

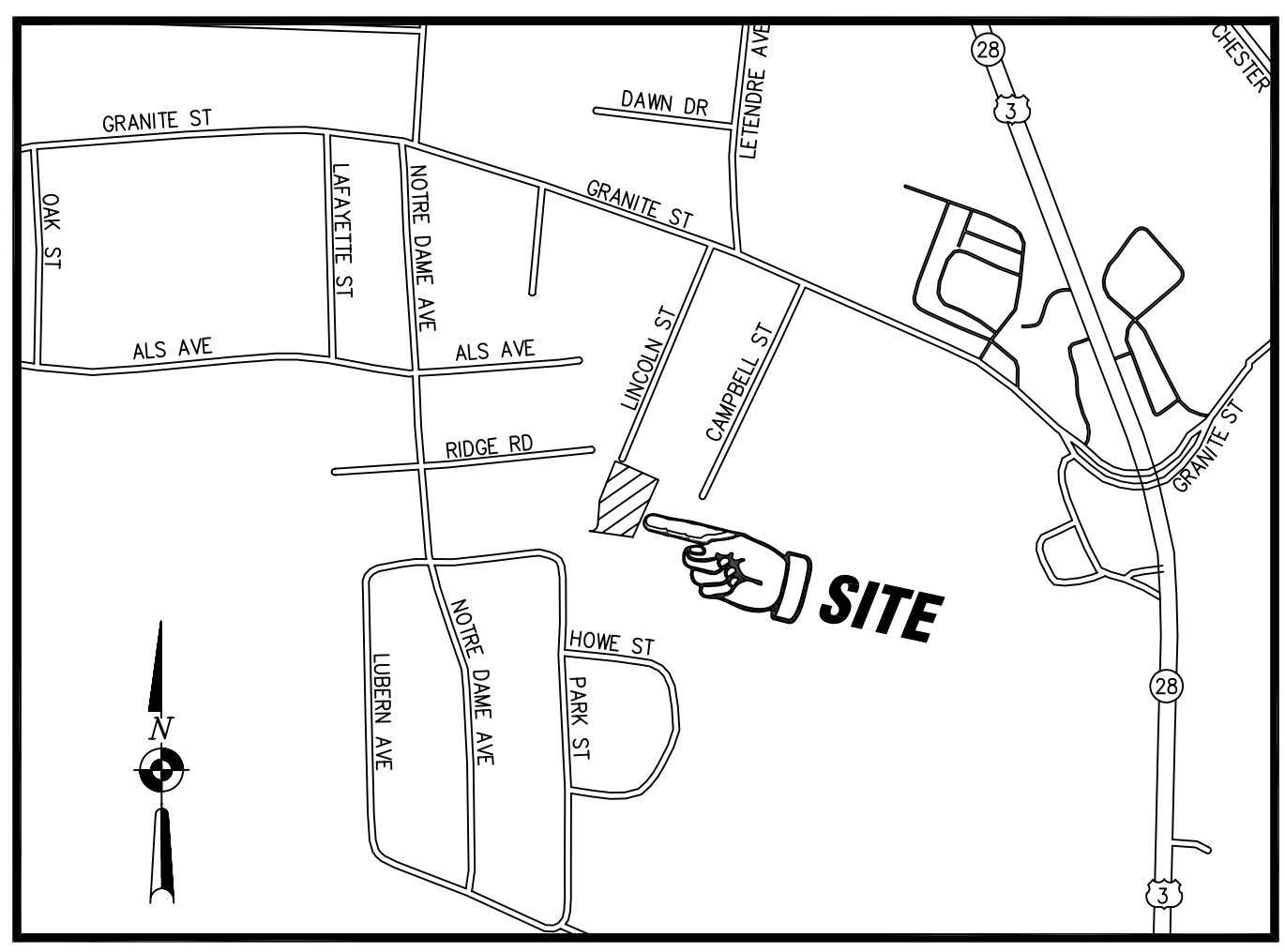
FOR USE BY COUNTY REGISTRY OF DEEDS

PROPOSED SLOPE EASEMENT FOR ROAD

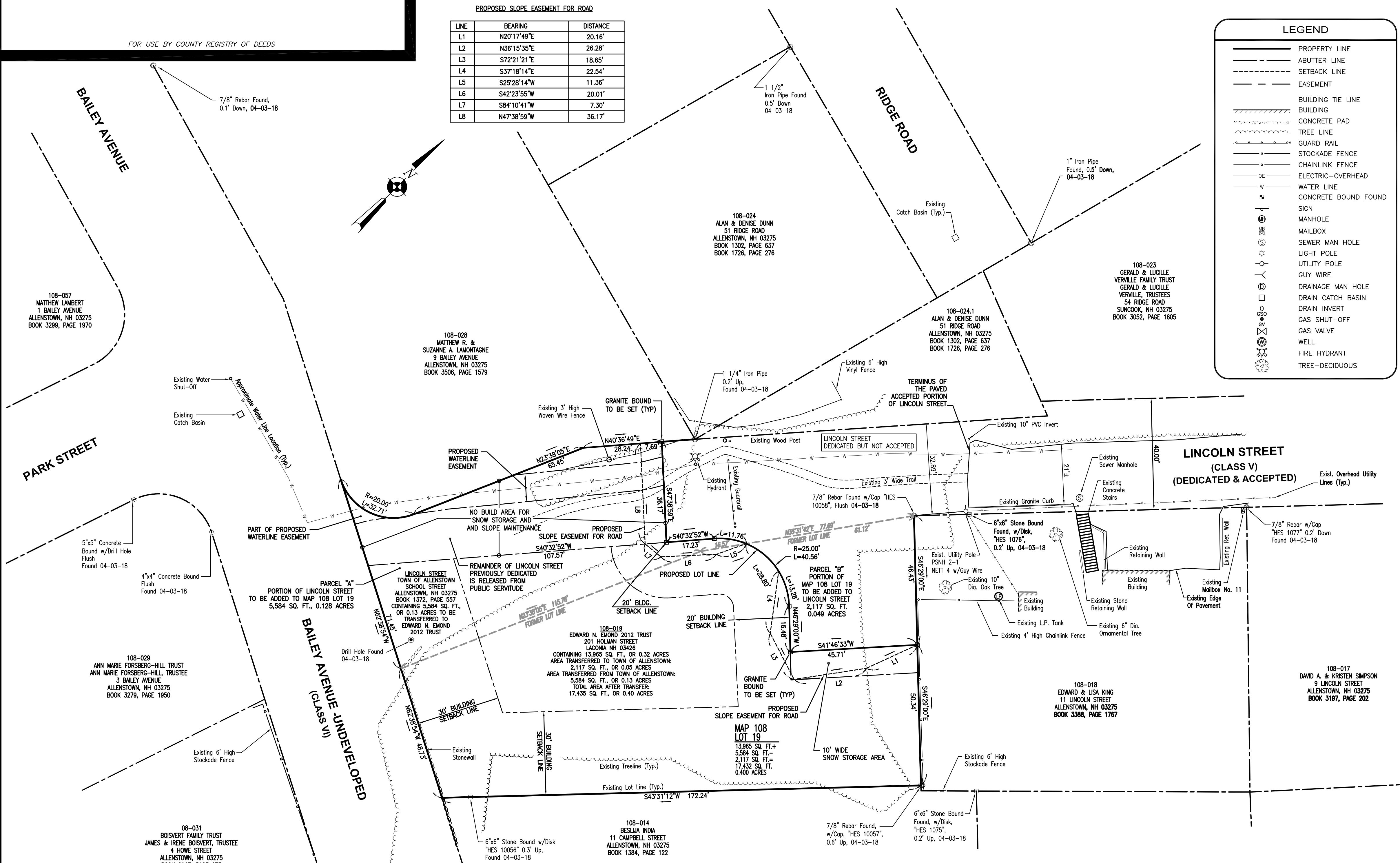
LINE	BEARING	DISTANCE
L1	N20°17'49"E	20.16'
L2	N36°15'35"E	26.28'
L3	S72°21'21"E	18.65'
L4	S37°18'14"E	22.54'
L5	S25°28'14"W	11.36'
L6	S42°23'55"W	20.01'
L7	S84°10'41"W	7.30'
L8	N47°38'59"W	36.17'

