PLAN REFERENCE

1. "WALNUT HILL, LAND OF J.R. WESTON" DATED JUNE 4, 1898, PREPARED BY GEO. H. ALLEN, C.E., HCRD PLAN NO. 43.

2. "A PART OF LAND OF LUCILLE E. DAWSON BETWEEN WALNUT HILL AVE. & WHITFORD ST., EAST OF BEECH STREET, MANCHESTER, N.H." DATED MARCH 24, 1954, PREPARED BY GEORGE C. BENJAMIN, HCRD PLAN NO. 1098.

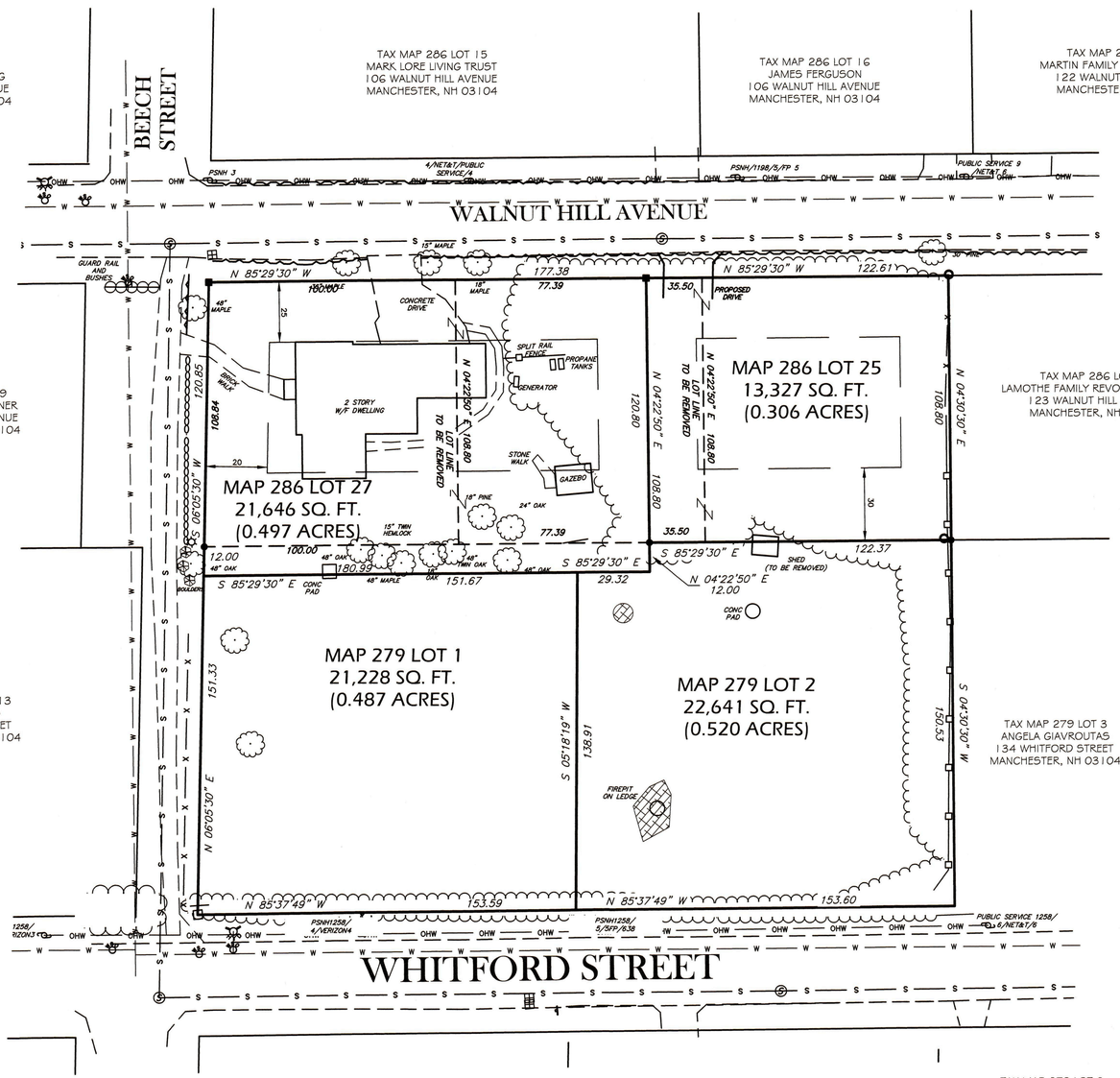
3. "MAP 561 LOTS 120 & 121, MAP 279 LOT 5A, MAP 280 LOT 27, LOT LINE ADJUSTMENT PLAN WALNUT HILL AVENUE & WHITFORD STREET, MANCHESTER N.H., PREPARED FOR FRANCIS & ELEANOR PODLES & ELEANOR PODLES, TRUSTEE OF THE ELEANOR P. PODLES 1996 TRUST"

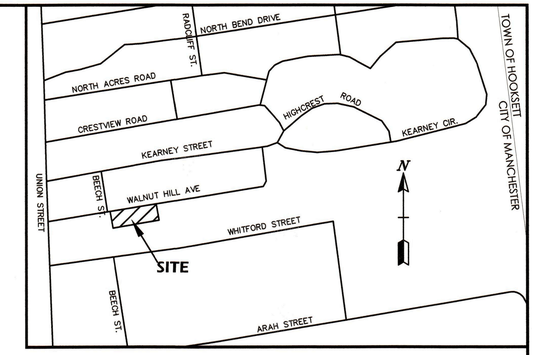
4. "CONSOLIDATION AND SUBDIVISION OF LAND OF MARION S. & WILLIAM J. STARR, JR. TAX MAP 287 LOTS 12 & 13, 1381 UNION STREET, MANCHESTER, N.H." DATED APRIL 15, 2000, PREPARED BY GIOLLIS ENGINEERING CORP., HCRD PLAN NO. 30562.

