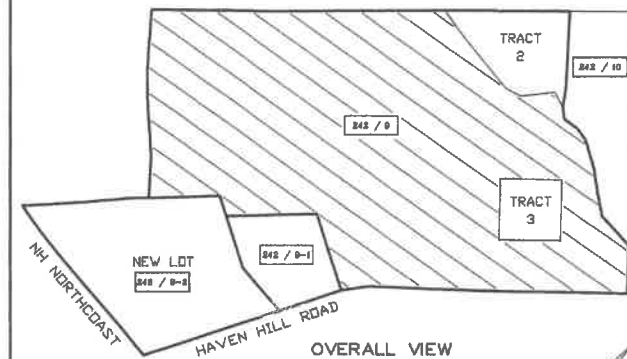
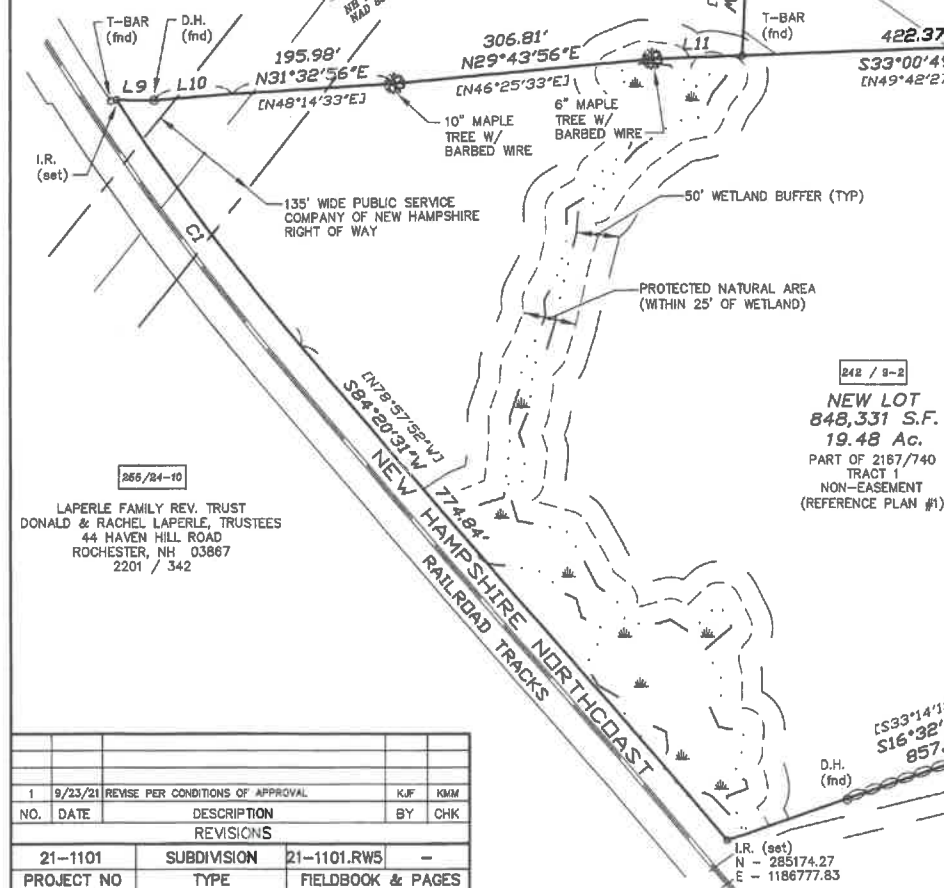


HOUSING AUTHORITY OF ROCHESTER  
C/O BUSINESS FINANCE AUTHORITY OF NH  
2 PILLSBURY ST STE 101  
CONCORD, NH 03301  
4029 / 908



| No. | Bearing       | Distance |
|-----|---------------|----------|
| L2  | S62°22'39"W   | 95.00'   |
|     | [S79°04'16"W] |          |
| L4  | N73°36'14"W   | 125.00'  |
|     | [N56°54'37"W] |          |
| L9  | N35°36'01"E   | 45.12'   |
|     | [N52°17'38"E] |          |
| L10 | N30°35'11"E   | 94.17'   |
|     | [N47°16'48"E] |          |
| L11 | N32°56'26"E   | 107.63'  |
|     | [N49°38'04"E] |          |



