



RECEIVED

APR - 8 2011

Planning Dept.

LOT LINE REVISION APPLICATION

City of Rochester, New Hampshire

51.84 postage

Date: 3-21-2011 [office use only, Check # 2363 amount \$ 175.00 date paid 4/8/11]**Property Information**Tax map #: 253; lot #'s): 93-1 + 94; zoning district: Residence 1Property address/location: 155 Old Dover Road, Rochester N.H. 03867

Name of project (if applicable): _____

Property owner – Parcel AName (include name of individual): Charles A. BurrowsMailing address: 155 Old Dover Road, Rochester N.H. 03867Telephone #: (603) 332-9706 Fax #: (603) 692-6733**Property owner – Parcel B** (clarify whether both parcels are owned by the same person(s))Name (include name of individual): Same as Parcel A

Mailing address: _____

Telephone #: _____ Fax #: _____

SurveyorName (include name of individual): Berry Surveying and Engineering, Kenneth A. BarryMailing address: 335 Second Crown Point Rd, Barrington N.H. 03825Telephone #: 603-333-2863 Fax #: 603-335-4623Email address: kbarry@berrysurveying.com Professional license #: ROC**Proposed project**What is the purpose of the lot line revision? The purpose was to get everything they owned onto one lot.Will any encroachments result? No

(Continued Lot Line Revision application Tax Map: _____ Lot: _____ Zone _____)

Comments

Please feel free to add any comments, additional information, or requests for waivers here:

I ended up placing some grass trees and part of a goldfish pond slightly into the adjacent lot. I would like to slightly move the property line to include this.

Submission of application

This application must be signed by the property owner(s) and/or the agent.

I/we hereby submit this Lot Line Revision application to the City of Rochester Planning Board pursuant to the City of Rochester Subdivision Regulations and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As agent, I attest that I am duly authorized to act in this capacity.

Signature of property owner:
(Parcel A)

Charles Allen

Date:

4/5/11

Signature of property owner:
(Parcel B)

Charles Allen

Date:

4/5/11

Signature of agent:

AD

Date:

4-18-2011

ROCHESTER
APPROVED
PLANNING BOARD

SIGNATURE _____

TITLE _____

DATE _____

LEGEND :

- ▲ IRON BOUND TO BE SET
- 3/4" REBAR W/D CAP (SET 1-12-05)
- ⊙ STEEL STAKE FOUND
- ⊕ PVC PIPE FOUND
- IRON PIPE FOUND
- x — BARBED WIRE FENCE
- - - - - PROPOSED PROPERTY LINE
- - - - - BUILDING SETBACKS
- - - - - LOT LINE TO BE ABANDONED

N/F GRAVEL, KAREN & DANA
151 OLD DOVER ROAD, ROCHESTER, NH 03867
TAX MAP 140, LOT 75-1
S.C.R.D. BOOK 3772 PAGE 24

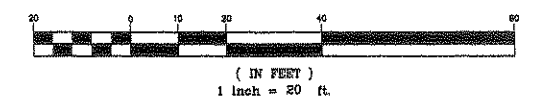
N/F CRAMER, NANCY & ROBERT
156 OLD DOVER ROAD, ROCHESTER, NH 03867
TAX MAP 140, LOT 73
S.C.R.D. BOOK 3835 PAGE 410

N/F VONDER-DECKEN, HENRY A. &
CHASSE-DECKEN, TARYN TRUSTEES
162 OLD DOVER ROAD
ROCHESTER, NH 03867
TAX MAP 253, LOT 1
S.C.R.D. BOOK 1799 PAGE 723

NOTES:

