

128-258
STRIKER128-256
CROSBY128-255-1
AREA:
6,778 SF.
.15 AC.128-255
AREA:
9,954 SF.
.23 AC.
EXIST. HOUSE128-255-2
MENARD

EXIST. HOUSE

AREA TO BE
CONVEYED TO
LOT 255-1:
24 S.F.AREA TO BE
CONVEYED TO
LOT 255:
24 S.F.EXIST.
GARAGE

CHARLES STREET

SIDNEY STREET

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO REVISE THE COMMON BOUNDARY BETWEEN THE SUBJECT TRACTS SO THAT EACH LOT'S AREA REMAINS THE SAME.
2. TOTAL PARCEL AREA: MAP 128, LOT 255 .23 ACRES
MAP 128, LOT 255-1: .15 ACRES
3. PARCEL ARE ZONED RESIDENTIAL-2.
4. MINIMUM LOT REQUIREMENTS:
LOT SIZE = 6,000 SF.
FRONTAGE = 60'
5. BUILDING SETBACKS: FY. = 15', SY. = 5', RY. = 25'
6. THE LOTS ARE SERVICED BY THE MUNICIPAL WATER & SEWER SYSTEM.
7. THE LOTS ARE NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR ROCHESTER.
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.
9. FOR MORE INFORMATION REGARDING THIS LOT LINE REVISION, PLEASE CONTACT THE ROCHESTER PLANNING DEPARTMENT 31 WAKEFIELD ST., ROCHESTER, NH 03867. (603)335-1338

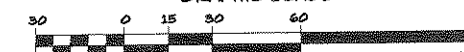
REFERENCE PLAN:

1. "LOT LINE REVISION BETWEEN TAX MAP 128, LOT 255 & TAX MAP 128, LOT 255-1, CHARLES ST. & SIDNEY ST., ROCHESTER, NH PREPARED FOR BCH LAND HOLDINGS:
DATED: 4/10/07 BY CASEY J. HAYES LAND SURVEYING, LLC
RECORDED: SCRD PLAN #90-72

TAX MAP 128, LOT 255
OWNER OF RECORD:
JOHNNY & KITTY HO LAM
2 VICTORIA CIRCLE
ROCHESTER, NH 03867
BK.3803, PG.170TAX MAP 128, LOT 255-1
OWNER OF RECORD:
PATRICK & SHARON MUNDAY
5 SIDNEY STREET
ROCHESTER, NH 03867
BK.3563, PG.886LOT LINE REVISION
SIDNEY STREET/CHARLES STREET
TAX MAP 128, LOTS 255 & 255-1
ROCHESTER, NHPREPARED FOR
JOHNNY & KITTY HO LAM
AND
PATRICK & SHANNON MUNDAY

1"=30' AUGUST 2011

GRAPHIC SCALE

(IN FEET)
1 INCH = 30 FT.
REVISION DATE:
9/27/13: REV. TO SHOW EQUAL SWAP OF LAND

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. THIS PLAN CLOSURE EXCEEDS 1:10,000.

ARTHUR H. NICKLESS, JR., L.L.S.

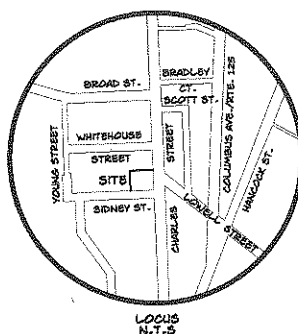
DATE

CERTIFIED BY:

DATE:

FINAL APPROVAL BY THE
ROCHESTER PLANNING BOARDSUBDIVISION 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. 131
PLAN NO.
DWG. NO. 11061/LLR-2
F.B. NO.

NORWAY PLAINS ASSOCIATES, INC.

LOCUS
N.T.S.