LEGEND

- PROPERTY LINE
- - - ABUTTER LINE
- - - SETBACK LINE
- - - EASEMENT
- ▬ BUILDING TIE LINE
- ▬ BUILDING
- ▬ CONCRETE PAD
- ▬ TREE LINE
- ▬ GUARD RAIL
- ▬ STOCKADE FENCE
- ▬ CHAINLINK FENCE
- ELECTRIC—OVERHEAD
- W — WATER LINE
- W — CONCRETE BOUND FOUND
- S — SIGN
- M — MANHOLE
- MB — MAILBOX
- SMH — SEWER MAN HOLE
- LP — LIGHT POLE
- UP — UTILITY POLE
- GW — GUY WIRE
- DMH — DRAINAGE MAN HOLE
- DCB — DRAIN CATCH BASIN
- DI — DRAIN INVERT
- GSO — GAS SHUT—OFF
- GV — GAS VALVE
- W — WELL
- FH — FIRE HYDRANT
- TD — TREE—DECIDUOUS



- PLAN REFERENCES:**
- "SUBDIVISION - RIDGEWOOD TERRACE (CONTINUED) - ALLENSTOWN, N.H.", SCALE: 1"=50', DATED JULY 22, 1975, AND REVISED THROUGH NOVEMBER 20, 1975, BY JOHN T. HILLS ENGINEERING, INC. M.C.R.D. PLAN NO. 4231.
 - "PLAN OF LAND OF - EDWARD N. EMOND - SUNCOOK, N.H.", SCALE: 1"=50', DATED NOVEMBER 20, 1987, BY HOLDEN ENGINEERING AND SURVEYING, INC. M.C.R.D. PLAN NO. 10377.
 - "BAILEY LUMBER COMPANY DATED MARCH 1955 SCALE 1"=100' RECORDED AT MCRD PLAN NO 1388
 - "BAILEY LUMBER COMPANY DATED SCALE 1"=100' RECORDED AT MCRD PLAN NO 1394
 - LAND OF EDWARD J ROY AND STEWART J STEELE LOTS 43, 43A.44, 44A, GARY KROCHMAL LOT 19-19A BY JOHN HILL ENGINEERING INC. DATED JUNE 1976 RECORDED AT MCRD PLAN NO. 4419



**LOT LINE ADJUSTMENT PLAN
BOUNDARY SURVEY**
TOWN OF ALLENSTOWN (Portion Of Lincoln Street) &
EDWARD N. EMOND 2012 TRUST (Map 108, Lot 019)
ALLENSTOWN, MERRIMACK COUNTY, NEW HAMPSHIRE
05-25-18

Revision Date	Revision Description
6/4/2018	TRC COMMENTS
6/18/2018	INTERNAL REVIEW
8/3/2018	INTERNAL REVIEW
8/10/2018	INTERNAL REVIEW

SCALE: 1" = 20'

Scale: 1"=20'
Dr. By: DS Ck By: DJ
H.E.S. Job No. 1720352
Field Book No. 1277
Field Book Page No. 62
Sheet No. 1 Of 5

HOLDEN ENGINEERING & SURVEYING, Inc.

56 Old Suncook Road
Concord, NH 03302
(603) 225-6449

9 Constitution Drive
Bedford, NH 03110
(603) 472-2078

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APPROVED: TOWN OF ALLENSTOWN PLANNING BOARD

CHAIRMAN/VICE CHAIRMAN

DATE

AS A CONDITION OF APPROVAL, GRANITE BOUNDS WILL BE SET AT THE PROPERTY CORNERS OF THE HAMMERHEAD UNDER THE DIRECT SUPERVISION OF THE SURVEYOR PRIOR TO CONVEYANCE.
DATE: _____
PETER D. HOLDEN: _____

I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND HAS A MAX. ERROR OF CLOSURE OF 1:10,000 ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.

ZONING REQUIREMENTS FOR THE RESIDENTIAL 1 DISTRICT

REQUIREMENT	EXISTING	PROPOSED
LOT AREA:	0.32 ACRES	0.40 ACRES
LOT FRONTAGE:	LINCOLN 193.05'	155.8'
CLASS V BAILEY	48.39'	
BUILDING SETBACKS:		
FRONT YARD	20'	20'
SIDE YARD	15'	15'
REAR YARD	30'	30'
MAX HEIGHT:	30'	30'
MAX COVERAGE:	40%	40%