NEW LOT  
848,331 S.F.  
19.48 Ac.  
PART OF 2167/740  
TRACT 1  
NON-EASEMENT  
(REFERENCE PLAN #1)

| No. | Central Angle | Radius   | Arc Length | Chord Length | Chord Bearing |
|-----|---------------|----------|------------|--------------|---------------|
| C1  | 7°25'41"      | 2831.93' | 367.14'    | 366.89'      | S88°03'21"W   |

| LEGEND       |                                                                 |
|--------------|-----------------------------------------------------------------|
| I.P.(fnd)    | IRON PIPE (FOUND)                                               |
| T-BAR (fnd)  | IRON "T" POST (FOUND)                                           |
| D.H.(fnd)    | DRILL HOLE (FOUND)                                              |
| S.S.(fnd)    | STEEL STAKE (FOUND)                                             |
| I.R.(set)    | IRON ROD W/<br>PLASTIC I.D. CAP (SET)                           |
| WETLANDS     |                                                                 |
| UTILITY POLE |                                                                 |
| WIRE FENCE   |                                                                 |
| DIAMETER     |                                                                 |
| STONE WALL   |                                                                 |
| RIGHT OF WAY |                                                                 |
| S.F.         | SQUARE FEET                                                     |
| Ac.          | ACRE                                                            |
| TYP.         | TYPICAL                                                         |
| S.C.R.D.     | STRAFFORD COUNTY<br>REGISTRY OF DEEDS<br>REFERENCE PLAN BEARING |

"I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL GROUND SURVEY PERFORMED WITH A TOTAL STATION, BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID SURVEY MEETS OR EXCEEDS THE MINIMUM PRECISION REQUIREMENTS FOR SURVEY CLASSIFICATION "1" AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS."

FOR MORE INFORMATION ABOUT THIS SUBDIVISION, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD STREET, ROCHESTER, NH 03867, (603) 335-1338

FINAL APPROVAL BY ROCHESTER PLANNING BOARD.  
CERTIFIED BY Shannell Saunders 11-5-21  
DATE Per June 7, 2021 PB Meeting

SUBDIVISION APPROVAL  
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.

GRANTED WAIVERS: NONE.

#### NOTES:

- SEE SHEET 2 OF 2 FOR NOTES & REFERENCE PLANS.

SHEET 1 OF 2

SUBDIVISION OF LAND  
PREPARED FOR  
**ANDRE & EDWINNA VANDERZANDEN**  
TAX MAP 242, LOT No. 9  
HAVEN HILL ROAD  
CITY OF ROCHESTER  
COUNTY OF STRAFFORD  
STATE OF NEW HAMPSHIRE

DRAWN BY: **KJF**  
SCALE: 1" = 100'  
FILE: MSA\1101\DWG\21-1101SUB  
DATE: APRIL 19, 2021

**McNeaney**  
**S**urvey  
**A**ssociates  
of NEW ENGLAND  
P.O. Box 681 - 24 CHESTNUT STREET  
DOVER, NH 03820 (603) 742-0911

1

9/23/21

REVISE PER CONDITIONS OF APPROVAL

KJF

RAM

NO.

