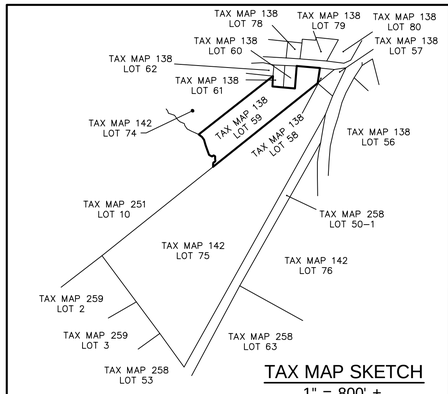


TAX MAP SKETCH
1" = 800' ±

ABUTTERS LIST

TAX MAP 258 LOT 50-1
GEAR ROAD STATION
HOMEOWNERS ASSOCIATION
67 JONATHAN AVENUE
ROCHESTER, NH 03838

TAX MAP 142 LOT 76
BROOKFARM CONDOMINIUM ASSOCIATION
C/O EXECUTIVE PROPERTIES INC.
108A WAKEFIELD STREET
ROCHESTER, NH 03867–1921

TAX MAP 258 LOT 63
MALIBU TWO ASSOCIATES LTD. PARTNERSHIP
C/O JRM MANAGEMENT
540 N. COMMERCIAL STREET
MANCHESTER, NH 03101–1146

