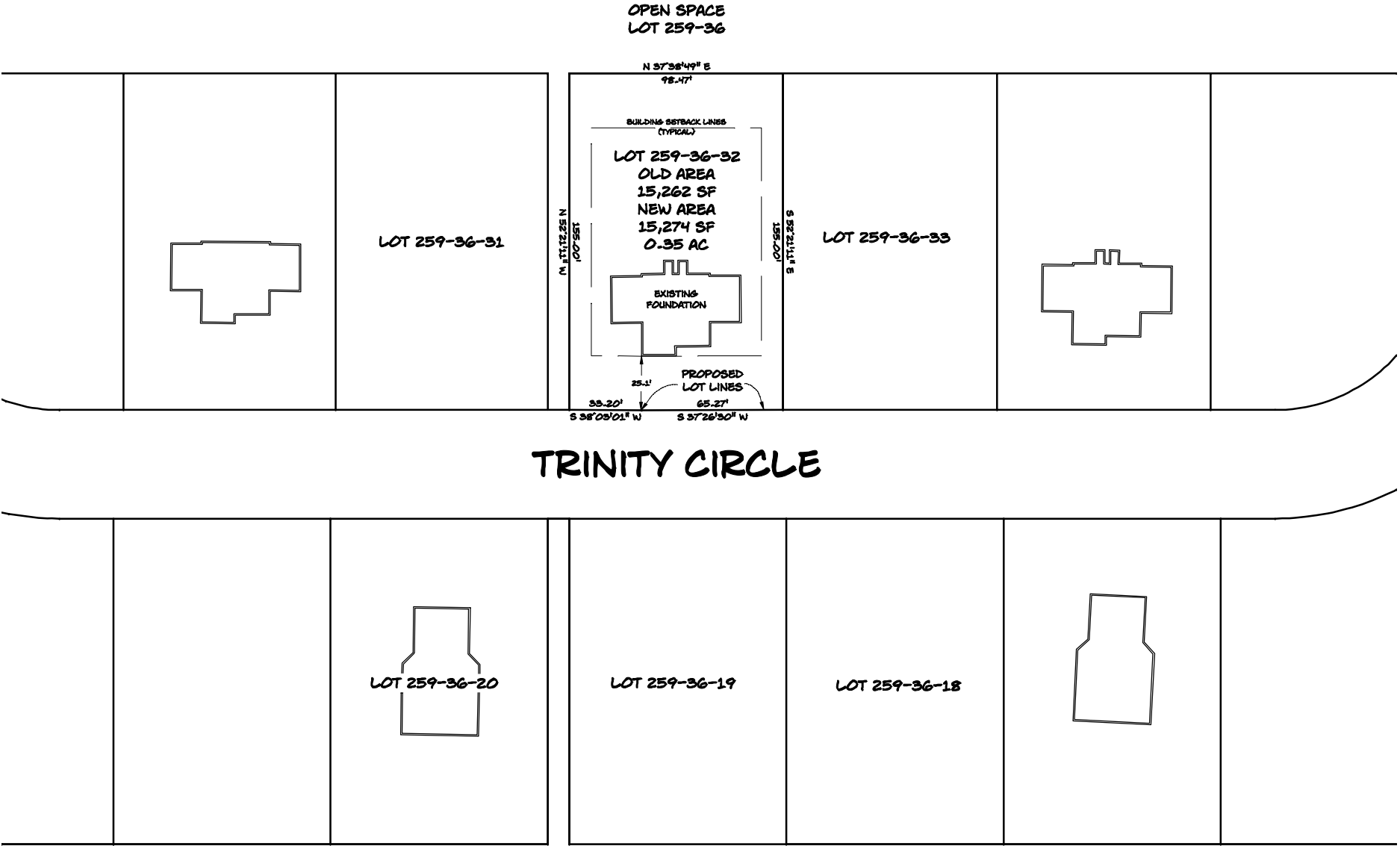
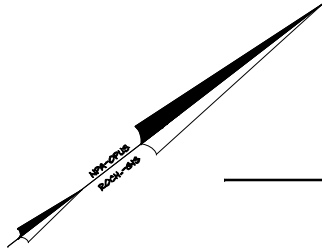




I HEREBY CERTIFY THAT THIS PLAN, PREPARED UNDER MY DIRECTION, IS THE RESULT OF A SURVEY MADE ON THE GROUND AS PER RECORDED DESCRIPTIONS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE PLAN CLOSURE EXCEEDS 1:10,000.