DATE

DESCRIPTION

BY

CHK

21-1101

SUBDIVISION

21-1101.RWS

-

-

PROJECT NO

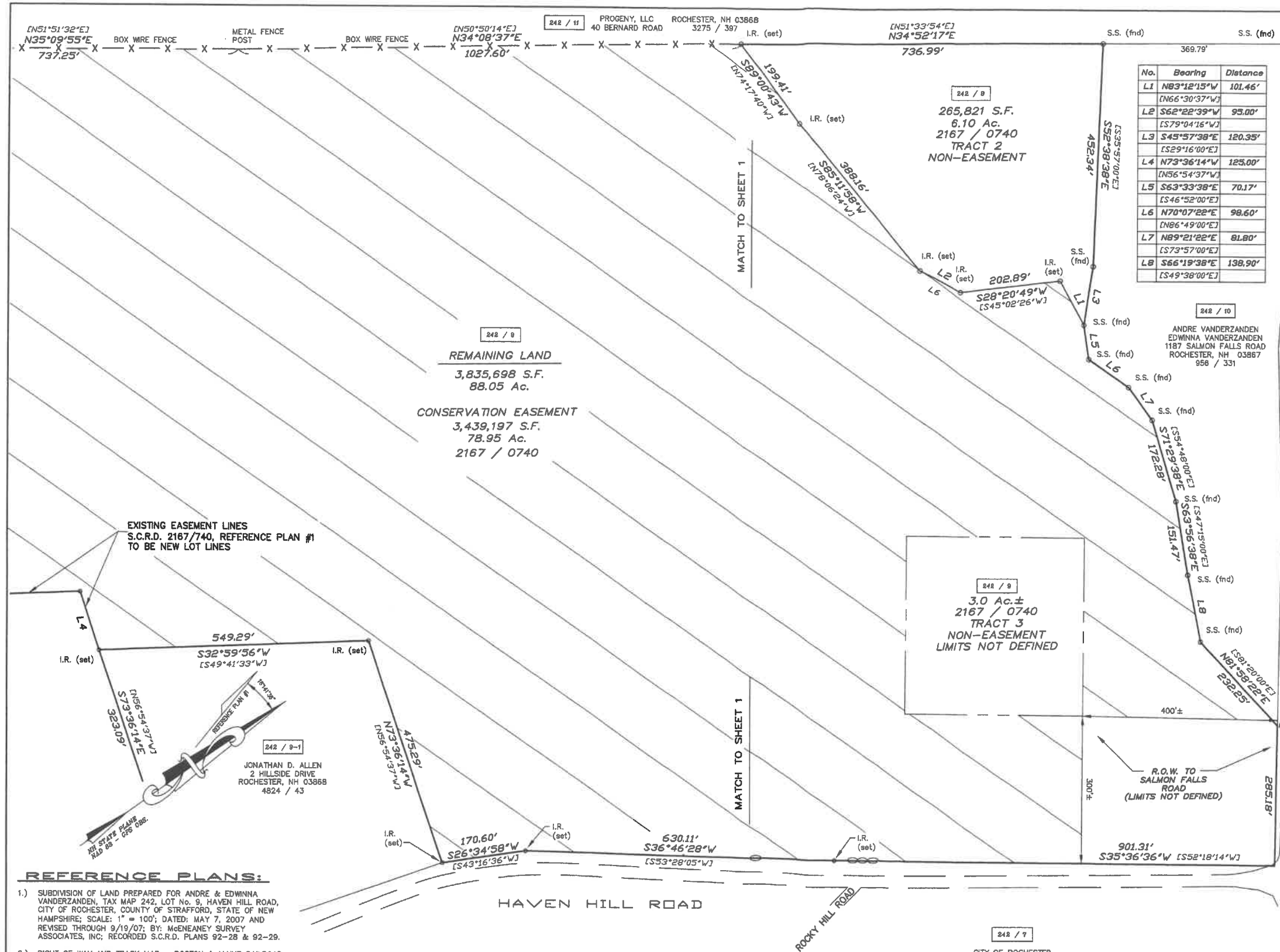
TYPE

FIELDBOOK & PAGES

SURVEYING

PLANNING

CONSULTING



- NOTES:**
- OWNERS OF RECORD:  
ANDRE VANDERZANDEN  
EDWINNA VANDERZANDEN  
1187 SALMON FALLS ROAD  
ROCHESTER, NEW HAMPSHIRE 03867  
S.C.R.D. VOL. 1003, PAGE 625
  - 242 / 8 - DENOTES TAX MAP AND LOT NUMBER.
  - TOTAL PARCEL AREA = 4,684,030 S.F. / 107.53 Ac.
  - THE INTENT OF THIS PLAN IS TO SUBDIVIDE THE SUBJECT PARCEL IN TO TWO (2) LOTS AS SHOWN. THE PARCEL IS SUBJECT TO THE PROVISIONS OF A CONSERVATION EASEMENT AS DESCRIBED IN S.C.R.D. VOL. 2167, PAGE 0731.
  - A PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN AREAS OF 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 330150, PANELS 0217, SUFFIX D, MAP NUMBER 33017C0217D; REFER TO PANELS 0216, 0218 & 0219, SUFFIX D, MAP NUMBERS 33017C0216D, 33017C0218D & 33017C0219D, EFFECTIVE DATE MAY 17, 2005.
  - BUILDING ZONE: A - AGRICULTURAL (WITH NO PUBLIC FACILITIES)  
DIMENSIONAL REGULATIONS:  
MINIMUM LOT AREA = 45,000 S.F.  
MINIMUM FRONTAGE = 150 FEET  
MINIMUM YARD REQUIREMENTS:  
FRONT = 20 FEET  
SIDE = 10 FEET  
REAR = 20 FEET
  - THE NEW LOT 242-9-2 IS THE SAME AS TRACT 1 NON-EASEMENT AREA SHOWN ON REFERENCE PLAN #1.
  - THERE IS A 50 FOOT BUFFER REQUIREMENT FROM WETLANDS UNDER THE CITY OF ROCHESTER ZONING ORDINANCE. THERE MAY BE NO ENCROACHMENT WITHIN THESE BUFFERS EXCEPT AS PERMITTED UNDER THE ORDINANCE.
  - CONSERVATION EASEMENTS SHOWN ARE HELD BY THE SOUTHEAST LAND TRUST OF NEW HAMPSHIRE  
6 CENTER STREET  
EXETER, NH 03833
  - ANY FUTURE DEVELOPMENT OF THE LOT WILL NEED TO MEET THE REQUIREMENTS OF NFPA 1 CHAPTER 18.
  - FUTURE DEVELOPMENT SHALL PRESERVE ANY STONEWALLS TO THE MAXIMUM EXTENT PRACTICABLE.

