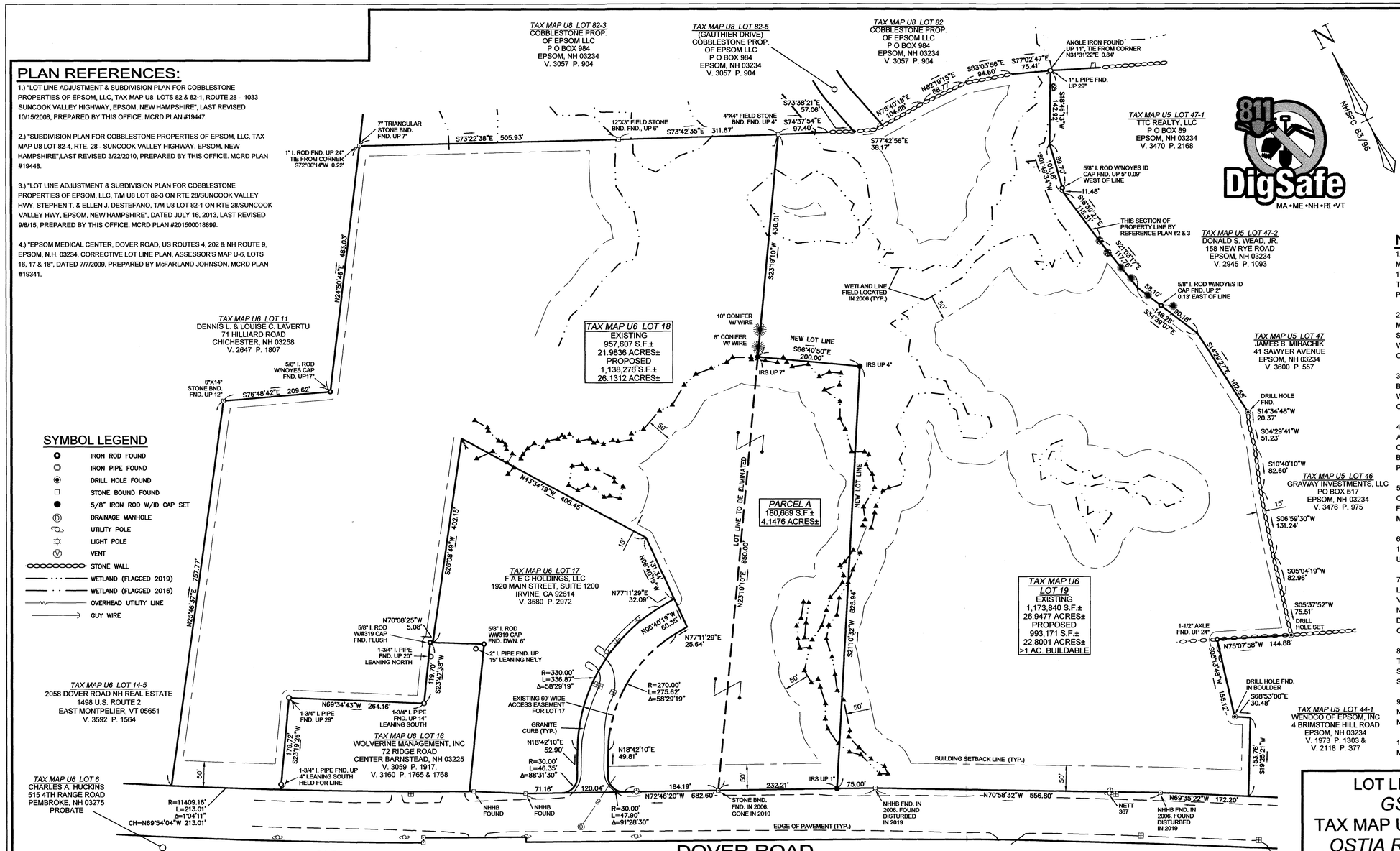
PLAN REFERENCES:

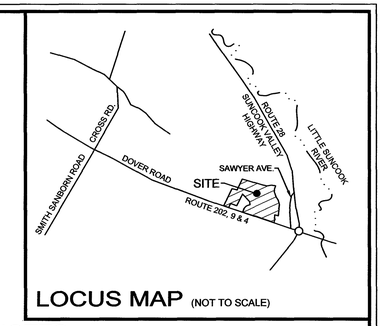
1.) "LOT LINE ADJUSTMENT & SUBDIVISION PLAN FOR COBBLESTONE PROPERTIES OF EPSOM, LLC, TAX MAP U8 LOTS 82 & 82-1, ROUTE 28 - 1033 SUNCOOK VALLEY HIGHWAY, EPSOM, NEW HAMPSHIRE", LAST REVISED 10/15/2008, PREPARED BY THIS OFFICE. MCRD PLAN #19447.

