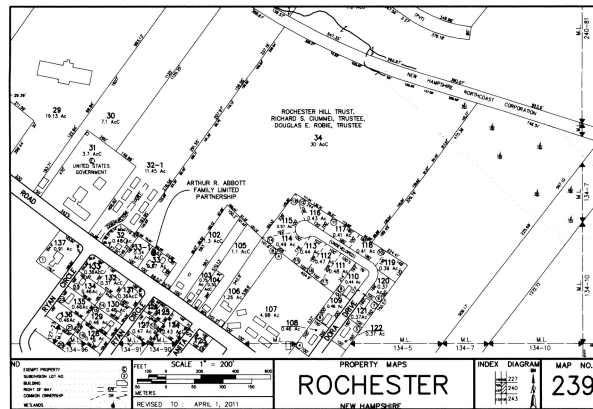


RESERVED FOR STRAFFORD
COUNTY REGISTRY OF DEEDS

DETAILED LOCATION PLAN AS REQUESTED
BY THE ROCHESTER PLANNING BOARD
(REDUCED SCALE)



LEGEND

- FIR FOUND IRON ROD, AS NOTED
- FGB FOUND GRANITE BOUND, AS NOTED
- N/F LAND, NOW OR FORMERLY, OF
- 7654/321 VOLUME OF RECORDED DOCUMENT/
PAGE OF RECORDED DOCUMENT
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
- OHU — OVER HEAD UTILITIES
- ⊙ SEWER MANHOLE
- ⊙ UTILITY POLE
- SET IRON ROD, 5/8 INCH & WITH IDENTIFICATION
CAP Scribed ME PLS 1311 NH LLS 749
- IRON ROD TO BE SET, 5/8 INCH & WITH IDENTIFICATION
CAP Scribed ME PLS 1311 NH LLS 749

NO.	DATE	DESCRIPTION	BY
3	7/08/2012	ADD AREA CALCULATIONS AND LOCUS PLAN PER ROCHESTER P.B.	J.W.
2	6/06/2012	ADD NOTE 7 & APPROVAL BLOCK PER ROCHESTER P.B.	J.W.
1	5/01/2012	MISC. REVISIONS PER ROCHESTER P.B. & REVISION TO NOTE 4	J.W.

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 EXPECT 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 OF SUBDIVISION APPROVAL.

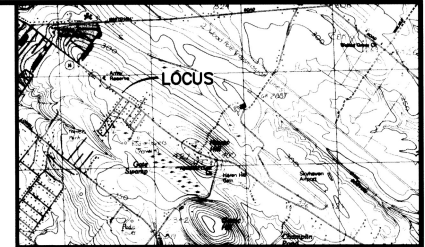
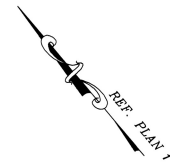
GRANTED WAIVERS:

FINAL APPROVAL BY ROCHESTER PLANNING BOARD.

CERTIFIED BY: *[Signature]* DATE: 9/14/12

REFERENCE PLANS

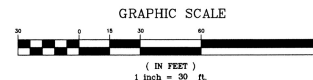
- 1) SUBDIVISION PLAN OF WESTEND CORNER, BY JOSEPH L. PALEY,
APPROVED BY THE ROCHESTER PLANNING BOARD ON SEPT. 9-1970
AND RECORDED AT THE S.C.R.D. PLAN #1, FOLDER 9.
- 2) PLAN OF SUBDIVISION GENERAL WOLFE VILLAGE, ROCHESTER HILL,
ROCHESTER, N.H. BY LAKES REGION SURVEY SERVICE, WAYNE J.
KELLOWAY, SURVEYOR, APPROVED BY THE ROCHESTER PLANNING
BOARD ON AUGUST 26, 1971 AND RECORDED AT THE S.C.R.D. PLAN
#17, FOLDER 9, FOLDER 2.