- REFERENCE PLANS:**
- SUBDIVISION OF LAND PREPARED FOR ANDRE & EDWINNA VANDERZANDEN, TAX MAP 242, LOT No. 9, HAVEN HILL ROAD, CITY OF ROCHESTER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE; SCALE: 1" = 100'; DATED: MAY 7, 2007 AND REVISED THROUGH 9/19/07; BY: McNEANEY SURVEY ASSOCIATES, INC.; RECORDED S.C.R.D. PLANS 92-28 & 92-29.
  - RIGHT OF WAY AND TRACK MAP - BOSTON & MAINE RAILROAD - OPERATED BY THE BOSTON & MAINE R.R. STA. 455+10 TO STA. 507+90. DATED: JUNE 30, 1914; V.4. NH/10 - OFFICE OF THE VALUATION ENGINEER, BOSTON, MA.

| NO.        | DATE        | DESCRIPTION                       | BY  | CHK |
|------------|-------------|-----------------------------------|-----|-----|
| 2          | 10/21/21    | REVISE NOTE 3                     | KJF | KMM |
| 1          | 8/23/21     | REVISE PER CONDITIONS OF APPROVAL | KJF | KMM |
| REVISIONS  |             |                                   |     |     |
| 21-1101    | SUBDIVISION | 21-1101.RW5                       | -   | -   |
| PROJECT NO | TYPE        | FIELDBOOK & PAGES                 |     |     |

FOR MORE INFORMATION ABOUT THIS SUBDIVISION, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD STREET, ROCHESTER, NH 03867, (603) 335-1338

FINAL APPROVAL BY ROCHESTER PLANNING BOARD.  
CERTIFIED BY \_\_\_\_\_  
DATE \_\_\_\_\_

**SUBDIVISION APPROVAL**  
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.

GRANTED WAIVERS: NONE.

CITY OF ROCHESTER  
31 WAKEFIELD STREET  
ROCHESTER, NH 03867  
279 / 278

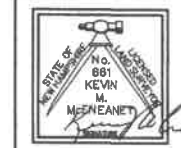
I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL GROUND SURVEY PERFORMED WITH A TOTAL STATION, BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID SURVEY MEETS OR EXCEEDS THE MINIMUM PRECISION REQUIREMENTS FOR SURVEY CLASSIFICATION "U" AS SET FORTH IN TABLE 600.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS."

SALMON FALLS ROAD

30" CMP CULVERT  
S.S. (fnd)  
PROGENY, LLC  
40 BERNARD ROAD  
ROCHESTER, NH 03868  
3275 / 387

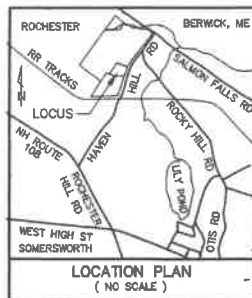
**SUBDIVISION OF LAND**  
PREPARED FOR  
**ANDRE & EDWINNA VANDERZANDEN**  
TAX MAP 242, LOT No. 9  
**HAVEN HILL ROAD**  
**CITY OF ROCHESTER**  
**COUNTY OF STRAFFORD**  
**STATE OF NEW HAMPSHIRE**

