

MAP-LOT	OWNER
109-157	SHARON WEEKS; 727 SALMON FALLS RD.; ROCHESTER, NH 03868
MAP-LOT	APPLICANT
109-157	IRENE F. CAFASSO REVOCABLE TRUST; 38 BROAD STREET; ROCHESTER, NH 03867
MAP-LOT	ABUTTERS
109-81	MICHAEL J. & ANDREA G. LAFRANCE; 664 PORTLAND STREET; ROCHESTER, NH 03867
109-82	MARY E. MASSE; 670 PORTLAND STREET; ROCHESTER, NH 03867
109-83	CARL D. CROSMAN; 674 PORTLAND STREET; ROCHESTER, NH 03867
109-147	CITY OF ROCHESTER; 31 WAKEFIELD STREET; ROCHESTER, NH 03867
109-150	BENEFICIAL MORTGAGE CO. OF NEW HAMPSHIRE; 961 WESSEL AVENUE; ELMHURST, IL 60126
109-156	GEORGE V. RUEL & JAMES D. RABINOWITZ; 679 PORTLAND STREET; ROCHESTER, NH 03867
109-157	CHRISTIAN J. BENDA, JR.; 661 PORTLAND STREET; ROCHESTER, NH 03867

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE SUBDIVISION OF LOT 109-157 INTO TWO (2) LOTS.
2. TOTAL PARCEL AREA: MAP 109, LOT 157: 2.91 ACRES
3. PARCEL IS ZONED RESIDENTIAL-1/AGRICULTURAL.
4. MINIMUM LOT REQUIREMENTS:
LOT SIZE = 20,000 SF. (1/2 MUNICIPAL UTILITIES)
FRONTAGE = 100'
5. BUILDING SETBACKS: FY. = 25', SY. = 10', RY. = 25'
6. THE LOTS ARE/WILL BE SERVICED BY THE MUNICIPAL WATER AND SEWER SYSTEM.
7. THE PROPOSED LOT IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY FEMA FOR THE CITY OF ROCHESTER.
8. FOR MORE INFORMATION ABOUT THIS SUBDIVISION CONTACT THE ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD STREET, ROCHESTER, NH 03867. (603) 335-1338

REFERENCE PLANS:

1. "PROPOSED SUBDIVISION, LAND OF SHARON WEEKS, PORTLAND STREET, ROCHESTER, NH"
DATED: AUGUST 1, 2000 BY BERRY
SURVEYING & ENGINEERING
RECORDED: SCRD PLAN NO. 61-38
2. "PROPOSED LOT LINE REVISION, LAND OF SHARON WEEKS, PORTLAND STREET, ROCHESTER, NH"
DATED: MARCH 10, 2003 BY BERRY
SURVEYING & ENGINEERING
RECORDED: SCRD PLAN NO. 69-12

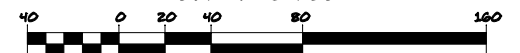
TAX MAP 109, LOT 157
APPLICANT:
IRENE F. CAFASSO
REVOCABLE TRUST
38 BROAD ST.
ROCHESTER, NH 03867

OWNER OF RECORD:
SHARON WEEKS
727 SALMON FALLS RD.
ROCHESTER, NH 03868
BK. 2853, PG. 912

SUBDIVISION OF LAND
PORTLAND STREET
TAX MAP 109, LOT 157
ROCHESTER, NH
PREPARED FOR THE
**IRENE F. CAFASSO
REVOCABLE TRUST**

1"=40' AUGUST 2010

GRAPHIC SCALE



(IN FEET)
1 INCH = 40 FT.
REVISION DATE

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.

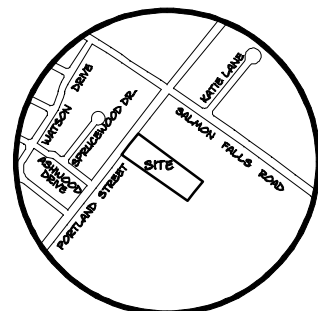
I HEREBY CERTIFY THAT THIS PLAN, PREPARED UNDER MY DIRECTION, THE RESULT OF A SURVEY MADE ON THE GROUND AS PERCORDED DESCRIPTIONS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE PLAN CLOSURE EXCEEDS 1:10,000.

ARTHUR H. NICKLESS, JR., NH L.S. #676

DATE

CERTIFIED BY: _____ DATE: _____

FINAL APPROVAL:
ROCHESTER PLANNING BOARD



LOCUS
N.T.S.

FILE NO. 142
PLAN NO. PRELIM.
DWG. NO. 10097A-S-1
F.B. NO. #

NORWAY PLAINS ASSOCIATES, INC.