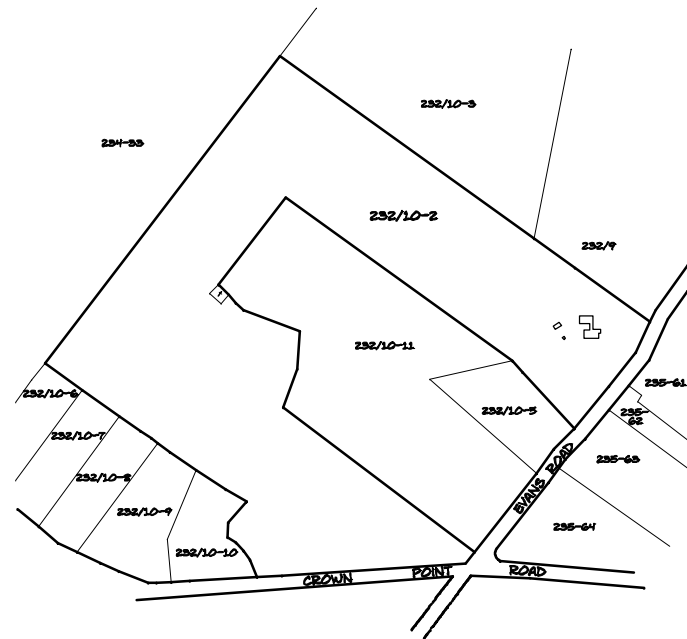
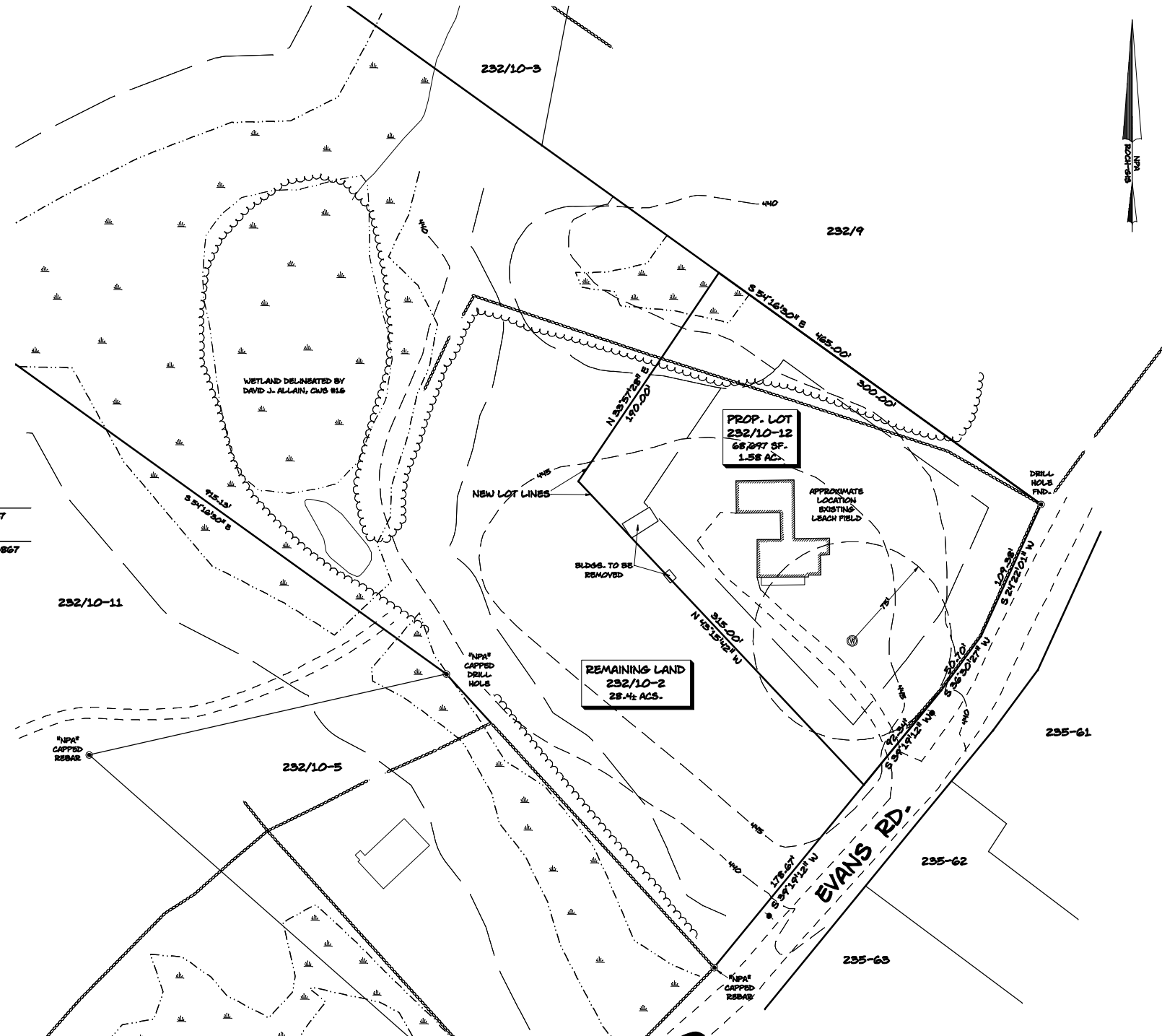


