PLAN REFERENCES

1. "SURVEY OF LAND OF CAMPERS SHOWCASE ALLENSTOWN, N.H. DATE: 10-2-84 SCALE: 1"=20'" LAST REVISED ON 12-11-84, PREPARED BY HOLDEN ENGINEERING & SURVEYING INC. M.C.R.D. PLAN #8550.
2. "STATE OF NEW HAMPSHIRE PROJECT NO. 12039 SHEETS 1 – 7 PREPARED BY STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION" M.C.R.D. PLAN #13947.
3. "BOUNDARY PLAT TAX MAP 109, LOT # UNASSIGNED, ROUTE 3 & ROUTE 28 ALLENSTOWN, NH" DATE: 02/19/12 SCALE: 1" = 50', LAST REVISED ON 01/23/12, PREPARED BY JONES & BEACH ENGINEERS, INC., STRATHAM, NH M.C.R.D. PLAN #19933.

NOTES

1. THE PURPOSE OF THIS PLAN IS TO ADJUST THE LOT LINES OF LOT 13 WITH LOT 13-1, CREATING PARCEL A, (8,245 S.F.) WHICH IS TO BE TRANSFERRED TO LOT 13
2. ORIGINAL AREA LOT 13 = 1.74 Ac.
   PROPOSED AREA LOT 13 = 1.93 Ac.
   ORIGINAL AREA LOT 13-1 = 0.42 Ac.
   PROPOSED AREA LOT 13-1 = 0.23 Ac.
3. PRESENT ZONING: B – BUSINESS
   MINIMUM FRONTAGE = 75 FEET
   MINIMUM FRONT SETBACK = 20'
   MINIMUM SIDE SETBACK = 15'
   MINIMUM REAR SETBACK = 40'
4. THIS SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN PER F.I.R.M. PANEL #33015C0564E, EFFECTIVE APRIL 19, 2010.
5. NO STATE PERMITS ARE REQUIRED.
6. BOTH LOTS ARE SERVICED BY PUBLIC WATER AND SEWER