DRAWN BY: KJF  
SCALE: 1" = 100'  
FILE: MSA\1101\DWG\21-1101SUB  
DATE: APRIL 19, 2021

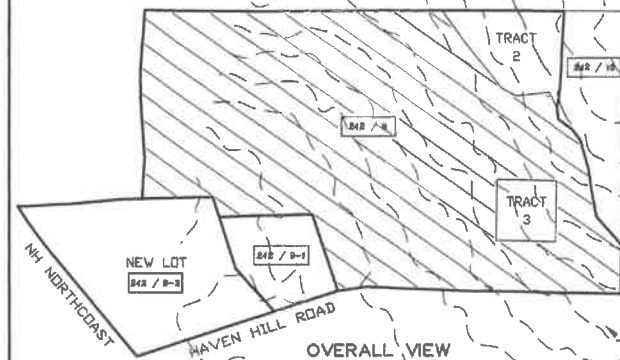


**McNeaney Survey Associates**  
of NEW ENGLAND  
P.O. Box 681 - 24 CHESTNUT STREET  
DOVER, NH 03820 (603) 742-0911

SURVEYING PLANNING CONSULTING



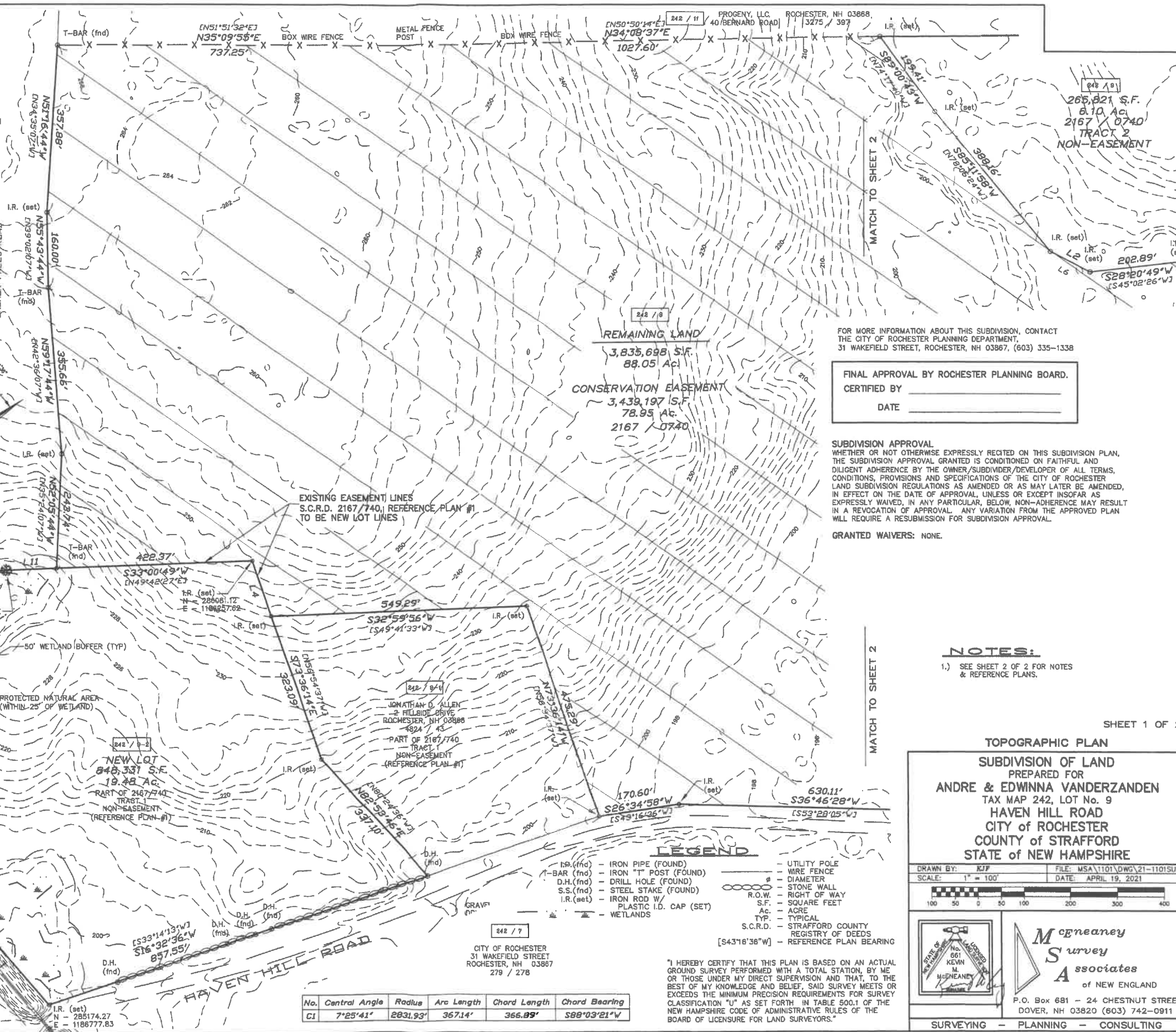
HOUSING AUTHORITY OF ROCHESTER  
C/O BUSINESS FINANCE AUTHORITY OF NH  
2 PILLSBURY ST STE 101  
CONCORD, NH 03301  
4029 908