5. "LOT LINE ADJUSTMENT PLAN FOR MOCHA REALTY TRUST & NICHOLAS REALTY TRUST, MAP #286 LOT #24 & MAP #279 LOT #3, MANCHESTER, NEW HAMPSHIRE", DATED JUNE 17, 1998, PREPARED BY JOSEPH M. WICHERT, LLS., INC., HCRD PLAN NO. 29355.

LEGEND

- GRANITE BOUND FOUND
- REBAR FOUND
- IRON PIPE FOUND
- 3/4" REBAR TO BE SET
- DRILL HOLE FOUND
- DRILL HOLE SET
- UTILITY POLE
- GUY WIRE
- MAILBOX
- CATCH BASIN
- EXISTING STONE WALL
- GRANITE BOUND TO BE SET
- STONE PILE FOUND





LOCUS MAP

SCALE: 1" = 500'

NOTES

1. OWNER OF RECORD:

   TAX MAP 286 LOTS 25, 26 & 27
   DAVID W. & MARY LYNN ROEDEL
   71 WALNUT STREET
   MANCHESTER, NH 03104
   BOOK 8779 PAGE 1538

   TAX MAP 279 LOTS 1 & 2
   DAVID W. & MARY LYNN ROEDEL
   71 WALNUT STREET
   MANCHESTER, NH 03104
   BOOK 8779 PAGE 1651

   PREPARED FOR:
   WHITFORD STREET, LLC
   7 WASHINGTON DRIVE
   AMHERST, NH 03031

2. THE INTENT OF THIS PLAN IS TO RESUBDIVIDE TAX MAP 286 LOTS 25, 26 & 27 AND TAX MAP 279 LOTS 1 & 2 INTO 4 LOTS TO BE KNOWN AS TAX AMP 289 LOTS 25 & 27 AND TAX MAP 279 LOTS 1 & 2.

3. ZONED R1A

DIMENSIONAL REQUIREMENTS:	
FRONTAGE	100 FEET
FRONT SETBACK	25 FEET
SIDE SETBACK	20 FEET
REAR SETBACK SETBACK	30 FEET

4. THE SUBJECT PROPERTY IS NOT LOCATED IN THE 100-YR FLOOD PLAIN AS PER THE FLOOD INSURANCE RATE MAP, HILLSBOROUGH COUNTY, MAP 33011C0239D EFFECTIVE DATE SEPTEMBER 25, 2009.

5. THIS OFFICE HAS NOT LOCATED ANY UNDERGROUND UTILITIES. ALWAYS CALL DIGSAFE PRIOR TO ANY EXCAVATION.

6. ALL CONDITIONS SUBSEQUENT TO APPROVAL SHALL BE COMPLETED WITHIN TWO YEARS OF THE DATE OF FINAL APPROVAL.

7. A WAIVER HAS BEEN REQUESTED FROM SECTION 5.6 THAT REQUIRES WETLANDS AND VERNAL POOLS TO BE FIELD DELINEATED AND CERTIFIED BY A WETLAND SCIENTIST.

8. MAP 286 LOT 27 HAS 7,205 SQUARE FEET OF BUILDIABLE. TAX MAP 286 LOT 25 HAS 4,438 SQUARE FEET OF BUILDABLE AREA.

9. THIS PLAN CONSISTS OF 1 SHEET, TO BE RECORDED AT THE REGISTRY OF DEEDS.

STATE OF NEW HAMPSHIRE
No. 836
CRAIG A. FRANCISCO
SIGNATURE
LICENSED LAND SURVEYOR

SURVEY CERTIFICATION

"I HEREBY CERTIFY THAT THIS MAP AND SURVEY HAS BEEN MADE UNDER MY SUPERVISION. THE DATE OF THE SURVEY WAS JULY 2019."

"I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000)."

LICENSED LAND SURVEYOR — DATE: 10-14-2020

SCALE: 1" = 30'

30 0 15 30 60 120

GRAPHIC SCALE

DATE	DESCRIPTION	BY	REV.

TAX MAPS 286 LOTS 25, 26 & 27 & TAX MAPS 279 LOTS 1 & 2

LOT LINE ADJUSTMENT PLAN

PREPARED FOR:
WHITFORD STREET, LLC
LAND OF:
DAVID W. & MARY LYNN ROEDEL
WALNUT HILL AVENUE
MANCHESTER, NEWHAMPSHIRE

SCALE: 1" = 30'	OCTOBER 2, 2020			SHEET 1 OF 1
DESIGN:	DRAWN:	CHECKED:	FB:	PG:	1585-01
MRR	CAF	CAF	599	64	

Bedford Design Consultants Inc.
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