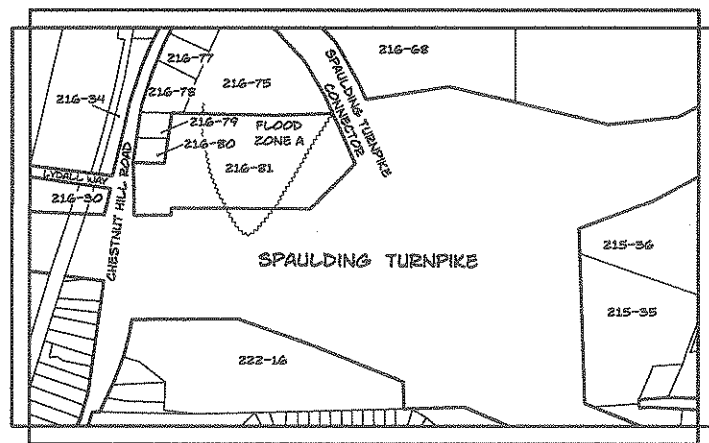




MAP-LOT ABUTTERS

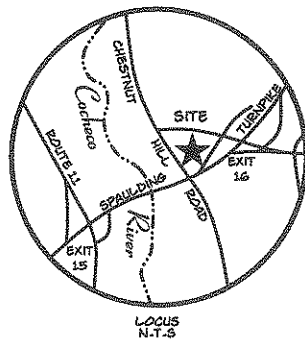
216-80 DAVID C. JACOBS, 129 CHESTNUT HILL RD., ROCHESTER, NH 03867-5123
216-79 CHARLES W. MOSES, 133 CHESTNUT HILL RD., ROCHESTER, NH 03867-5123
216-78 MARK A. & KAREN A. TREMBLAY, MILTON, PO BOX 966 MILTON, NH 03851
216-68 VINCENT A. & DIANA L. CROUT-HAMEL, 71 ELMO LN., ROCHESTER, NH 03867-5100
216-75 STATE OF NEW HAMPSHIRE, PO BOX 483, CONCORD, NH
216-34 LYDALL EASTERN INC., PO BOX 1960, ROCHESTER, NH 03866-1960
216-30 LYDALL EASTERN INC., PO BOX 1960, ROCHESTER, NH 03866-1960
222-16 THOMAS R. MILLER, PO BOX 1676, ROCHESTER, NH 03866-1676
215-35 LEWIS G. POTTER, 10 PAULS WAY, ROCHESTER, NH 03866
215-36 OLD MILTON RD. LLC, 23 MEADSBORO RD., ROCHESTER, NH 03867

REFERENCE PLANS:

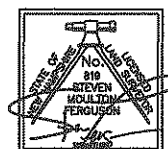
- "PLAN OF SPAULDING TURNPIKE, ROCHESTER, L.S.-1828(N), P-2282-A"
DATED: 1978 BY MCFARLAND-JOHNSON-GIBBONS-ENGINEERS
ON FILE AT NH DOT
- "PLAN OF NH ROUTE 16, SPAULDING TURNPIKE, ROCHESTER, NH PROJ 1062-J"
DATED: 2010 BY CLOUGH HARBOUR & ASSOCIATES
ON FILE AT NH DOT

NOTES:

- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE MAP 216 LOT 81 INTO TWO LOTS.
- TOTAL PARCEL AREA: MAP 216, LOT 81 12.83 ACRES
- PARCEL IS ZONED AGRICULTURAL
- MINIMUM LOT REQUIREMENTS:
LOT SIZE = 30,000 SF
FRONTAGE = 150'
- BUILDING SETBACKS: FY. = 35', SY. = 25', RY. = 50'
- THE LOT IS SERVED BY THE MUNICIPAL WATER AND ON-SITE SEPTIC SYSTEM.
- A PORTION OF THE LOT IS LOCATED WITHIN THE 100 YEAR FLOOD "ZONE A" AS SHOWN ON THE FLOOD INSURANCE RATE MAP DATED 5/17/2005 COMMUNITY PANEL 330150, PANEL 203D.
- FOR MORE INFORMATION ABOUT THIS SUBDIVISION CONTACT THE ROCHESTER PLANNING DEPARTMENT, 51 WAKEFIELD STREET, ROCHESTER, NH 03867. (603) 335-1336.
- WETLANDS, SOILS AND TARGETED RARE PLANT DELINEATION BY JOSEPH W. NOEL, NH CWS CERTIFICATION #086, NH CSS #017.
- VARIANCE GRANTED BY THE ZBA ON SEPTEMBER 12, 2012, CASE 2012-27, UNDER ARTICLE 42-B (a)(25) TO PERMIT A LOT TO BE CREATED WITH FRONTAGE ON A LIMITED ACCESS HIGHWAY.



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.



STEVEN M. FERGUSON, L.L.S.

DATE: 11/13/12

FINAL APPROVAL BY
ROCHESTER PLANNING BOARD
3/20/13
CERTIFICATE DATE

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.

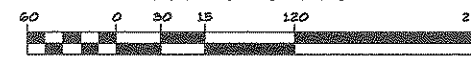
FILE NO. 154
PLAN NO. C-2645-S
DWG. NO. 12128/S-1
F.B. NO. GAK "819"

TAX MAP 216-LOT 81
OWNER OF RECORD:
LOUISE J. BROWN
121 CHESTNUT HILL RD.,
ROCHESTER, NH
SCRD 2272/37 & 39

SUBDIVISION PLAN
CHESTNUT HILL ROAD, SPAULDING TURNPIKE
& SPAULDING TURNPIKE CONNECTOR
STRAFFORD COUNTY
ROCHESTER, NH

FOR: STATE OF NEW HAMPSHIRE
DEPARTMENT OF TRANSPORTATION
(BUREAU OF TURNPIKES)

1"=60' AUGUST, 2012
GRAPHIC SCALE



1"=60' (IN FEET)
1 INCH = 60 FT.
REVISED 11-09-12 ~ ADD MON. STAKED & NOD ~ 3-11-13 PROPOSED LOT NO.