| No. | Bearing       | Distance |
|-----|---------------|----------|
| L2  | S62°22'39"W   | 95.00'   |
|     | [S79°04'16"W] |          |
| L4  | N79°36'14"W   | 125.00'  |
|     | [N56°54'37"W] |          |
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|     | [N52°17'38"E] |          |
| L10 | N30°55'11"E   | 94.17'   |
|     | [N47°16'48"E] |          |
| L11 | N32°56'26"E   | 107.63'  |
|     | [N49°38'04"E] |          |

LAPERLE FAMILY REV. TRUST  
DONALD & RACHEL LAPERLE, TRUSTEES  
44 HAVEN HILL ROAD  
ROCHESTER, NH 03867  
2201 / 342

| NO.        | DATE        | DESCRIPTION                       | BY  | CHK |
|------------|-------------|-----------------------------------|-----|-----|
| 1          | 9/23/21     | REVISE PER CONDITIONS OF APPROVAL | KJF | KMM |
| REVISIONS  |             |                                   |     |     |
| 21-1101    | SUBDIVISION | 21-1101.RW5                       |     |     |
| PROJECT NO | TYPE        | FIELDBOOK & PAGES                 |     |     |



FOR MORE INFORMATION ABOUT THIS SUBDIVISION, CONTACT  
THE CITY OF ROCHESTER PLANNING DEPARTMENT,  
31 WAKEFIELD STREET, ROCHESTER, NH 03867, (603) 335-1338

FINAL APPROVAL BY ROCHESTER PLANNING BOARD.  
CERTIFIED BY \_\_\_\_\_  
DATE \_\_\_\_\_

SUBDIVISION APPROVAL  
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.

GRANTED WAIVERS: NONE.

### NOTES:

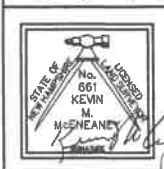
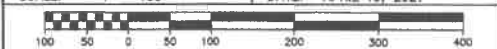
- SEE SHEET 2 OF 2 FOR NOTES  
& REFERENCE PLANS.

SHEET 1 OF 2

### TOPOGRAPHIC PLAN

SUBDIVISION OF LAND  
PREPARED FOR  
ANDRE & EDWINNA VANDERZANDEN  
TAX MAP 242, LOT No. 9  
HAVEN HILL ROAD  
CITY OF ROCHESTER  
COUNTY OF STRAFFORD  
STATE OF NEW HAMPSHIRE

DRAWN BY: KJF FILE: MSA\1101\DWG\21-1101SUB  
SCALE: 1" = 100' DATE: APRIL 19, 2021



McNeaney  
Survey  
Associates  
of NEW ENGLAND  
P.O. Box 681 - 24 CHESTNUT STREET  
DOVER, NH 03820 (603) 742-0911

