

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.

MAY-MAN AND OROGRAPHICAL JURISDICTIONAL WETLAND BOUNDARIES WERE DELINEATED BY MARC JACOBS, CERTIFIED WETLAND SCIENTIST NUMBER 090, IN OCTOBER 2023 ACCORDING TO THE STANDARDS OF THE US ARMY CORPS OF ENGINEERS' FIELD MANUAL FOR DETERMINING WETLANDS, 2ND EDITION, SUPPLEMENT TO THE CORP'S ENGINEERS WETLAND DELINEATION MANUAL: NORTH CENTRAL- AND NORTH EAST REGION; THE CODE OF ADMINISTRATIVE RULES OF THE STATE OF TEXAS, CHAPTER 68.07, SUBCHAPTER C, SECTION WT 100-900 AND CHAPTER 42 -- §42.12 CONSERVATION OVERLAY DISTRICT OF THE ROCHESTER ZONING, PRE DOMINANT HYDRIC SOILS WERE IDENTIFIED UTILIZING THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN FRESHWATER, ESTUARINE, AND MARINE COASTAL ECOSYSTEMS, AND THE HYDRIC SOILS IN THE UNITED STATES, VERSION 8, 2016. THE STATUS OF VEGETATION AS HYDROPHYTIC WAS DETERMINED ACCORDING TO THE U.S. ARMY CORPS OF ENGINEERS' NORTH CENTRAL- AND NORTH EAST REGION PLANT LIST. COPIES OF SITE PLANS DEPICTING THE WETLAND DELINEATION WHICH HAVE BEEN REVIEWED BY THE WETLAND SCIENTIST ARE INDIVIDUALLY STAMPED.



MARC E. JACOBS, C.W.S. 90

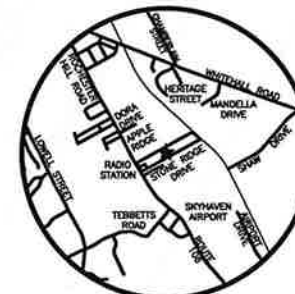
DATE _____

REFERENCE PLANS:

1. "RIGHT-OF-WAY AND TRACK MAP, BOSTON AND MAINE R.R. OPERATED BY THE BOSTON AND MAINE R.R."
VALLATION MAP V.A.110-111
DATED JUNE 30, 1914 BY OFFICE OF VALLATION ENGINEER
NOT RECORDED
2. "PLAN OF LAND OF PRISCILLA DRAKE TO BE SOLD TO ROBERT BERRY, JR. OF ROCHESTER HILL ROAD, ROCHESTER, N.H."
DATED OCTOBER 07, 1969 BY BERRY CONSTRUCTION CO., INC.
S.C.R.D. PLANS 80-82, 90-83 & 90-84
3. "SUBDIVISION OF LAND, ROCHESTER, N.H. RON & ROSE ROBERTS"
DATED NOVEMBER 1986 BY DURGIN/SCHOFIELD ASSOCIATES
S.C.R.D. PLANS 31A-76 & 77
4. "PLAN OF LAND, STONE RIDGE DRIVE, ROCHESTER, N.H. FOR GRAIG A. & CHYDIE JO GARONDI"
DATED DECEMBER 1993 BY NORWAY PLAINS ASSOCIATES, INC.
S.C.R.D. PLAN 43-76
5. "LOT LINE ADJUSTMENT PLAN, LOTS 5 & 6 ASSESSOR'S MAP 134, ROCHESTER HILL ROAD, ROCHESTER, NEW HAMPSHIRE, COUNTY OF STRAFFORD"
DATED JANUARY 01, 2002 BY CMLWORKS
S.C.R.D. PLAN 64-76