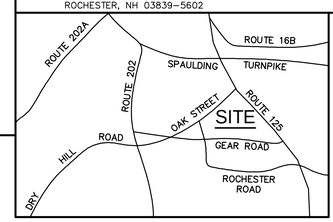
TAX MAP 258 LOT 53
FREYA BELL
65 GEAR ROAD
ROCHESTER, NH 03839–5602

TAX MAP 259 LOT 3
FREYA FISHER BELL
65 GEAR ROAD
ROCHESTER, NH 03839–5602

TAX MAP 259 LOT 2
MICHAEL T. & VANESSA G. WORONIAK
21 EFAB LANE
ROCHESTER, NH 03839–5602

TAX MAP 251 LOT 10
GREAT BRIDGE ROCHESTER
LTD PARTNERSHIP
P.O. BOX 10540
BEDFORD, NH 03110

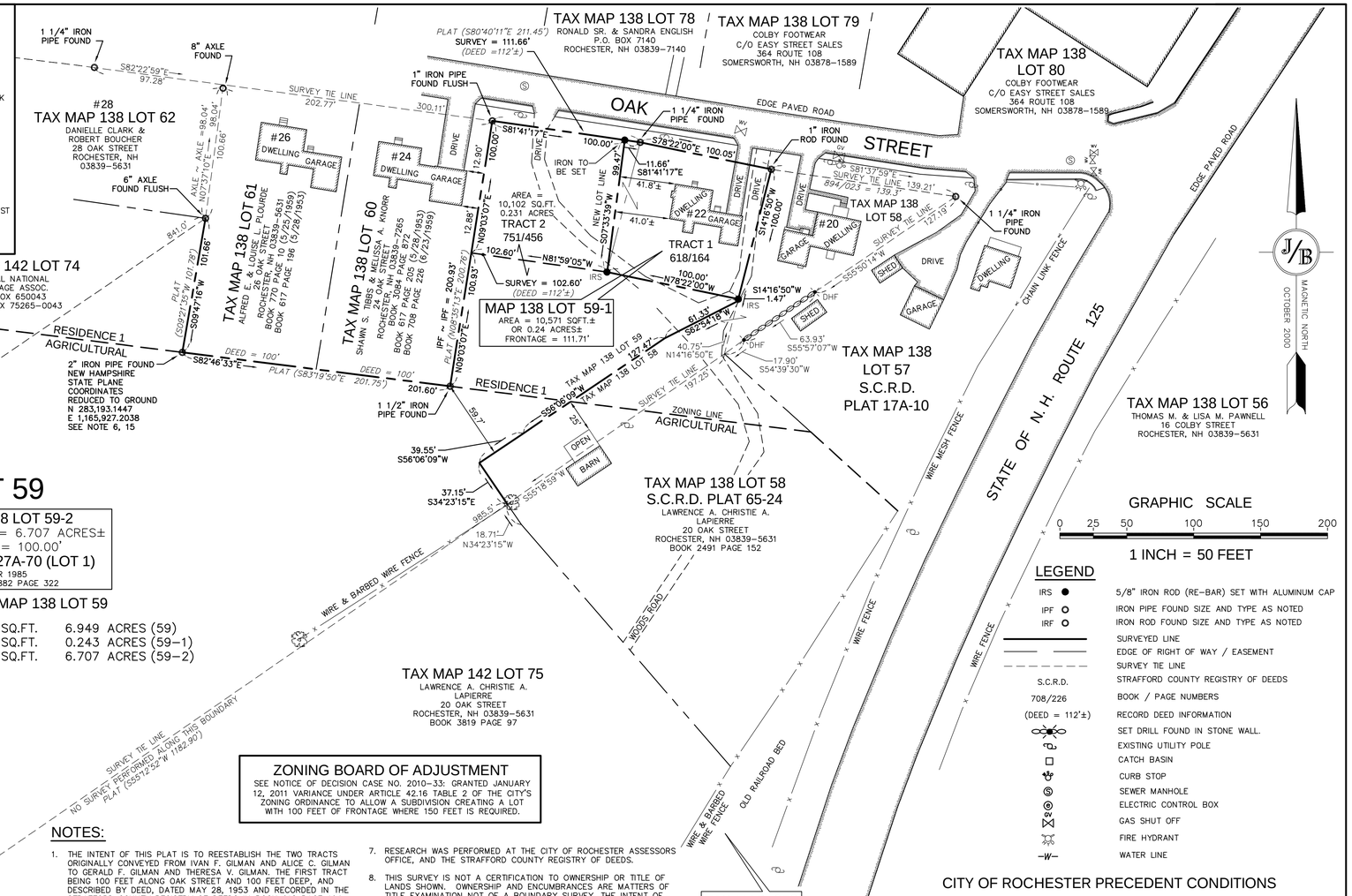
TAX MAP 138 LOT 57
MUGGELSTON BERYL IRREVOCABLE TRUST
C/O BARBARA B. DEHART
168 NORTH MAIN STREET
ROCHESTER, NH 03867



LOCUS MAP
SCALE 1" = 800'

PLAT REFERENCES

1. S.C.R.D. PLAN #24A–95 SUBDIVISION OF THE LAND OF JOSEPH & MADELINE MOFFETT, PREPARED BY HOLDEN ENGINEERING & SURVEYING DATED AUGUST 21, 1984.
2. S.C.R.D. PLAN #36–123 PROPOSED MINOR SUBDIVISION BOUNDARY LINE REVISION, PREPARED BY BERRY SURVEYING & ENGINEERING DATED JANUARY 24, 1989.
3. S.C.R.D. PLAN #30–144 SUBDIVISION OF THE LAND OF JOSEPH & MADELINE MOFFETT, PREPARED BY HOLDEN ENGINEERING & SURVEYING DATED AUGUST 5, 1985.
4. S.C.R.D. PLAN #31–119 PROPOSED LIMITED SUBDIVISION PETER MASSE, PREPARED BY BERRY SURVEYING & ENGINEERING DATED MAY 27, 1987.
5. S.C.R.D. PLAN #22–82 MINOR SUBDIVISION ROBERT J. SULLIVAN, PREPARED BY FREDERICK E. DREW ASSOC. DATED JULY 1983.
6. S.C.R.D. PLAN #27A–70 MINOR SUBDIVISION PLAN GERALD AND THERESA GILMAN, PREPARED BY FREDERICK E. DREW ASSOC. DATED OCTOBER, 1985.
7. S.C.R.D. PLAN #17A–10 LIMITED SUBDIVISION ALICE GILMAN, PREPARED BY FREDERICK E. DREW ASSOC. DATED MAY, 1975.
8. S.C.R.D. PLAN #65–24 A SURVEY AND PLAT OF A LOT LINE ADJUSTMENT BETWEEN THERESA V. & GERALD GILMAN AND LAWRENCE & CHRISTIE LAPIERRE, PREPARE BY RICHARD S. LADD LLS 490 OF R.S.L. LAYOUT & DESIGN, INC. DATED JANUARY 17, 2002.