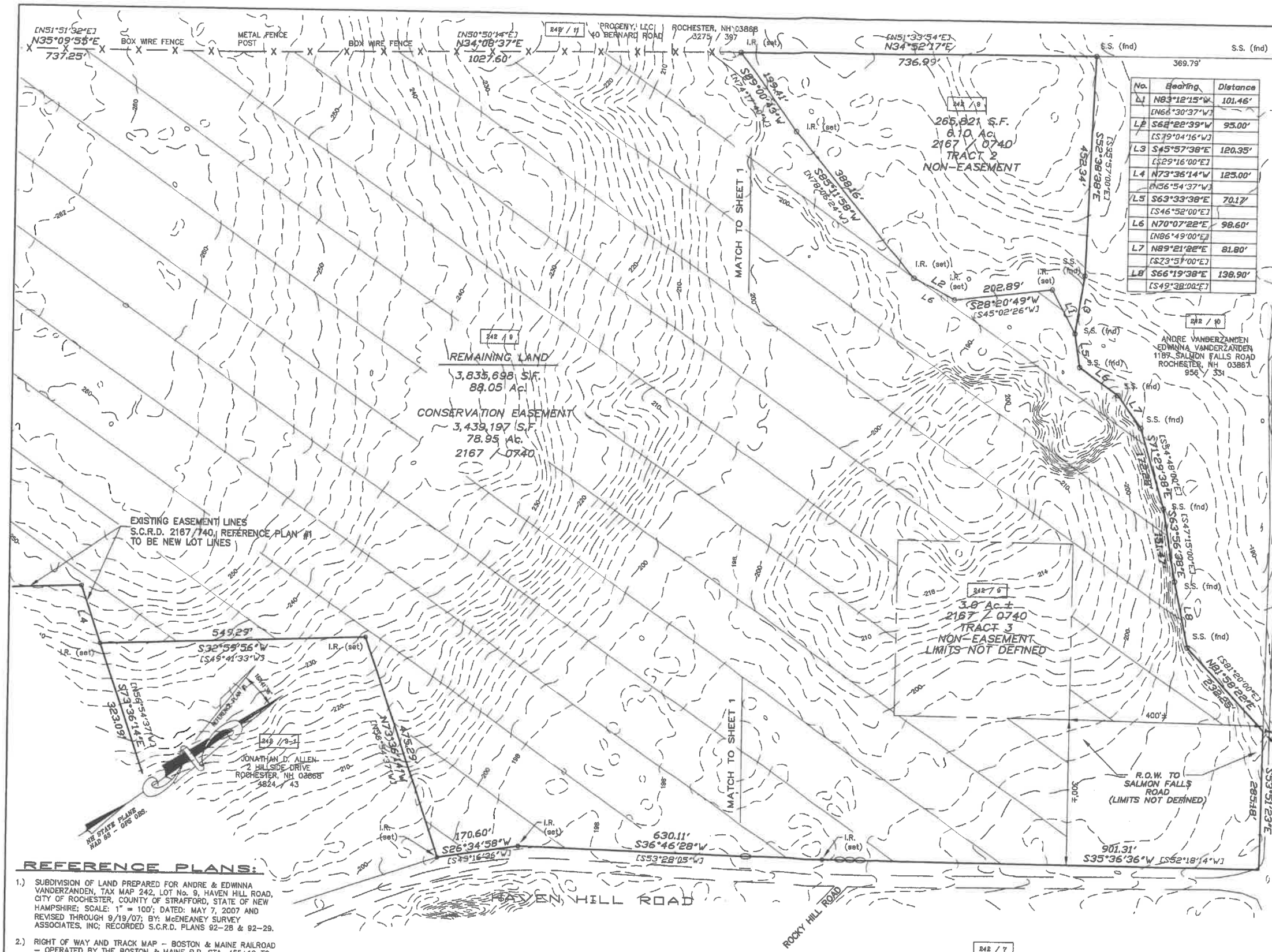
SURVEYING - PLANNING - CONSULTING

### LEGEND

- IRON PIPE (FOUND)
- IRON "T" POST (FOUND)
- DRILL HOLE (FOUND)
- STEEL STAKE (FOUND)
- IRON ROD W/ PLASTIC I.D. CAP (SET)
- WETLANDS
- UTILITY POLE
- WIRE FENCE
- DIAMETER
- STONE WALL
- RIGHT OF WAY
- S.F. - SQUARE FEET
- AC - ACRE
- TYP. - TYPICAL
- S.C.R.D. - STRAFFORD COUNTY REGISTRY OF DEEDS
- [S43°16'36"W] - REFERENCE PLAN BEARING

"I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL  
GROUND SURVEY PERFORMED WITH A TOTAL STATION, BY ME  
OR THOSE UNDER MY DIRECT SUPERVISION AND THAT, TO THE  
BEST OF MY KNOWLEDGE AND BELIEF, SAID SURVEY MEETS OR  
EXCEEDS THE MINIMUM PRECISION REQUIREMENTS FOR SURVEY  
CLASSIFICATION "U" AS SET FORTH IN TABLE 500.1 OF THE  
NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE  
BOARD OF LICENSURE FOR LAND SURVEYORS."

| No. | Central Angle | Radius   | Arc Length | Chord Length | Chord Bearing |
|-----|---------------|----------|------------|--------------|---------------|
| G1  | 7°25'41"      | 2831.93' | 367.14'    | 366.89'      | S88°03'21"W   |



