

## NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE SUBDIVISION OF LOT 122-26 INTO TWO LOTS AND TO REVISE THE SOUTHWESTERLY BOUNDARY OF LOT 30.
2. TOTAL PARCEL AREA: MAP 122, LOT 26 - 208,896 SF./4.8 AC.
3. PARCEL IS ZONED R-1.
4. MINIMUM LOT REQUIREMENTS: BUILDING SETBACKS:  
LOT SIZE = 10,000 SF. FY = 25'  
FRONTAGE = 100' SY = 10'  
RY = 25'
5. THE PROPERTY DOES NOT LIE WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA.
6. THE LOTS ARE/WILL BE SERVICED BY THE MUNICIPAL WATER & SEWER SYSTEM.
7. FOR MORE INFORMATION ABOUT THIS SUBDIVISION CONTACT THE ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD ST., ROCHESTER, NH 03867, 603-335-1338.
8. THERE ARE NO UTILITIES, WATER OR SEWER FACILITIES OR OTHER PROPERTY FEATURES LOCATED IN THE AREAS TO BE CONVEYED THAT ARE LINKED WITH THE SENDING LOT IN SUCH A MANNER AS TO IMPEDE THE LEGAL, FEE SIMPLE TRANSFER OF THOSE AREAS, I.E., NO ENCROACHMENTS WILL RESULT FROM THE BOUNDARY ADJUSTMENT.

## REFERENCE PLANS:

1. "PLAN OF HALE LOT, PROPERTY OF LESLIE P. SNOW, ROCHESTER, N.H." DATED: JUNE 1933 BY L.E. SCRUTON RECORDED: SCRD 5-5-#16
2. "MAP OF CHASSE PROPERTY AND DEVELOPMENT WITH COPY OF SNOW DEVELOPMENT APPROXIMATELY LOCATED, ROCHESTER, N.H." DATED: APRIL 2003 BY F.F. SPENCER RECORDED: SCRD 2-19-#33
3. "PROPOSED DEVELOPMENT STRAFFORD PARK, ROCHESTER, N.H." DATED: NOV. 21, 1947 BY GRANT L. DAVIS RECORDED: SCRD 2-19-#9
4. "PLAN OF LAND OF PHILIAS AND ADELIA ROY" ROCHESTER, N.H." DATED: NOV. 21, 1947 BY GRANT L. DAVIS RECORDED: SCRD 2-19-#9
5. "SUBDIVISION PLAN FOR CHESTNUT HILL HOMES, LLC, TAX MAP 122 LOT 34, HALE STREET, ROCHESTER, N.H." DATED: APRIL 2003 BY CROWN POINT SURVEY & ENG. RECORDED: SCRD #75-14
6. "LOT CONSOLIDATION PLAN, LAND OF, DAVID & BARBARA WINSON, STEWART COURT, ROCHESTER, N.H." DATED: 3/15/04 BY BERRY SURVEYING & ENG. ON FILE AT BERRY SURVEYING & ENG. DB 1998-89

TAX MAP 122, LOT 26  
OWNER OF RECORD:  
BRIAN V. & MARY ELLEN RILEY  
18 SNOW STREET  
ROCHESTER, NH 03867  
BK. 3102, PG. 786

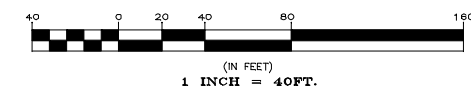
TAX MAP 122, LOT 30  
OWNER OF RECORD:  
RONALD R. & DOROTHEA E. RILEY  
14 SNOW STREET  
ROCHESTER, NH 03867  
BK. 1084, PG. 753

**SUBDIVISION &  
LOT LINE REVISION  
SNOW STREET & GLORIA STREET  
ROCHESTER, N.H.**

PREPARED FOR  
**BRIAN V. & MARY ELLEN RILEY**  
TAX MAP 122, LOT 26  
AND  
**RONALD N. & DOROTHEA E. RILEY**  
TAX MAP 122, LOT 30

1"=40' FEB. 2009

GRAPHIC SCALE

(IN FEET)  
1 INCH = 40 FT.FINAL APPROVAL:  
ROCHESTER PLANNING BOARD

CERTIFIED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

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., L.L.S.

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 FROM SUBDIVISION APPROVAL.

FILE NO. 110  
PLAN NO.  
DWG. NO. 03182/B-1  
F.B. NO. "33" GAK