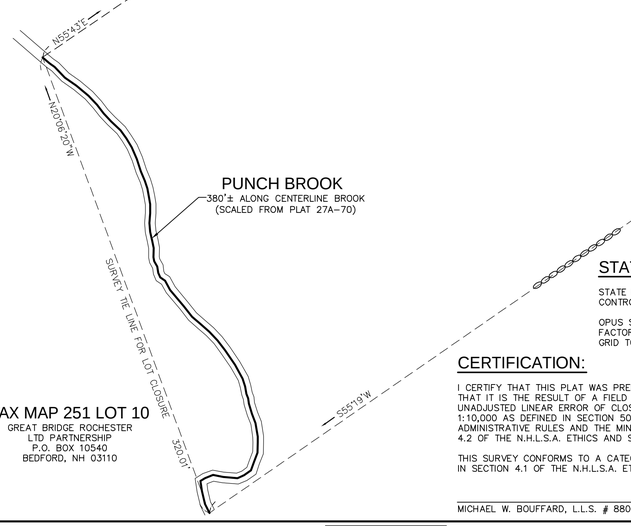
LOT 59

TAX MAP 138 LOT 59-2
REMAINING AREA = 6.707 ACRES±
FRONTAGE = 100.00'
S.C.R.D. PLAT 27A-70 (LOT 1)
OCTOBER 1985
S.C.R.D. BOOK 882 PAGE 322

AREA TABLE TAX MAP 138 LOT 59

ORIGINAL AREA	=	302,719	SQ.FT.	6.949 ACRES (59)
NEW LOT AREA	=	10,571	SQ.FT.	0.243 ACRES (59–1)
REMAINING AREA	=	292,148	SQ.FT.	6.707 ACRES (59–2)

TAX MAP 142 LOT 74
FEDERAL NATIONAL
MORTGAGE ASSOC.
P.O. BOX 650043
DALLAS, TX 75265–0043
S.C.R.D. PLAT 27A-70 (LOT 2)
OCTOBER 1985



TAX MAP 251 LOT 10
GREAT BRIDGE ROCHESTER
LTD PARTNERSHIP
P.O. BOX 10540
BEDFORD, NH 03110

ZONING BOARD OF ADJUSTMENT

SEE NOTICE OF DECISION CASE NO. 2010–33: GRANTED JANUARY 12, 2011 VARIANCE UNDER ARTICLE 42.16 TABLE 2 OF THE CITY'S ZONING ORDINANCE TO ALLOW A SUBDIVISION CREATING A LOT WITH 100 FEET OF FRONTAGE WHERE 150 FEET IS REQUIRED.

NOTES:

1. THE INTENT OF THIS PLAT IS TO REESTABLISH THE TWO TRACTS ORIGINALLY CONVEYED FROM IVAN F. GILMAN AND ALICE C. GILMAN TO GERALD F. GILMAN AND THERESA V. GILMAN. THE FIRST TRACT BEING 100 FEET ALONG OAK STREET AND 100 FEET DEEP, AND DESCRIBED BY DEED, DATED MAY 28, 1953 AND RECORDED IN THE STRAFFORD COUNTY REGISTRY OF DEEDS IN BOOK 618 PAGE 164, THE SECOND TRACT BEING 112 FEET ALONG OAK STREET AND 100 FEET DEEP AND DESCRIBED BY DEED, DATED AUGUST 14, 1962 AND RECORDED IN THE STRAFFORD COUNTY REGISTRY OF DEEDS IN BOOK 751 PAGE 456. THESE PARCELS AT SOME POINT IN TIME WERE MERGED WITH OTHER LAND OF GERALD F. GILMAN AND THERESA V. GILMAN. ALSO THE INTENT OF THIS PLAT IS TO CONVEY 100 FEET OF FRONTAGE ALONG OAK STREET AND 10,102 SQUARE FEET OF LAND TO LAWRENCE & CHRISTIE LAPIERRE FROM TRACT TWO REFERENCED ABOVE.
2. OWNERS OF RECORD:

   TAX MAP 138 LOT 58, SEE DEED OF LAWRENCE & CHRISTIE LAPIERRE OF 20 OAK STREET, ROCHESTER, NH 03839 AND IS RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS, IN BOOK 0967 PAGE 0220 ON JULY 10, 1975.

