)  
 MAP 223, LOT 11-5 0.46 ACRES 1.43 ACRES (PROPOSED)
- PARCELS ARE ZONED R1 (RESIDENTIAL-1).
- MINIMUM PARCEL REQUIREMENTS: LOT SIZE = 10,000 SQ. FT., FRONTAGE = 100 FT.
- BUILDING SETBACKS: FRONT YARD = 10 FT., SIDE YARD = 10 FT., REAR YARD = 20 FT.
- THE PARCELS ARE SERVICED BY THE MUNICIPAL WATER AND SEWER SYSTEM.
- 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 33017C0204D.
- 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.
- 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".
- FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD STREET, ROCHESTER, NH 03867. (603) 335-1338.

## REFERENCE PLANS:

- "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 81-65
- "SUBDIVISION PLAN OF PRAY STREET/STONEWALL DRIVE, ROCHESTER, N.H. FOR GEORGE & NATALIE PRAY"  
 DATED: AUGUST 2003 BY NORWAY PLAINS ASSOCIATES, INC.  
 RECORDED: SCRD PLAN 78-94  
 SEE ALSO SCRD PLAN 64-12
- "OVERALL 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.  
 RECORDED: SCRD PLAN 96-22 THROUGH 96-26

TAX MAP 223, LOT 11  
 OWNER OF RECORD:  
 DAVID LAWRENCE  
 22 STONEWALL DRIVE  
 ROCHESTER, N.H.  
 BOOK 4318, PG 285

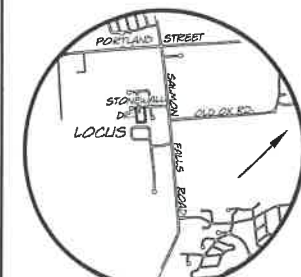
TAX MAP 223, LOT 11-5  
 OWNER OF RECORD:  
 JUSTIN P. GAGNON  
 28 STONEWALL DRIVE  
 ROCHESTER, N.H.  
 BOOK 4252, PG 537

## LOT LINE ADJUSTMENT 24 & 28 STONEWALL DRIVE ROCHESTER NEW HAMPSHIRE FOR: DAVID LAWRENCE

1" = 40' AUGUST 2021



REVISIONS:



LOCATION MAP  
 N.T.S.

FILE NO. 109  
 PLAN NO. C-3189  
 DWG. NO. 21221 LLR-1

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

NORWAY PLAINS ASSOCIATES, INC.

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