ADDITIONAL ABUTTERS

MAP 109 LOT 39
JEANYVES JR. & HEIDI A. LABRIE
63 SCHOOL STREET
ALLENSTOWN, NH 03275
3476/582

MAP 109 LOT 38
BARBARA A. CAMERON
28 LETENDRE AVENUE
ALLENSTOWN, NH 03275
3279/53

MAP 109 LOT 37
TOWN OF ALLENSTOWN
16 SCHOOL STREET
ALLENSTOWN, NH 03275
3393/321

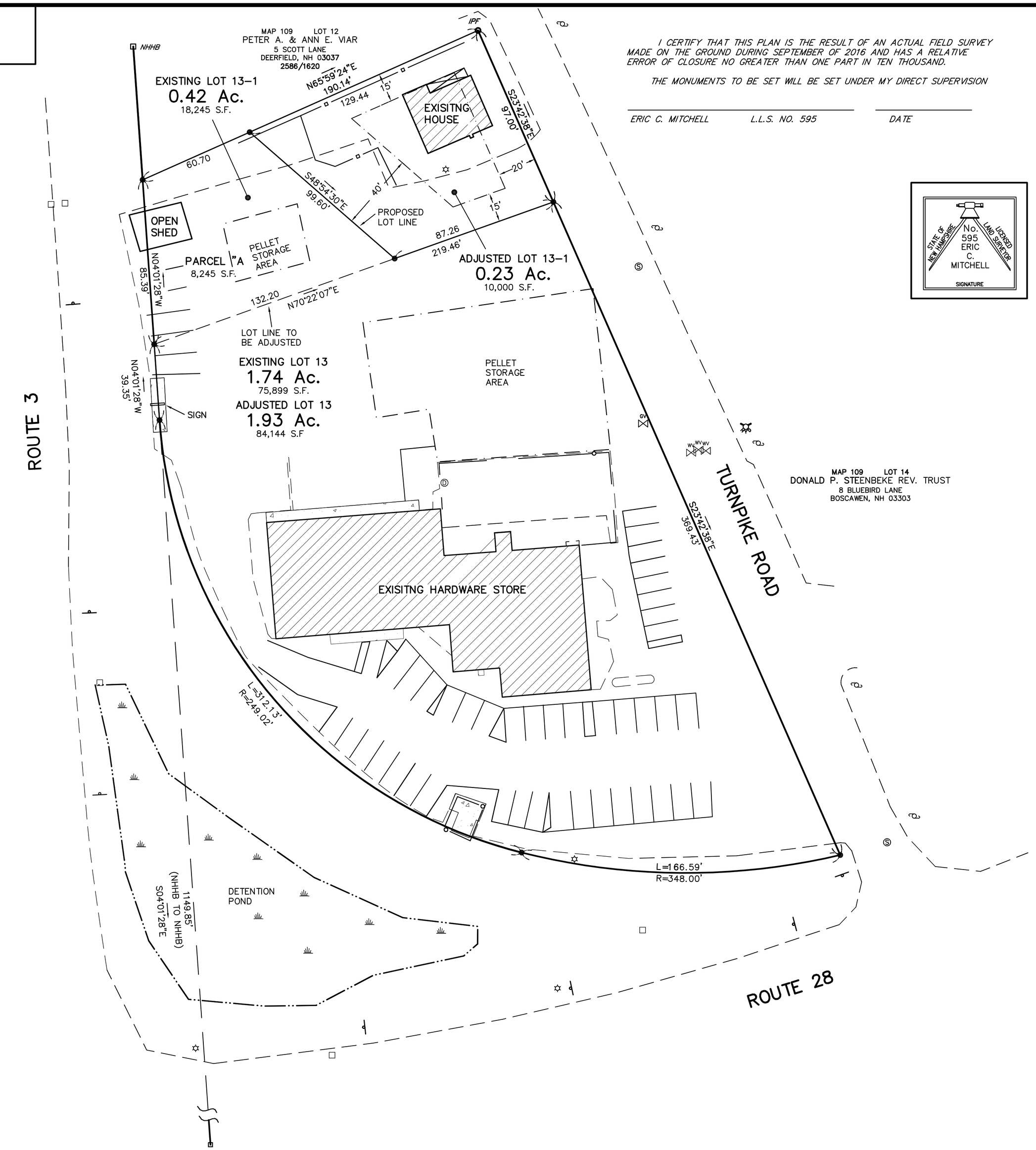
MAP 109 LOT 95
CMBE, LLC
274 WOODLANDS ROAD
ALTON, NH 03810
3307/724

MAP 109 LOT 29-1
YUKON REALTY INVESTMENT LTD.
PO BOX 479
CONCORD, NH 03301

MAP 109 LOT 17
OCEAN REALTY TRUST
9772 BLUE STONE CIRCLE
FORT MYERS, FL 33913
3459/554

REV.	DATE	DESCRIPTION	BY

REVISIONS



I CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND DURING SEPTEMBER OF 2016 AND HAS A RELATIVE ERROR OF CLOSURE NO GREATER THAN ONE PART IN TEN THOUSAND.

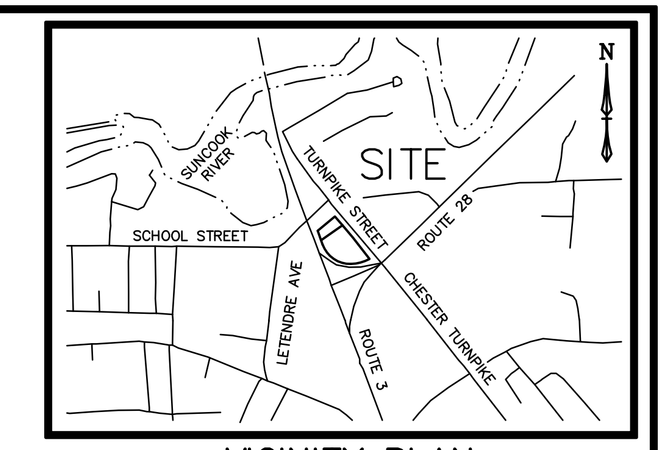
THE MONUMENTS TO BE SET WILL BE SET UNDER MY DIRECT SUPERVISION

ERIC C. MITCHELL L.L.S. NO. 595 DATE

STATE OF NEW HAMPSHIRE No. 595 ERIC C. MITCHELL LICENSED LAND SURVEYOR SIGNATURE

N

MAGNETIC 2016



VICINITY PLAN

SCALE: 1" = 2,000'
SCALE: 1" =

LEGEND

- NHHB — NHHB FOUND
- IPF — IRON ROD/NAIL TO BET SET
- IRON PIPE/PIN FOUND
- CONCRETE
- APPROXIMATE WETLANDS
- EDGE OF PAVEMENT
- BUILDING SETBACK

PRESENT OWNERS OF RECORD:
LOTS 13 & 13-1, TAX MAP 109
M.C.R.D. VOL. 2049 PG. 861
AUBUCHON REALTY COMPANY, INC.
23 WEST MAIN STREET
WESTMINSTER, MA 01473
AUTHORIZED SIGNATURE _____

THE SUBDIVISION REGULATIONS OF THE TOWN OF ALLENSTOWN ARE PART OF THIS PLAT AND APPROVAL OF THIS PLAT IS CONTINGENT UPON COMPLETION OF SAID REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY MODIFICATIONS MADE IN WRITING BY THE BOARDS AND ATTACHED HERETO.

APPROVED BY THE ALLENSTOWN PLANNING BOARD
DATE: _____
CHAIRMAN _____

LOT LINE ADJUSTMENT PLAN

TAX MAP 109 LOTS 13 & 13-1
TURNPIKE STREET,
NH ROUTES 3 & 28
ALLENSTOWN, NH

OWNER OF RECORD:
AUBUCHON REALTY CO. INC.
23 WEST MAIN STREET, WESTMINSTER, MA 01473

SEPTEMBER 8, 2016

0 15 30 60 90 120 FEET

SCALE: 1" = 30'

PREPARED BY
ERIC C. MITCHELL & ASSOC. INC.
PLANNING – SURVEYING – ENVIRONMENTAL
P.O. BOX 10298, 106 SO. RIVER RD., BEDFORD N.H. 03110-0298
PH. (603) 627-1181

SHEET 1 OF 1 | REV: | DWG: D16057WA | FLD. BK/PG:539/48 | JOB NO. 16-57

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