

- NOTES:
1. THE PURPOSE OF THIS PLAN IS TO ADD LAND FROM LOT 13 TO LOT 12.
 2. TOTAL PARCEL AREA: MAP 134, LOT 12 20.11 ACRES
MAP 134, LOT 13: .69 ACRES
 3. PARCEL ARE ZONED RESIDENTIAL-1.
 4. MINIMUM LOT REQUIREMENTS: (W/MUN. WATER & SEPTIC SYSTEM)
LOT SIZE = 30,000 SF. (40,000 SF. W/NO MUN. UTILITIES)
FRONTAGE = 100'
 5. BUILDING SETBACKS: FY. = 25', SY. = 10', RY. = 25'
 6. LOT 13 IS SERVICED BY THE MUNICIPAL WATER SYSTEM AND AN ON-SITE SEPTIC SYSTEM. LOT 12 IS SERVICED BY AN ON-SITE WELL & SEPTIC 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 IMPEDS THE LEGAL FREE 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 PLANS:
1. "MAP OF PROPERTY OF GEORGE H. PHILLIPS, ROCHESTER, NH" DATED: AUGUST 1923 BY F.F. SPENCER, C.E. RECORDED: SCRD POCKET 5, FOLDER 5, PLAN #1
 2. "SUBDIVISION OF LAND, ROCHESTER, NH, RON & ROSE ROBERGE" DATED: NOV. 1986 BY DURSIN SCHOFIELD ASSOCIATES RECORDED: SCRD PLAN #31A-76 & 77

TAX MAP 134, LOT 12
OWNER OF RECORD:
PAUL R. BELOIN REVOCABLE TRUST
132 ROCHESTER HILL ROAD
ROCHESTER, NH 03867
BK.3046, PG.844

TAX MAP 134, LOT 13
OWNER OF RECORD:
PAUL R. & SUZANNE P. BELOIN
132 ROCHESTER HILL ROAD
ROCHESTER, NH 03867
BK.3435, PG.588

LOT LINE REVISION
ROCHESTER HILL RD./RTE. 108
TAX MAP 134, LOTS 12 & 13
ROCHESTER, NH
PREPARED FOR
PAUL R. BELOIN REVOCABLE TRUST
&
PAUL R. & SUZANNE P. BELOIN

1"=30' AUGUST 2011

GRAPHIC SCALE



(IN FEET)
1 INCH = 30
REVISION DATE

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

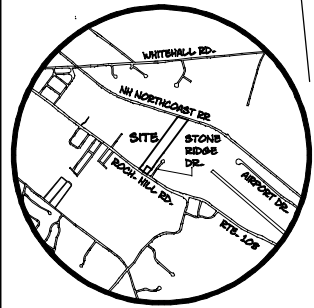


ARTHUR H. NICKLESS, JR., L.L.S.

DATE

FINAL APPROVAL BY THE
ROCHESTER PLANNING BOARD

CERTIFIED BY: DATE:



FILE NO. 104
PLAN NO.
DWS. NO. 11102VLLR-1
F.B. NO.

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.