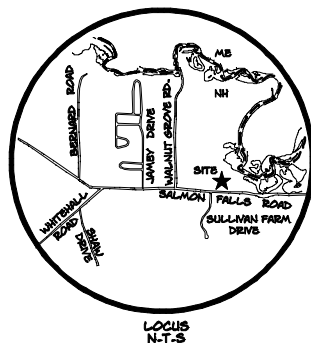


## MAP/LOT OWNER/APPLICANT

241/10 MARY T. FOWLER REVOCABLE TRUST, MARY T. FOWLER, TRUSTEE; 996 SALMON FALLS ROAD, ROCHESTER, NH 03866

## MAP/LOT ADJUTERS

241/5 VERNIE A. FOWLER REVOCABLE TRUST; 996 SALMON FALLS RD.; ROCHESTER, NH 03866  
241/7 DENNIS & KATHERINE FOWLER; 5 WALNUT GROVE RD.; ROCHESTER, NH 03866  
241/9 TIM & SALLY FONTENEAU; P.O. BOX 1293; ROCHESTER, NH 03866-1293  
241/9-1 WALNUT GROVE PROPERTIES, LLC; P.O. BOX 1293; ROCHESTER, NH 03866-1293  
241/11 FOWLER FAMILY REVOCABLE TRUST; 1094 SALMON FALLS RD.; ROCHESTER, NH 03866  
241/12 LUKE & MEGAN HYDOCK; 1110 SALMON FALLS RD.; ROCHESTER, NH 03866  
241/13 LORRAINE S. RINES; 1109 SALMON FALLS RD.; ROCHESTER, NH 03866  
241/16 RICHARD & GRACE DRAPEAU; 228 SO. SHORE RD.; NEW DURHAM, NH 03825  
241/17 VIRGINIA RUTLEDGE & SANDRA EYNON; 7 SULLIVAN FARM DR.; ROCHESTER, NH 03866  
241/18 JOHN & LINDA LYDON; 1069 SALMON FALLS RD.; ROCHESTER, NH 03866

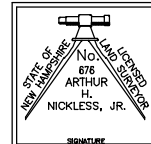
LOCUS  
N.T.S.

FILE NO. 109  
PLAN NO. C-2565-S  
DWG. NO. 10142/S-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 SUBDIVISION 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., L.L.S.

DATE:

FINAL APPROVAL:  
ROCHESTER PLANNING BOARD

CERTIFIED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

## NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE CREATION OF A NEW BUILDING LOT FROM THE EXISTING PARCEL.
2. TOTAL PARCEL AREA: MAP 241, LOT 10= 21.6 ACRES
3. PARCEL IS ZONED AGRICULTURAL.
4. MINIMUM LOT REQUIREMENTS:  
LOT SIZE = 40,000 S.F.  
FRONTAGE = 150'
5. BUILDING SETBACKS: FY.= 35', SY.= 25', RY.= 50'
6. THE LOT WILL BE SERVICED BY AN ONSITE WELL AND SEPTIC SYSTEM.
7. PORTIONS OF THE PARENT PARCEL ARE LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP DATED 5/17/2005 MAP NO. 3301700217D.
8. FOR MORE INFORMATION ABOUT THIS SUBDIVISION CONTACT THE ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD STREET, ROCHESTER, NH 03867. (603) 335-1338

## REFERENCE PLANS:

1. "SUBDIVISION OF LAND - SALMON FALLS ROAD - ROCHESTER, NH FOR WALNUT GROVE PROPERTIES, LLC" DATED: MARCH 2005 BY NORWAY PLAINS ASSOCIATES, INC. RECORDED: S.C.R.D. PLAN NO. 88-91
2. "SUBDIVISION OF LAND - ROCHESTER, NH FOR: VERNIE A. & MARY V. FOWLER" DATED: JULY 24, 1985 BY JOHN W. DUBBIN ASSOCIATES, INC. RECORDED: S.C.R.D. PLAN NO. 27A-84

TAX MAP 241, LOT 10  
OWNER OF RECORD:  
MARY T. FOWLER REVOCABLE TRUST  
996 SALMON FALLS ROAD  
ROCHESTER, NH 03866  
S.C.R.D. BOOK 2070, PAGE 223

SUBDIVISION OF LAND  
SALMON FALLS ROAD  
TAX MAP 241, LOT 10  
ROCHESTER  
STRAFFORD COUNTY  
NEW HAMPSHIRE  
FOR: MARY T. FOWLER  
REVOCABLE TRUST  
1"= 60' NOVEMBER 2010  
GRAPHIC SCALE



(IN FEET)  
REVISIONS:  
11/29/10: ADD OVERALL SKETCH; REV. TO DATE;