OVERALL PROPERTY SKETCH
1"= 300'

MAP LOT	OWNER/APPLICANT
232-10-2	WILLIAM D. & NATALIE S. VICKERY REVOCABLE TRUSTS; 83 MEADERBORO RD.; ROCHESTER, NH 03867
MAP LOT	ABUTTER
232-9	RICHARD & FLORENCE LABRIE AND JAMES & KATHLEEN TIBBET; 35 EVANS ROAD, ROCHESTER, NH 03867
232-10-3	CHRISTINA M. CHRISTIAN; 33 EVANS ROAD, ROCHESTER, NH 03867-4131
232-10-5	PAUL & SAMANTHA B. KUSNIERZ REV. TRUST; 61 EVANS ROAD, ROCHESTER, NH 03867
232-10-6	RONALD E. & PATRICIA P. GARNON; 13 SHEEPBORO RD.; ROCHESTER, NH 03867
232-10-7	JASON WAREHAM; 9 SHEEPBORO ROAD, ROCHESTER, NH 03867
232-10-8	MATTHEW & JESSICA MCCRELLIS; 5 SHEEPBORO RD.; ROCHESTER, NH 03867
232-10-9	JEFFREY & STACEY RAAB; 3 SHEEPBORO RD.; ROCHESTER, NH 03867
232-10-10	DANIEL G. BEGIN; 121 CROWN POINT RD.; ROCHESTER, NH 03867
232-10-11	VICKERY STABLES, LLC; 61 EVANS RD.; ROCHESTER, NH 03867
234-33	SAME AS OWNER/APPLICANT
235-59	JEFF A. & LISA M. BROWN; 114 CROWN POINT ROAD, ROCHESTER, NH 03867-4137
235-54,64	VIRGINIA M. LAMONTAGNE; 98 CROWN POINT ROAD, ROCHESTER, NH 03867-4103
235-61	ROBERT E. PICKETT; 50 EVANS ROAD, ROCHESTER, NH 03867-4130
235-62	EDWARD & SONJA KEAN; 54 EVANS RD.; ROCHESTER, NH 03867
235-63	EMERY J. & JOYCE A. CLOUGH; 60 EVANS ROAD, ROCHESTER, NH 03867-4130



GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE SUBDIVISION OF THE SUBJECT PARCEL INTO TWO LOTS.
2. TOTAL PARCEL AREA: TAX MAP 232, LOT 10-2= 71.5± ACRES
3. PARCEL IS ZONED (A) AGRICULTURAL.
4. MINIMUM LOT REQUIREMENTS:
LOT SIZE = 40,000 SF.
FRONTAGE = 150'
5. BUILDING SETBACKS: FY= 35', SY= 25', RY= 50'
6. THE LOTS ARE SERVICED BY THE MUNICIPAL WATER AND SEWER SYSTEM.
7. THE PROPOSED LOT IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR ROCHESTER.
8. FOR MORE INFORMATION ABOUT THIS SUBDIVISION CONTACT THE ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD STREET, ROCHESTER, NH 03867. (603) 335-1336.

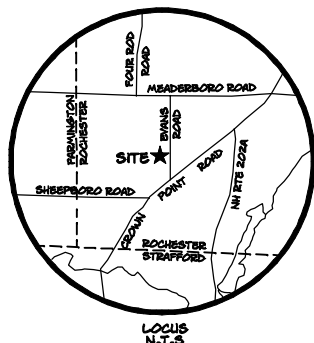
REFERENCE PLANS:

1. "SUBDIVISION PLAN, EVANS ROAD, ROCHESTER, NH FOR WILLIAM D. & NATALIE S. VICKERY REVOCABLE TRUST"
DATED DECEMBER 2006 BY NORWAY PLAINS ASSOCIATES, INC.
S.C.R.D. PLAN NO. 85-66

TAX MAP 232, LOT 2
OWNER OF RECORD:
WILLIAM D. & NATALIE S. VICKERY
83 MEADERBORO ROAD
ROCHESTER, NH 03867
S.C.R.D. BOOK 1997, PAGE 222

SUBDIVISION OF LAND
EVANS ROAD
TAX MAP 232-2
ROCHESTER
STRAFFORD COUNTY
NEW HAMPSHIRE
FOR: WILLIAM D. & NATALIE S.
VICKERY REVOCABLE TRUST

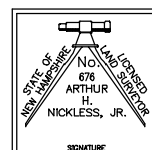
1"= 50' DECEMBER 2010
GRAPHIC SCALE



FILE NO. 184
PLAN NO. C-2546-S2
DWG. NO. 10176S-1
F.B. NO. 33 "CEK"

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 SUB- DIVISION APPROVAL.

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., N.H.L.S. DATE:

FINAL APPROVAL BY
ROCHESTER PLANNING BOARD

CERTIFIED BY DATE