LOCATION PLAN
NTS

NOTES:

- 1) THIS PLAN WAS PREPARED TO SHOW A LOT LINE ADJUSTMENT BETWEEN THE LAND OF THE
ARTHUR R. ABBOTT FAMILY LIMITED PARTNERSHIP AND LAND OF THE ROCHESTER HILL
TRUST.
ALL FIELD LOCATION WAS PERFORMED FROM A BASE LINE WITH A LEGA ROBOTIC TOTAL
STATION & CARLSON ELECTRONIC DATA COLLECTION. TWO SETS OF ANGLES AND DISTANCES
WERE UTILIZED IN THE LOCATION OF ALL FOUND MONUMENTS DEPICTED HEREON.
- 2) POST ROAD SURVEYING HAS NOT PERFORMED ANY FIELD WORK OR RECORDS RESEARCH
RELATIVE TO THE POSITION OF THE SIDELINE OF ROCHESTER HILL ROAD. THE SIDELINE
SHOWN HEREON IS AS DESCRIBED IN THE CURRENT DEED AND AS DEPICTED ON THE TWO
REFERENCE PLANS CITED HEREON.
- 3) GENERAL LOT INFORMATION
OWNER OF RECORD: ARTHUR R. ABBOTT FAMILY LIMITED PARTNERSHIP
MAILING ADDRESS: P.O. BOX 99, LEBANON, NH 04027
RECORD REFERENCE S.C.R.D. 3759/476
MUNICIPAL REFERENCE: ROCHESTER TAX MAP 239, LOT 33
ZONING INFORMATION: RESIDENCE 1 ZONE (SERVED BY SEWER & WATER)
MINIMUM AREA 10,000 SQ. FT.
MINIMUM FRONTAGE 100'
FRONT SETBACK 25'
SIDE SETBACK 10'
REAR SETBACK 25'
AREA BEFORE CONVEYANCE: 25,086.2 SQ. FT. +/-
AREA AFTER CONVEYANCE: 17,887.4 SQ. FT. +/-
OWNER OF RECORD: ROCHESTER HILL TRUST, RICHARD S. CUMMEI, TRUSTEE, DOUGLAS
E. ROBE, TRUSTEE
MAILING ADDRESS: 175 ANDOVER ST., DANVERS, MA 01923-1443
RECORD REFERENCE S.C.R.D. 1281/384 & 3698/247
MUNICIPAL REFERENCE: ROCHESTER TAX MAP 239, LOT 34
ZONING INFORMATION: RESIDENCE 1 ZONE (SERVED BY SEWER & WATER)
MINIMUM AREA 10,000 SQ. FT.
MINIMUM FRONTAGE 100'
FRONT SETBACK 25'
SIDE SETBACK 10'
REAR SETBACK 25'
AREA BEFORE CONVEYANCE: 30.4 ACRES +/- (PER PLAN REF. 2.)
AREA AFTER CONVEYANCE: 30.57 ACRES +/-
- 4) THESE TWO SHEDS ARE TO BE DEMOLISHED OR REMOVED AS A CONDITION OF APPROVAL
FOR THIS LOT LINE ADJUSTMENT.
- 5) NEITHER OF THE TWO PROPERTIES INVOLVED IN THIS LOT LINE ADJUSTMENT ARE LOCATED IN
A SPECIAL FLOOD HAZARD AREA PER FPM PANEL 22120, MAP 3307/020120 FOR
STAFFORD COUNTY, NEW HAMPSHIRE, EFFECTIVE DATE MAY 17, 2005.
- 6) FOR MORE INFORMATION ABOUT THIS LOT LINE REVISION, PLEASE CONTACT THE CITY OF
ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD STREET, ROCHESTER, NH 03867-1917.
TELEPHONE (603) 335-1338
- 7) THERE ARE NO UTILITIES, WATER OR SEWER FACILITIES, OR OTHER PROPERTY FEATURES
LOCATED IN THE AREA TO BE TRANSFERRED THAT ARE UNKIND WITH THE SENDING LOT IN
SUCH A MANNER AS TO IMPEDE THE LEGAL FEE SIMPLE TRANSFER OF THAT AREA, I.E. NO
ENCROACHMENTS WILL RESULT FROM THE BOUNDARY ADJUSTMENT.



Post Road Surveying

NO. 149
JAMES S. WRIGHT JR.
Surveyor

P.O. Box 1557
White, Maine 04090
Tel: 207-646-4246
Fax: 207-646-4242

DRAWN: J. WRIGHT SCALE: 1" = 30' DATE: 10/11/2011
CALC: J.W. APPROVED: *[Signature]*
N.B. # SEE FILE SHEET 1 OF 1 FILED 09/20/2012
ROC-REV.DWG

LOT LINE ADJUSTMENT
LAND LOCATED AT
82 ROCHESTER HILL ROAD
ROCHESTER, NEW HAMPSHIRE
PREPARED FOR
THE ARTHUR R. ABBOTT FAMILY
LIMITED PARTNERSHIP