



MAP/LOT OWNER/APPLICANT
122-2, 10 D.S. & B.R. WINSON TRUST; 7 STEWART COURT; ROCHESTER, NH 03867
MAP/LOT ADJUTERS
122-1 MICHAEL J. & MARSHA J. MURPHY; 14 CHASSE ST.; ROCHESTER, NH 03867
122-3 EDWARD & KERRY HOYT; 15 CHASSE ST.; ROCHESTER, NH 03867
122-8 DEBRA A. BURK; 6 STEWART COURT; ROCHESTER, NH 03867
122-9 CITY OF ROCHESTER;
122-1 ANNIE L. CHABOURENE; 5 STEWART COURT; ROCHESTER, NH 03867
122-12 PATRICE A. DRESSER & SHARON A. RUEL; 68 WASHINGTON STREET; ROCHESTER, NH 03867
122-18 MAUREEN A. HARRINGTON; 6 GERARD STREET; ROCHESTER, NH 03867
122-25 MELISSA H. LEE & SHAWN A. WILLIAMS; 4 GLORIA STREET; ROCHESTER, NH 03867
122-26 BRIAN V. & MARY ELLEN RILEY; 18 SNOW STREET; ROCHESTER, NH 03867
123-100 JENNIFER A. SPIERS; 1 KENDALL ST.; ROCHESTER, NH 03867

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO REVISE THE LOT LINES BETWEEN LOTS 122-2 & 122-10.
2. THE PARCELS ARE ZONED RESIDENTIAL-1.
3. ZONING REQUIREMENTS:
MINIMUM LOT SIZE: (W/2 UTILITIES) 10,000 SF.
(W/1 UTILITY) 30,000 SF.
(W/O UTILITIES) 40,000 S.F.
SETBACKS: F=25' S=10' R=25'
4. LOT 122-2 IS SERVICED BY THE MUNICIPAL WATER & SEWER SYSTEM. LOT 122-10 IS SERVICED BY MUNICIPAL WATER AND AN ONSITE SEPTIC SYSTEM.
5. THE LOTS ARE NOT LOCATED IN A FEDERALLY DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NUMBER 33017C0211D EFFECTIVE MAY 17, 2005.
6. THERE ARE NO UTILITIES, WATER OR SEWER FACILITIES, OR OTHER PROPERTY FEATURES LOCATED IN THE AREA TO BE TRANSFERRED THAT ARE LINKED WITH THE SENDING PARCEL IN SUCH A MANNER AS TO IMPEDE THE LEGAL FEE SIMPLE TRANSFER OF THAT AREA, I.E., NO ENCROACHMENTS WILL RESULT FROM THE BOUNDARY ADJUSTMENT.
7. FOR MORE INFORMATION ABOUT THIS PLAN, PLEASE CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD STREET, ROCHESTER, NH 03867. (603)335-3948

REFERENCE PLANS:

1. "SUBDIVISION OF LAND, ROCHESTER, NEW HAMPSHIRE FOR EVA G. JOHNSON & DONALD GAGNE"
DATED: DECEMBER 1982 BY JOHN W. DUBOIN ASSOC.
RECORDED: SCRD 25A-122
2. "LAND OF DAVID & BARBARA WINSON, STEWART COURT, ROCHESTER, N.H."
DATED: MAY 4, 2000 BY BERRY SURVEYING & ENGINEERING
NOT RECORDED
3. "RIGHT-OF-WAY & EASEMENT PLAN, STEWART COURT, ROCHESTER, NH FOR CITY OF ROCHESTER"
DATED: AUGUST 2005 BY NORWAY PLAINS ASSOCIATES, INC.
NOT RECORDED

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 FROM SUB-DIVISION APPROVAL.

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.

ARTHUR H. NICKLESS, JR., N.H.L.S. DATE:

FINAL APPROVAL BY
ROCHESTER PLANNING BOARD

CERTIFIED BY DATE

LOT LINE REVISION
TAX MAP 122, LOTS 2 & 10
STEWART COURT
ROCHESTER, NH

FOR
D.S. & B.R. WINSON TRUST
1" = 20'
JUNE 2010