- 1.) OWNER: CHARLES A. BURROWS
155 OLD DOVER ROAD
ROCHESTER, N.H. 03867
- 2.) TAX MAP 253, LOT 93-1
S.C.R.D. BOOK 2782, PAGE 314
- 3.) TAX MAP 253, LOT 94
S.C.R.D. BOOK 1387, PAGE 740
- 4.) ZONING: RESIDENCE 1
SETBACKS: FRONT 25', SIDE 10', REAR 25'
MINIMUM FRONTAGE: 100'
MINIMUM AREA: 30,000 SQ. FT.
- 5.) I HEREBY CERTIFY TO THE BEST OF KNOWLEDGE THIS PARCEL DOES NOT FALL WITHIN THE FLOOD ZONE. SEE REFERENCE PLANS AT THE CITY OF ROCHESTER, FEMA 330150-0010B, DATED SEPTEMBER 16, 1982.
- 6.) THERE ARE NO UTILITIES, WATER OR SEWER FACILITIES, OR OTHER PROPERTY FEATURE LOCATED IN THE AREA TO BE TRANSFERRED THAT ARE LINKED WITH THE SENDING LOT IN SUCH A MANNER AS TO IMPEDE THE LEGAL FEE SIMPLE TRANSFER OF THE AREA, I.E. NO ENCROACHMENTS WILL RESULT FROM THE BOUNDARY ADJUSTMENT.
- 7.) FOR MORE INFORMATION ABOUT THIS LOT LINE REVISION, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD STREET, ROCHESTER, NH 03867, (603) 335-1336.
- 8.) THE INTENT OF THIS PLAN IS TO TRANSFER 0.07 ACRES FROM TAX MAP 253 LOT 93-1 TO 94 AS NOTED.

GRAPHIC SCALE



REVISION	DATE	DESCRIPTION
LOT LINE REVISION FOR CHARLES A. BURROWS OLD DOVER ROAD ROCHESTER, N.H. TAX MAP 253, LOTS 93-1, 94		
BERRY SURVEYING & ENGINEERING 335 SECOND CROWN POINT RD. BARRINGTON, N.H. 0332-2863 SCALE : 1 IN. EQUALS 20 FT. DATE : MARCH 11, 2011 FILE NO. : DB 2011 - 024		

I CERTIFY THAT THIS PLAT EXCEEDS THE
MINIMUM REQUIREMENT FOR ACCURACY AND
COMPLETENESS OF THE STATE OF N.H. AND
OF THE CITY OF ROCHESTER. - 1:10,000 -

KENNETH A. BERRY LLS 805 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/SUBDIVISION/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.

GRANTED WAIVERS :

- PLAN REFERENCE:
- 1.) "PLAN OF LAND FOR WELDON SEAVEY, ROCHESTER, N.H."
BY: GL DAVIS & ASSOCIATES
DATED: NOVEMBER 1973
S.C.R.D.: POCKET 4, FOLDER 5, NUMBER 34
 - 2.) "PLAN OF SUBDIVISION FOR WELDON & LUCILLE SEAVEY, 145 OLD DOVER ROAD"
BY: K.E. MOORE & B.G. STAPLES
DATED: NOVEMBER 1988
S.C.R.D.: DRAWER 37A, NUMBER 82
 - 3.) "PLAN OF PROPOSED SUBDIVISION, ESTATE OF CHARLES WEED, TEBBETS ROAD"
BY: BERRY SURVEYING AND ENGINEERING
DB 1986-4
DATED: JANUARY 21, 1986
S.C.R.D.: DRAWER 29, NUMBER 79
 - 4.) "PLAN OF LOT LINE REVISION FOR CHARLES A. BURROWS, OLD DOVER ROAD"
BY: BERRY SURVEYING AND ENGINEERING
DB 2004-165
DATED: NOVEMBER 22, 2004
S.C.R.D.: DRAWER 78, NUMBER 83
 - 5.) "SUBDIVISION PLAN FOR FREE TRADE INC, TEBBETS ROAD"
BY: NORWAY PLAINS ASSOCIATES, INC
FILE NUMBER 198
DATED: APRIL 2005
S.C.R.D.: DRAWER 84, NUMBER 40
 - 6.) "PLAN OF PROPOSED SUBDIVISION FOR WINTHROP HAYES, OLD DOVER ROAD"
BY: BERRY SURVEYING & ENGINEERING
DB 2004-238
DATED: JUNE 15, 2005
S.C.R.D.: DRAWER 91, NUMBER 57
 - 7.) "SUBDIVISION PLAN FOR COLBATH FAMILY TRUST, OLD DOVER ROAD"
BY: NORWAY PLAINS ASSOCIATES, INC
FILE NUMBER 198
DATED: MARCH, 2006
S.C.R.D.: DRAWER 86, NUMBER 49