- NOTES:**
- OWNERS OF RECORD:  
ANDRE VANDERZANDEN  
EDWINNA VANDERZANDEN  
1187 SALMON FALLS ROAD  
ROCHESTER, NEW HAMPSHIRE 03867  
S.C.R.D. VOL. 1003, PAGE 625
  - 242 / 8 - DENOTES TAX MAP AND LOT NUMBER.
  - TOTAL PARCEL AREA = 4,684,030 S.F. / 107.53 Ac.
  - THE INTENT OF THIS PLAN IS TO SUBDIVIDE THE SUBJECT PARCEL INTO TWO (2) LOTS AS SHOWN. THE PARCEL IS SUBJECT TO THE PROVISIONS OF A CONSERVATION EASEMENT AS DESCRIBED IN S.C.R.D. VOL. 2167, PAGE 0731.
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  - BUILDING ZONE: A - AGRICULTURAL (WITH NO PUBLIC FACILITIES)
  - DIMENSIONAL REGULATIONS:  
MINIMUM LOT AREA = 45,000 S.F.  
MINIMUM FRONTAGE = 150 FEET  
MINIMUM YARD REQUIREMENTS:  
FRONT = 20 FEET  
SIDE = 10 FEET  
REAR = 20 FEET
  - THE NEW LOT 242-9-2 IS THE SAME AS TRACT 1 NON-EASEMENT AREA SHOWN ON REFERENCE PLAN #1.
  - THERE IS A 50 FOOT BUFFER REQUIREMENT FROM WETLANDS UNDER THE CITY OF ROCHESTER ZONING ORDINANCE. THERE MAY BE NO ENCROACHMENT WITHIN THESE BUFFERS EXCEPT AS PERMITTED UNDER THE ORDINANCE.
  - CONSERVATION EASEMENTS SHOWN ARE HELD BY THE SOUTHEAST LAND TRUST OF NEW HAMPSHIRE 6 CENTER STREET EXETER, NH 03833
  - ANY FUTURE DEVELOPMENT OF THE LOT WILL NEED TO MEET THE REQUIREMENTS OF NFPA 1 CHAPTER 18.
  - FUTURE DEVELOPMENT SHALL PRESERVE ANY STONEWALLS TO THE MAXIMUM EXTENT PRACTICABLE.

- REFERENCE PLANS:**
- SUBDIVISION OF LAND PREPARED FOR ANDRE & EDWINNA VANDERZANDEN, TAX MAP 242, LOT No. 9, HAVEN HILL ROAD, CITY OF ROCHESTER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE; SCALE: 1" = 100'; DATED: MAY 7, 2007 AND REVISED THROUGH 9/19/07; BY: McNEANEY SURVEY ASSOCIATES, INC.; RECORDED S.C.R.D. PLANS 92-28 & 92-29.
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| NO.        | DATE        | DESCRIPTION                         | BY   | CHK |
|------------|-------------|-------------------------------------|------|-----|
| 2          | 10/21/21    | REVISION 3                          | K.F. | KMM |
| 1          | 9/23/21     | REVISION PER CONDITIONS OF APPROVAL | K.F. | KMM |
| REVISIONS  |             |                                     |      |     |
| 21-1101    | SUBDIVISION | 21-1101.RW5                         | -    | -   |
| PROJECT NO | TYPE        | FIELDBOOK & PAGES                   |      |     |

FOR MORE INFORMATION ABOUT THIS SUBDIVISION, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD STREET, ROCHESTER, NH 03867, (603) 335-1338

FINAL APPROVAL BY ROCHESTER PLANNING BOARD.  
CERTIFIED BY \_\_\_\_\_  
DATE \_\_\_\_\_

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GRANTED WAIVERS: NONE.

CITY OF ROCHESTER  
31 WAKEFIELD STREET  
ROCHESTER, NH 03867  
278 / 278

"I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL GROUND SURVEY PERFORMED WITH A TOTAL STATION, BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID SURVEY MEETS OR EXCEEDS THE MINIMUM PRECISION REQUIREMENTS FOR SURVEY CLASSIFICATION "U" AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS."

**TOPOGRAPHIC PLAN**  
**SUBDIVISION OF LAND**  
PREPARED FOR  
**ANDRE & EDWINNA VANDERZANDEN**  
TAX MAP 242, LOT No. 9  
**HAVEN HILL ROAD**  
**CITY OF ROCHESTER**  
**COUNTY OF STRAFFORD**  
**STATE OF NEW HAMPSHIRE**

DRAWN BY: KJP  
SCALE: 1" = 100'  
FILE: MSA\1101\DWG\21-1101SUB  
DATE: APRIL 19, 2021

**McNeaney Survey Associates**  
of NEW ENGLAND  
P.O. Box 681 - 24 CHESTNUT STREET  
DOVER, NH 03820 (603) 742-0911  
SURVEYING - PLANNING - CONSULTING