**TAX MAP 134
LOT 12
AREA:
892,574 SF
20.49 ACRES**

Pease Development Authority
TAX MAP 243
LOT 4

LOCUS
N.T.S

<p>TAX MAP 134, LOT 12 OWNER OF RECORD: THE BELOIN FAMILY TRUST OF 2013 c/o PAUL R. & SUZANNE P. BELOIN 171 LONG BEACH AVENUE YORK, ME 03909-8378 S.C.R.D. BOOK 4507, PAGE 780</p>	<p>TAX MAP 134, LOT 13 OWNER OF RECORD: THE BELOIN FAMILY TRUST OF 2013 c/o PAUL R. & SUZANNE P. BELOIN 12596 FOX RIDGE DRIVE BONITA SPRINGS, FL 34135-1400 S.C.R.D. BOOK 4507, PAGE 783</p>
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LOT LINE REVISION
SUBDIVISION PLAN
ROCHESTER HILL ROAD
NH ROUTE 108
ROCHESTER
STRAFFORD COUNTY
NEW HAMPSHIRE
PREPARED FOR:
THE BELOIN FAMILY TRUST OF 2013

SCALE: 1" = 100' DECEMBER 2023

GRAPHIC SCALE



1 INCH = 100 FEET

REVISIONS:

SHEET 2 OF 8

FILE NO. 104
PLAN NO. C-2595-S
DWG NO. 22356-LDD\S-1

31 Mooney Street, Alton, N.H. 603-875-3948

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 AS MAY OTHERWISE EXPRESSLY WAIVED 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.

FINAL APPROVAL BY THE
ROCHESTER PLANNING BOARD ON Feb 5, 2024

SIGNED BY [Signature] Director 3/15/24
NAME POSITION

NORWAY PLAINS ASSOCIATES, INC.

2 Continental Blvd., Rochester, N.H. 603-335-3948

ABUTTERS LIST

MAP-LOT OWNER NAME
134-10 MICHAEL & MICHELLE NELSON
SCRD BOOK 1679, PAGE 703
134-11 PAUL PATSALIS
SCRD BOOK 1250, PAGE 204
134-14 BRIAN & CHERYL ARRIEL
SCRD BOOK 3058, PAGE 497
134-15 PAMELA & MICHAEL LAROSE
SCRD BOOK 4938, PAGE 864
134-19 SANDRA SMITH
134-20 IHEARTMEDIA TOWER CO., LLC
239-26 NH NORTHCOAST CORPORATION
SCRD BOOK 1706, PAGE 532
240-80 LINDA FERWERDA
SCRD BOOK 4092, PAGE 762
243-1 FRANCES FURBISH & RICHARD
TWOBLY REV. TRUST
SCRD BOOK 2936, PAGE 241
243-2 CHRISTOPHER & KIMBERLY BENSON
SCRD BOOK 2561, PAGE 714
243-3 JOHN & SARAH MORGAN
SCRD BOOK 4310, PAGE 465
243-4 PEASE DEVELOPMENT AUTHORITY
SCRD BOOK 3752, PAGE 525

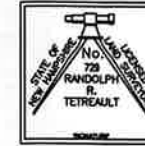
OWNER MAILING ADDRESS
PO BOX 2054, ROCHESTER, NH 03286
130 ROCHESTER HILL ROAD, ROCHESTER, NH 03867
138 ROCHESTER HILL ROAD, ROCHESTER, NH 03867
2 STONE RIDGE DRIVE, ROCHESTER, NH 03867
133 ROCHESTER HILL ROAD, ROCHESTER, NH 03867
2800 POST OAK BLVD, STE. 3700, HOUSTON TX 77056
PO BOX 429, OSSIPEE, NH 03864
37 TARAH WAY, FREMONT, NH 03044
6 STONE RIDGE DRIVE, ROCHESTER, NH 03867
8 STONE RIDGE DRIVE, ROCHESTER, NH 03867
12 STONE RIDGE DRIVE, ROCHESTER, NH 03867
55 INTERNATIONAL DRIVE, PORTSMOUTH, NH 03801

TAX MAP 134
LOT 12
AREA:
892,574 SF
20.49 ACRES
SEE S2

TAX MAP 134
LOT 13
AREA:
29,695 SF
0.68 ACRES

AREA
TO BE
CONVEYED
FROM
LOT 13
TO
LOT 12
16,456 SF

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.