DATE: _____
OWNERS SIGNATURE: _____

- NOTES:**
- OWNER OF LINCOLN STREET IS THE TOWN ALLENSTOWN, DEED REFERENCE BOOK 1372 PAGE 557.
 - OWNER MAP 108 LOT 19 IS EDWARD N. EMOND, 2012 TRUST, EDWARD EMOND TRUSTEE BOOK 3512, PAGE 2160 CONTAINING 13,965 SQ. FT OR 0.32 ACRES
 - PURPOSE OF THE PLAN IS TO PERFORM A BOUNDARY LINE ADJUSTMENT BETWEEN THE TOWN OF ALLENSTOWN LINCOLN STREET AND EDWARD N. EMOND 2012 TRUST.
 - AREA OF LINCOLN STREET TO BE COMBINED WITH LOT 108-19 5584 SQ. FT. OR 0.13 ACRES
 - AREA OF LOT 108-19 TO BE COMBINED WITH LINCOLN STREET IS 2114 SQ. FT OR 0.05 ACRES
 - NEW AREA OF LOT 108-19 IS 17,432 SQ. FT OR 0.40 ACRES
 - THE HORIZONTAL DATA IS BASED UPON MAGNETIC NORTH OBSERVED APRIL 2018
 - VERTICAL DATUM IS BASED UPON AN ASSUMED ELEVATION
 - FIRM FLOOD INSURANCE MAP - MERRIMACK COUNTY PANAL 677 OF 705, MAP NO. 03301300667E - ZONE X.
 - PROPOSED USE FOR 108-19 WILL BE FOR A RESIDENTIAL HOUSE LOT WITH NEW DIMENSIONAL REQUIREMENTS AS SHOWN ON THE PLAN.
 - NO WETLANDS WERE OBSERVED ON THE PROPERTY.
 - LOT CALCULATIONS
PROPOSED MAP 108 LOT 19
13,965 SQUARE FEET +
5,584 SQUARE FEET(PARCEL A)=
2,117 SQUARE FEET(PARCEL B)=
17,432 SQUARE FEET OR 0.40 ACRES (AFTER LOT LINE ADJUSTMENT)
 - A PROPOSED NO BUILD AREA, SNOW STORAGE AREA, AND MAINTENANCE EASEMENT AREA HAS BEEN ADDED ON THE PLAN.
 - GRANITE BOUNDS ARE TO BE SET AT THE NEW PROPERTY CORNERS OF THE HAMMERHEAD AS A CONDITION OF APPROVAL.
 - IT WILL BE THE RESPONSIBILITY OF THE APPLICANT EDWARD EMOND FOR THE MAINTENANCE OF STRUCTURES AND AN ASSUMPTION OF LIABILITY UNTIL SUCH EASEMENT, RIGHT-OF-WAYS, AND/OR ROADWAY INFRASTRUCTURE HAVE BEEN LEGALLY ACCEPTED BY THE TOWN.
 - 2 TEST PITS WERE CONDUCTED ON THE SITE BY EDWARD EMOND AND RESULTED IN DEPTHS OF 7'-8" EACH CONSISTING OF LOAMY SAND MATERIAL.
 - SOILS ON THE SITE ARE 799C URBAN LAND-CANTON COMPLEX 0-15% SLOPES AS FOUND ON NH GRANIT SOILS WEB SITE.
 - THE SUBDIVISION REGULATIONS OF THE TOWN OF ALLENSTOWN ARE A PART OF THIS PLAN, AND APPROVAL OF THIS PLAN IS CONTINGENT ON COMPLETION OF ALL THE REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY ANY VARIANCES OR MODIFICATIONS AND SUBJECT TO ANY CONDITIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.
 - EROSION CONTROL MEASURES FOR ASSOCIATED CONSTRUCTION ACTIVITIES WILL BE IN ACCORDANCE WITH NH STORM WATER MANUAL AND THE BEST MANAGEMENT PRACTICES DESCRIBED WITHIN.
 - WAIVER FOR WETLAND DELINEATION, DRAINAGE STUDY, FOR USE OF A HAMMERHEAD TURN AROUND AND ROW WIDTH ASSOCIATED WITH THE HAMMERHEAD, GEOREFERENCING TO NH STATE PLANE COORDINATES AND VERTICAL DATUM HAVE BEEN REQUESTED FOR THIS APPLICATION
 - THE SUBJECT PARCEL (MAP 108 ~ LOT 19) SHALL BE SERVICED BY MUNICIPAL SANITARY SEWER AND POTABLE WATER.