2.) "SUBDIVISION PLAN FOR COBBLESTONE PROPERTIES OF EPSOM, LLC, TAX MAP U8 LOT 82-4, RTE. 28 - SUNCOOK VALLEY HIGHWAY, EPSOM, NEW HAMPSHIRE",LAST REVISED 3/22/2010, PREPARED BY THIS OFFICE. MCRD PLAN #19448.

3.) "LOT LINE ADJUSTMENT & SUBDIVISION PLAN FOR COBBLESTONE PROPERTIES OF EPSOM, LLC, T/M U8 LOT 82-3 ON RTE 28/SUNCOOK VALLEY HWY, STEPHEN T. & ELLEN J. DESTEFANO, T/M U8 LOT 82-1 ON RTE 28/SUNCOOK VALLEY HWY, EPSOM, NEW HAMPSHIRE", DATED JULY 16, 2013, LAST REVISED 9/8/15, PREPARED BY THIS OFFICE. MCRD PLAN #201500018899.

4.) "EPSOM MEDICAL CENTER, DOVER ROAD, US ROUTES 4, 202 & NH ROUTE 9, EPSOM, N.H. 03234, CORRECTIVE LOT LINE PLAN, ASSESSOR'S MAP U-6, LOTS 16, 17 & 18", DATED 7/7/2009, PREPARED BY McFARLAND JOHNSON. MCRD PLAN #19341.





LOCUS MAP (NOT TO SCALE)

SYMBOL LEGEND

- IRON ROD FOUND
- IRON PIPE FOUND
- DRILL HOLE FOUND
- STONE BOUND FOUND
- 5/8" IRON ROD W/ID CAP SET
- DRAINAGE MANHOLE
- UTILITY POLE
- LIGHT POLE
- VENT
- STONE WALL
- WETLAND (FLAGGED 2019)
- WETLAND (FLAGGED 2016)
- OVERHEAD UTILITY LINE
- GUY WIRE

NOTES:

1.) THE SUBJECT PARCELS ARE LOTS 18 & 19 ON THE TOWN OF EPSOM TAX MAP U6. THE OWNER OF RECORD OF LOT 18 IS GSD PROPERTIES, LLC OF 1792 MONCKS CORNER, THE VILLAGES, FL 32162. SEE MCRD V. 2805 P. 358. THE OWNER OF RECORD OF LOT 19 IS OSTIA REAL ESTATE ASSOCIATES OF PO BOX 1750, CONCORD, NH 03302. SEE MCRD V. 2813 P. 763.

2.) THE SUBJECT PARCEL IS ZONED RESIDENTIAL COMMERCIAL(R/C). MINIMUM LOT SIZE IS 87,120 SQ. FT. MINIMUM LOT FRONTAGE = 200'. SETBACKS ARE AS FOLLOWS: FRONT = 50', SIDE = 15' AND REAR = 20'. WETLANDS SETBACK = 50'. THE SETBACKS SHOWN ARE FOR REFERENCE ONLY AND NEED TO BE VERIFIED WITH THE ZONING COMPLIANCE OFFICER.

3.) THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE IN NOVEMBER AND DECEMBER OF 2019. I, JOSEPH M. WICHERT, NHLLS #783, CERTIFY THAT THE WORK WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION.

4.) THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED LOT LINE ADJUSTMENT BETWEEN THE SUBJECT PARCELS. PARCEL A IS NOT TO BE CONSIDERED A SEPARATE LOT OF RECORD BUT WILL HENCEFORTH WITH BE COMBINED WITH AND BECOME PART OF LOT U6-18. APPROVAL OF THIS PLAN WILL NOT RESULT IN ANY NEW BUILDING LOTS.