RANDOLPH R. TETREAULT, L.S. 729 DATE

GENERAL PLAN NOTES:

1. THE PURPOSE OF THIS PLAN IS TO PERFORM A LOT LINE REVISION BETWEEN TAX MAP 134, LOT 12 AND TAX MAP 134, LOT 13.
2. LOT AREAS:
TAX MAP 134, LOT 12
OLD AREA = 876,118 sf / 20.11 acres
NEW AREA = 892,574 sf / 20.49 acres
AREA TO BE CONVEYED TO LOT 12 = 16,456 sf
TAX MAP 134, LOT 13
OLD AREA = 46,151 sf / 1.06 acres
NEW AREA = 29,695 sf / 0.68 acres
3. THESE LOTS ARE ZONED RESIDENTIAL-2 (R-2).
DIMENSIONAL REGULATIONS PER ZONING ORDINANCE:
MINIMUM LOT SIZE = 6,000 SF
MINIMUM LOT FRONTAGE = 60 FEET
MINIMUM YARD SETBACKS:
FRONT = 10 FEET
SIDE = 8 FEET
REAR = 20 FEET
4. ORIENTATION: HORIZONTAL DATUM - CITY OF ROCHESTER GIS.
5. LOT 12 IS SERVICED BY AN INDIVIDUAL WELL AND AN INDIVIDUAL SEWER SYSTEM.
LOT 13 IS SERVICED BY MUNICIPAL WATER SUPPLY AND AN INDIVIDUAL SEWER SYSTEM.
6. PARCELS ARE NOT LOCATED WITHIN ZONE A (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, COMMUNITY NUMBER 33017002120 EFFECTIVE ON 05-17-2005.
7. NO ENCROACHMENTS WILL RESULT FROM THIS PROPOSED LOT LINE REVISION.
8. DEVELOPMENT ON THESE LOTS WILL BE IN ACCORDANCE WITH THE CITY OF ROCHESTER CHAPTER 21B, STORMWATER MANAGEMENT AND EROSION CONTROL, AS PART OF THE BUILDING PERMIT PROCESS. THE LOT OWNER SHALL FILE A CITY OF ROCHESTER STORMWATER MANAGEMENT AND EROSION CONTROL PERMIT APPLICATION WITH THE ROCHESTER DEPARTMENT OF PUBLIC WORKS.
9. INDICES SUBDIVISION APPROVAL NUMBER: pending.
10. FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03867. (603) 335-1338.

TAX MAP 134, LOT 12
OWNER OF RECORD:
BELOIN FAMILY TRUST OF 2013
c/o PAUL R. & SUZANNE P. BELOIN
171 LONG BEACH AVENUE
YORK, ME 03909-6378
S.C.R.D. BOOK 4507, PAGE 780

TAX MAP 134, LOT 13
OWNER OF RECORD:
BELOIN FAMILY TRUST OF 2013
c/o PAUL R. & SUZANNE P. BELOIN
12908 FOX RIDGE DRIVE
BONITA SPRINGS, FL 34135-1400
S.C.R.D. BOOK 4507, PAGE 783

LOT LINE REVISION
SUBDIVISION PLAN
ROCHESTER HILL ROAD
NH ROUTE 108
ROCHESTER
STRAFFORD COUNTY
NEW HAMPSHIRE
PREPARED FOR:
THE BELOIN FAMILY TRUST OF 2013

SCALE: 1" = 30' DECEMBER 2023

GRAPHIC SCALE



(IN FEET)
1 INCH = 30 FEET

REVISIONS:

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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
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SUBDIVISION APPROVAL.

FINAL APPROVAL BY THE
ROCHESTER PLANNING BOARD ON

SIGNED BY _____ / _____ DATE _____
NAME POSITION

FILE NO. 104
PLAN NO. C-2595-S
DWC NO. 22366-LDD/S-1

31 Mooney Street, Alton, N.H. 603-875-3948

NORWAY PLAINS ASSOCIATES, INC.

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SHEET 1 OF 2