   TAX MAP 138 LOT 59, SEE DEED OF GERALD & THERESA V. GILMAN OF 22 OAK STREET, ROCHESTER, NH 03839 AND IS RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS, IN BOOK 0882 PAGE 0322 DATED. MARCH 26, 1971.
3. CERTAIN DATA HEREON MAY VARY FROM RECORDED DATA DUE TO DIFFERENCES IN DECLINATION, ORIENTATION, AND METHODS OF MEASUREMENT.
4. THE DWELLING LOCATED AT 22 OAK STREET, IS SERVICED BY CITY WATER AND SEWER.
5. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN FEDERALLY DESIGNATED FLOOD ZONE, REFERENCE F.E.M.A. COMMUNITY PANEL NO. 33017C2130 DATED MAY 17, 2005.
6. THE BASIS OF BEARING FOR THIS SURVEY AND PLAT IS MAGNETIC NORTH AS OBSERVED OCTOBER OF 2000 AND RE–VERIFIED SEPTEMBER 2010.
7. RESEARCH WAS PERFORMED AT THE CITY OF ROCHESTER ASSESSORS OFFICE, AND THE STRAFFORD COUNTY REGISTRY OF DEEDS.
8. THIS SURVEY IS NOT A CERTIFICATION TO OWNERSHIP OR TITLE OF LANDS SHOWN. OWNERSHIP AND ENCUMBRANCES ARE MATTERS OF TITLE EXAMINATION NOT OF A BOUNDARY SURVEY. THE INTENT OF THIS PLAT IS TO RETRACE THE BOUNDARY LINES OF DEEDS REFERENCED HEREON.
9. OWNERSHIP OF ADJOINING PROPERTIES IS ACCORDING TO ASSESSOR'S RECORDS. THIS PLAT MAY OR MAY NOT INDICATE ALL ENCUMBRANCES EXPRESSED, IMPLIED OR PRESCRIPTIVE.
10. ANY USE OF THIS PLAT AND OR ACCOMPANYING DESCRIPTIONS SHOULD BE DONE WITH LEGAL COUNSEL. TO BE CERTAIN THAT TITLES ARE CLEAR, THAT INFORMATION IS CURRENT, AND THAT ANY NECESSARY CERTIFICATES ARE IN PLACE FOR A PARTICULAR CONVEYANCE, OR OTHER USES.
11. THE SURVEY TIE LINES SHOWN ON THIS PLAT ARE NOT BOUNDARY LINES, THEY ONLY SHOULD BE USED TO LOCATE THE PARCEL SURVEYED FROM THE FOUND MONUMENTS SHOWN AND LOCATED BY SURVEY.
12. ALL BOOK AND PAGE NUMBERS REFER TO THE STRAFFORD COUNTY REGISTRY OF DEEDS.
13. THE TAX MAP AND LOT NUMBERS ARE BASED ON THE CITY OF ROCHESTER TAX RECORDS AND ARE SUBJECT TO CHANGE.
14. LOCATION, DEPTH, SIZE, TYPE, EXISTENCE OR NONEXISTENCE OF UNDERGROUND UTILITIES AND/OR UNDERGROUND STORAGE TANKS WAS NOT VERIFIED BY THIS SURVEY.
15. THE COORDINATES SHOWN HEREON WERE COMPUTED BY MULTIPLE GPS POST PROCESSED OBSERVATIONS AND REDUCED TO NAVD88 AND NH2800 SPC BY A NATIONAL GEODETIC SURVEY O.P.U.S. SOLUTION, AND ARE SHOWN ON THE NEW HAMPSHIRE STATE PLANE COORDINATE GRID, USE THE COMBINED AVERAGED SCALED FACTOR OF 0.99999886 TO GO FROM GROUND TO GRID. THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON A MAGNETIC MERIDIAN.
16. FINAL PLAT CLOSURES OF THE PERIMETER OF THE PARCEL SURVEYED, CHECKED FEBRUARY 11, 2011 APPROVED BY MICHAEL W. BOUFFARD LLS 880.