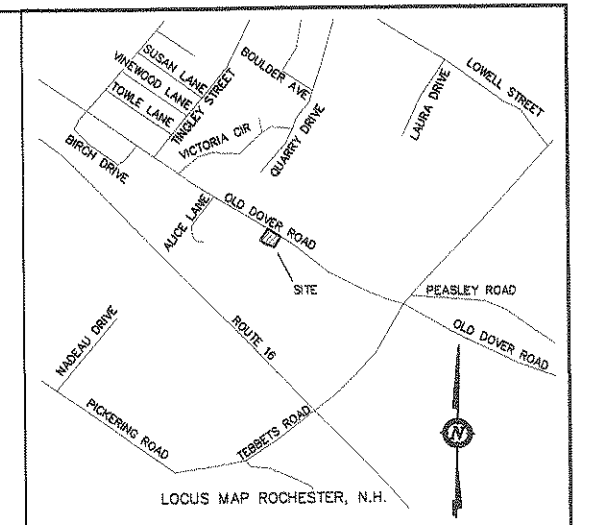
N/F OPEN SPACE COMMON OWNERSHIP
TAX MAP 253, LOT 86
S.C.R.D. BOOK 1225 PAGE 303
FREE TRADE INC. SUBDIVISION SEE PLAN REF. # 5
TAX MAP 253, LOT 86-3, S.C.R.D. 3391-524,
TAX MAP 253 LOT 86-4, S.C.R.D. 3195-452
TAX MAP 253 LOT 86-5, S.C.R.D. 3758-698,
TAX MAP 253 LOT 86-6, S.C.R.D. 3590-2
TAX MAP 253 LOT 86-7, S.C.R.D. 3487-20,
TAX MAP 253 LOT 86-8, S.C.R.D. 3595-896
TAX MAP 253 LOT 86-9, S.C.R.D. 1225-303,
TAX MAP 253 LOT 86-10, S.C.R.D. 3483-683
TAX MAP 253 LOT 86-11, S.C.R.D. 3416-183,
TAX MAP 253 LOT 86-12 S.C.R.D. 3752-776
TAX MAP 253 LOT 86-13, S.C.R.D. 3380-664

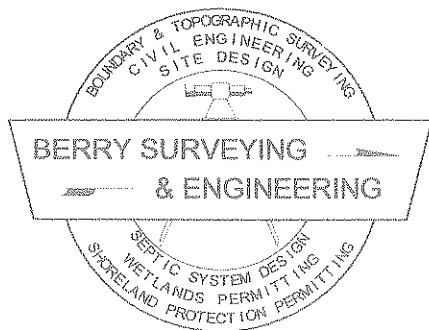
AREA TO BE TRANSFERRED
3240 SQ. FT.
.07 ACRES

EXISTING LOT AREA
35,548 SQ. FT.
0.82 ACRES

PROPOSED LOT AREA
32,308 SQ. FT.
0.74 ACRES

N/F BENHAM, JOSEPH & SIOBHAN
161 OLD DOVER ROAD, ROCHESTER, NH 03867
TAX MAP 253, LOT 93
S.C.R.D. BOOK 3827, PAGE 443





BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

www.BerrySurveying.Com

March 11, 2011

Abutters List

Owner of Record

Tax Map 253, Lot 93-1

Book 2782, Page 314

Current owner

Charles A. Burrows
155 Old Dover Road
Rochester, NH 03867

Tax Map 253, Lot 94

Book 1387, Page 740

Current owner

Charles A. Burrows
155 Old Dover Road
Rochester, NH 03867

Abutters

Tax Map 253, Lot 1

Book 1799, Page 723

Vonder-Decken, Henry A. & Chasse-Decken Taryn
162 Old Dover Road
Rochester, NH 03867

Tax Map 253, Lot 3

Book 1786, Page 85

Newton, Clifford A. & Bonnie A.
168 Old Dover Road
Rochester, NH 03867

Tax Map 253, Lot 86

Book 1225, Page 303

Open space common area

Tax Map 253, Lot 86-3

Book 3391, Page 524

Thomas, Jason K.
185 Old Dover Road
Rochester, NH 03867

RECEIVED
APR 18 2011
Planning Dept.