5.) THE SUBJECT PARCEL IS IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP, MERRIMACK COUNTY, NEW HAMPSHIRE, MAP NUMBER 33013C0576E, EFFECTIVE DATE APRIL 19, 2010.

6.) THE VERTICAL DATUM IS NAVD 1988, THE HORIZONTAL DATUM IS NHSPC 1983 /1996. THE HORIZONTAL AND VERTICAL DATUM WERE ESTABLISHED USING GPS OBSERVATIONS BY THIS OFFICE IN NOVEMBER OF 2007.

7.) THE UTILITY INFORMATION SHOWN IS BASED ON THE ABOVE GROUND LOCATION OF VISIBLE UTILITIES, THE CONTRACTOR NEEDS TO FIELD VERIFY ALL UTILITIES PRIOR TO ANY CONSTRUCTION. THIS OFFICE DOES NOT GUARANTEE THE LOCATION AND ACCURACY OF THE UTILITY DATA. DIG SAFE SHALL BE CONTACTED 72 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION (811).

8.) CONTOURS SHOWN ON PARCEL A AND LOT U6-18 BASED ON TOPOGRAPHIC SURVEY DONE BY THIS OFFICE IN 2019. TOPOGRAPHY SHOWN ON THE REMAINING PORTION OF LOT U6-19 TAKEN FROM 2006 SURVEY BY THIS OFFICE. THIS WORK WAS NOT UPDATED IN 2020.

9.) STATUS OF APPROVALS:
NHDES SUBDIVISION APPROVAL = N/A ALL LOTS OVER 5 ACRES
NHDOT DRIVEWAY PERMIT = N/A LOT LINE ADJUSTMENT ONLY

10.) THIS IS A 2-SHEET PLAN SET. SHEET 1 OF 2 WILL BE RECORDED AT THE MCRD. SHEET 2 OF 2 WILL BE KEPT ON FILE AT THE TOWN OF EPSOM.

WETLANDS NOTE:

WETLANDS WERE DELINEATED USING STANDARDS AND METHODOLOGY APPROVED BY THE ARMY CORPS OF ENGINEERS AND THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES WETLANDS BUREAU. WETLANDS WERE DELINEATED ON SEPTEMBER 28, 2019 BY AARON WECHSLER, CWS #250, FROM ASPEN ENVIRONMENTAL CONSULTANTS, LLC. LIMITED TO WETLANDS FLAGGED IN 2019 ONLY.

STATE OF NEW HAMPSHIRE — AARON J. WECHSLER — No. 250 — CERTIFIED WETLAND SCIENTIST

I CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE WITH A TOPCON GT 503. THE ERROR OF CLOSURE ON ALL LOT LINES WITHIN AND BORDERING THE SUBJECT PROPERTY IS BETTER THAN 1 IN 10,000.

26 FEB. 2020
DATE

STATE OF NEW HAMPSHIRE — No. 783 — JOSEPH M. WICHERT — LICENSED LAND SURVEYOR
SIGNATURE

APPROVED BY THE EPSOM PLANNING BOARD
ON February 13, 2020
CERTIFIED BY:
K Desfosses
CHAIRPERSON
Elizabeth A. Boriak
SECRETARY

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

NO.	DATE	DESCRIPTION	BY
1	2/25/20	ADD CORS. & REV PER N.O.D.	JMW

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LOT LINE ADJUSTMENT PLAN FOR
GSD PROPERTIES, LLC
TAX MAP U6 LOT 18 - 1988 DOVER ROAD
OSTIA REAL ESTATE ASSOCIATES
TAX MAP U6 LOT 19 - DOVER ROAD
EPSOM, NEW HAMPSHIRE

DATE: DECEMBER 4, 2019 SCALE: 1" = 100'

LOT LINE ADJUSTMENT PLAN BY:

802 AMHERST STREET
MANCHESTER, NH 03104
TEL: (603) 647-4282 OR 736-8203
FAX: (603) 623-1910
WEB: WWW.JMWLLS.COM
Joseph M. Wichert LLS, INC.
LAND SURVEYOR & SEPTIC SYSTEM DESIGNER

SHEET S1 SHEET 1 OF 2 F.B. - P. - JOB #2005130