STATE PLANE COORDINATES

STATE PLANE COORDINATES BASED ON STATIC CONTROL PERFORMED ON SEPTEMBER 22, 2010

OPUS SOLUTION USING A COMBINED SCALE FACTOR OF 0.99999886 FOR CONVERSION FROM GRID TO GROUND COORDINATES.

CERTIFICATION:

I CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEED BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 503.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

THIS SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

MICHAEL W. BOUFFARD, L.L.S. # 880 DATE:

GRAPHIC SCALE
0 25 50 100 150 200
1 INCH = 50 FEET

LEGEND

IRS ●	5/8" IRON ROD (RE–BAR) SET WITH ALUMINUM CAP
IPF ○	IRON PIPE FOUND SIZE AND TYPE AS NOTED
IRF ○	IRON ROD FOUND SIZE AND TYPE AS NOTED
	SURVEYED LINE
	EDGE OF RIGHT OF WAY / EASEMENT
	SURVEY TIE LINE
S.C.R.D.	STRAFFORD COUNTY REGISTRY OF DEEDS
708/226	BOOK / PAGE NUMBERS
(DEED = 112'±)	RECORD DEED INFORMATION
	SET DRILL FOUND IN STONE WALL.
	EXISTING UTILITY POLE
	CATCH BASIN
	CURB STOP
	SEWER MANHOLE
	ELECTRIC CONTROL BOX
	GAS SHUT OFF
	FIRE HYDRANT
–W–	WATER LINE

CITY OF ROCHESTER PRECEDENT CONDITIONS

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 FOR SUBDIVISION APPROVAL.

THERE ARE NO UTILITIES, WATER, SEWER, OR SEPTIC 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 ADJUSTMENTS.

FOR MORE INFORMATION ABOUT THIS LOT LINE ADJUSTMENT CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD STREET, ROCHESTER, NH 03867 (603) 335–1338.

ZONING DISTRICT: RESIDENCE 1

LOT AREA MINIMUM 10,000 SF
LOT FRONTAGE MINIMUM = 100'
BUILDING SETBACKS (MINIMUM):
FRONT SETBACK = 25'
SIDE SETBACK = 10'
REAR SETBACK = 25'
MAXIMUM LOT COVERAGE = 30%

INDIVIDUALS INVOLVED WITH SURVEY:
STEVE ANDERSEN S.I.T. FIELD,
CRAIG WALSH FIELD,
STEPHEN T. BIBEAU, S.I.T. RESEARCH,
MICHAEL W. BOUFFARD, L.L.S.

APPROVED BY THE
ROCHESTER PLANNING BOARD

CERTIFIED BY

,CHAIRMAN, AND/OR

, SECRETARY, AND/OR

OTHER MEMBERS.

DATE:

PROJECT PARCEL
CITY OF ROCHESTER
TAX MAP 138 LOT 59

APPLICANT / OWNER
THERESA GILMAN
22 OAK STREET
ROCHESTER, NH 03839
BOOK 882 PAGE 322

TOTAL LOT AREA
302,719 SQ. FT.
6.949 ACRES

F:\Land Projects 3\10116-GONIC-OAK-STREET-LAPIERRE\dwg\10116-SUBDIVISION PLAN.dwg 3/1/2011 11:52:51 AM EST

Design: MWB	Draft: MWB	Date: 10/01/2010
Checked:MWB	Scale: 1" = 50'	Project No.: 10116
Drawing Name: 10116-SUBDIVISION PLAN.dwg		

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.

STATE OF NEW HAMPSHIRE No. 880 MICHAEL W. BOUFFARD LICENSED LAND SURVEYOR
SIGNATURE

REV.	DATE	REVISION	BY
1	02/11/2011	NOTICE OF DECISION	MWB
0	10/05/2010	ISSUED FOR REVIEW	MWB

Jones & Beach Engineers, Inc.
Civil Engineering Services
85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885
603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

SURVEY & PLAT LOT LINE ADJUSTMENT PLAT

Project: TAX MAP 138 LOT 59 GERALD F. & THERESA GILMAN
22 OAK STREET, ROCHESTER, NH 03839-5631

Owner of Record: GERALD F. & THERESA GILMAN
22 OAK STREET, ROCHESTER, NH 03839-5631

DRAWING No. 10116

A1

SHEET 1 OF 1
JBE PROJECT NO. 10116