Tax Map 253, Lot 86-4 Book 3195, Page 452

Carrol, Brian J.
187 Old Dover Road
Rochester, NH 03867

Tax Map 253, Lot 86-5 Book 3758, Page 698

Davis, Edward A. & Jeanne L.
3 Angela Lane
Rochester, NH 03867

Tax Map 253, Lot 86-6 Book 3596, Page 2

Vallier, Elizabeth
11 Angela Lane
Rochester, NH 03867

Tax Map 253, Lot 86-7 Book 3467, Page 20

Osment, Howard T. & Patricia A.
17 Angela Lane
Rochester, NH 03867

Tax Map 253, Lot 86-8 Book 3595, Page 896

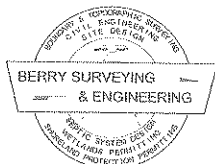
Nancy A. Dubois Living Revocable Trust of 2001
Dubois, Nancy A. & Michael L.
25 Angela Lane
Rochester, NH 03867

Tax Map 253, Lot 86-9 Book 1225, Page 303

Free Trade, INC
P.O. Box 426
Rochester, NH 03867

Tax Map 253, Lot 86-10 Book 3483, Page 683

Atkinson, Pamela K., & Miles, Dale Jeffery
31 Angela Lane
Rochester, NH 03867



BERRY SURVEYING & ENGINEERING

335 Second Crown Pt. Rd., Barrington, NH 03825

(603) 332-2863 / (603) 335-4623 FAX

www.BerrySurveying.Com

Tax Map 253, Lot 86-11

Book 3416, Page 183

Dubois, Dennis & Patricia
18 Angela Lane
Rochester, NH 03867

Tax Map 253, Lot 86-12

Book 3752, Page 776

IDA Realty Trust
Garvin, Rose Trustee
903 Central Ave
Dover, NH 03820

Tax Map 253, Lot 86-13

Book 3380, Page 664

O'Donnell, Patrick J. & Traci B.
42 Tebbetts Road
Rochester, NH 03867

Tax Map 253, Lot 93

Book 3827, Page 443

Benham, Joseph & Siobham
161 Old Dover Road
Rochester, NH 03867

Tax Map 140, Lot 73

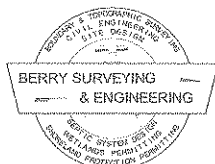
Book 3635, Page 410

Cramer Family Trust
C/O Cramer, Nancy & Robert Trustees
156 Old Dover Road
Rochester, N.H. 03867

Tax Map 140, Lot 75-1

Book 3772, Page 24

Gravel, Karen & Dana
151 Old Dover Road
Rochester, NH 038697



BERRY SURVEYING & ENGINEERING

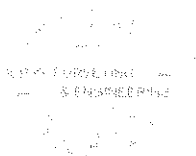
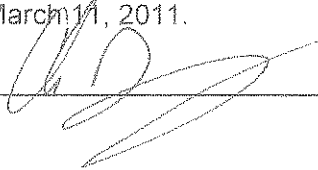
335 Second Crown Pt. Rd., Barrington, NH 03825
(603) 332-2863 / (603) 335-4623 FAX
www.BerrySurveying.Com

Professionals:

Kenneth A. Berry, LLS
David A. Berry, P.E., LLS
Berry Surveying & Engineering
335 Second Crown Point Road
Barrington, NH 03825

I, the undersigned, acknowledge that it is the responsibility of the applicant or his/her agent to fill out this form completely and submit to the Department of Development Services by the application deadline. I certify that the names and addresses listed above have been verified against the City Of Rochester database on March 11, 2011.

Applicant or Agent signature: _____



BERRY SURVEYING & ENGINEERING

335 Second Crown Pt. Rd., Barrington, NH 03825
(603) 332-2863 / (603) 335-4623 FAX
www.BerrySurveying.Com