JOEL D. RUNNALS, N.H.S. DATE:



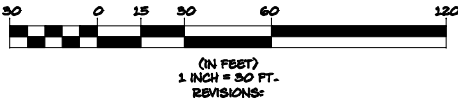
- NOTES:
1. THE PURPOSE OF THIS PLAN IS TO DEPICT A LOT LINE REVISION FOR TAX MAP 259, LOT 36-32, 91 TRINITY CIRCLE.
  2. TOTAL PARCEL AREA:  
MAP 259, LOT 36-32= OLD AREA 15,262 SF- NEW AREA 15,274 SF
  3. PARCELS ARE ZONED AGRICULTURAL.
  4. MINIMUM LOT REQUIREMENTS FOR A MULTI-FAMILY DWELLING:  
MINIMUM LOT AREA PER DWELLING UNIT = 7,500 S.F.  
CLUSTER W/WATER & SEWER:  
LOT SIZE= 15,000 SF  
FRONTAGE= 70'  
BUILDING SETBACKS: FY= 25', SY= 10', RY=25'
  5. THE LOTS ARE TO BE SERVICED BY MUNICIPAL WATER AND SEWER LINES.
  6. THE PROPOSED LOT IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP DATED MAY 17, 2005 COMMUNITY PANEL 33017C02130D PANEL 213 OF 405.
  7. FOR MORE INFORMATION ABOUT THIS SUBDIVISION CONTACT THE ROCHESTER PLANNING DEPARTMENT, CITY HALL, 31 WAKEFIELD STREET, ROCHESTER, NH 03867. (603)355-1338
  8. THERE ARE NO UTILITIES, WATER OR SEWER 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 ADJUSTMENT.
  9. ALL LOT CORNERS SHALL BE MARKED WITH CAPPED IRON MARKERS OR OTHER APPROPRIATE MONUMENTS UPON COMPLETION OF THIS SUBDIVISION.

- REFERENCE PLANS:
1. "CLUSTER SUBDIVISION PLAN, FLAGG ROAD, ROCHESTER, NH FOR TRINITY CONSERVATION, LLC"  
DATED JANUARY 2006 BY NORWAY PLAINS ASSOCIATES, INC.  
S.C.R.D. PLANS 90-82, 83 & 84.

TAX MAP 259, LOT 36-32  
OWNER OF RECORD:  
119 FLAGG ROAD DEVELOPMENT, LLC  
35 THIRD STREET, DOVER, NH 03820  
S.C.R.D. BOOK 3549, PAGE 545

LOT LINE REVISION PLAN  
91 TRINITY CIRCLE  
ROCHESTER  
STRAFFORD COUNTY  
NEW HAMPSHIRE  
FOR: 119 FLAGG ROAD  
DEVELOPMENT, LLC

1"= 30' MAY 2010  
GRAPHIC SCALE

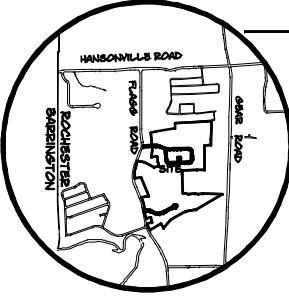


SUBDIVISION APPROVAL  
WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBDIVIDER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS, AND SPECIFICATIONS OF THE CITY OF ROCHESTER LAND SUBDIVISION 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.

FINAL APPROVAL BY  
ROCHESTER PLANNING BOARD

CERTIFIED BY DATE

FILE NO. 134  
PLAN NO. C-2463-LLR-19#32  
DWG. NO. 07129/LLR19#32  
F.B. NO. 33 "865"



LOCUS  
N-T-S