

DATE: _____

OWNERS SIGNATURE: _____

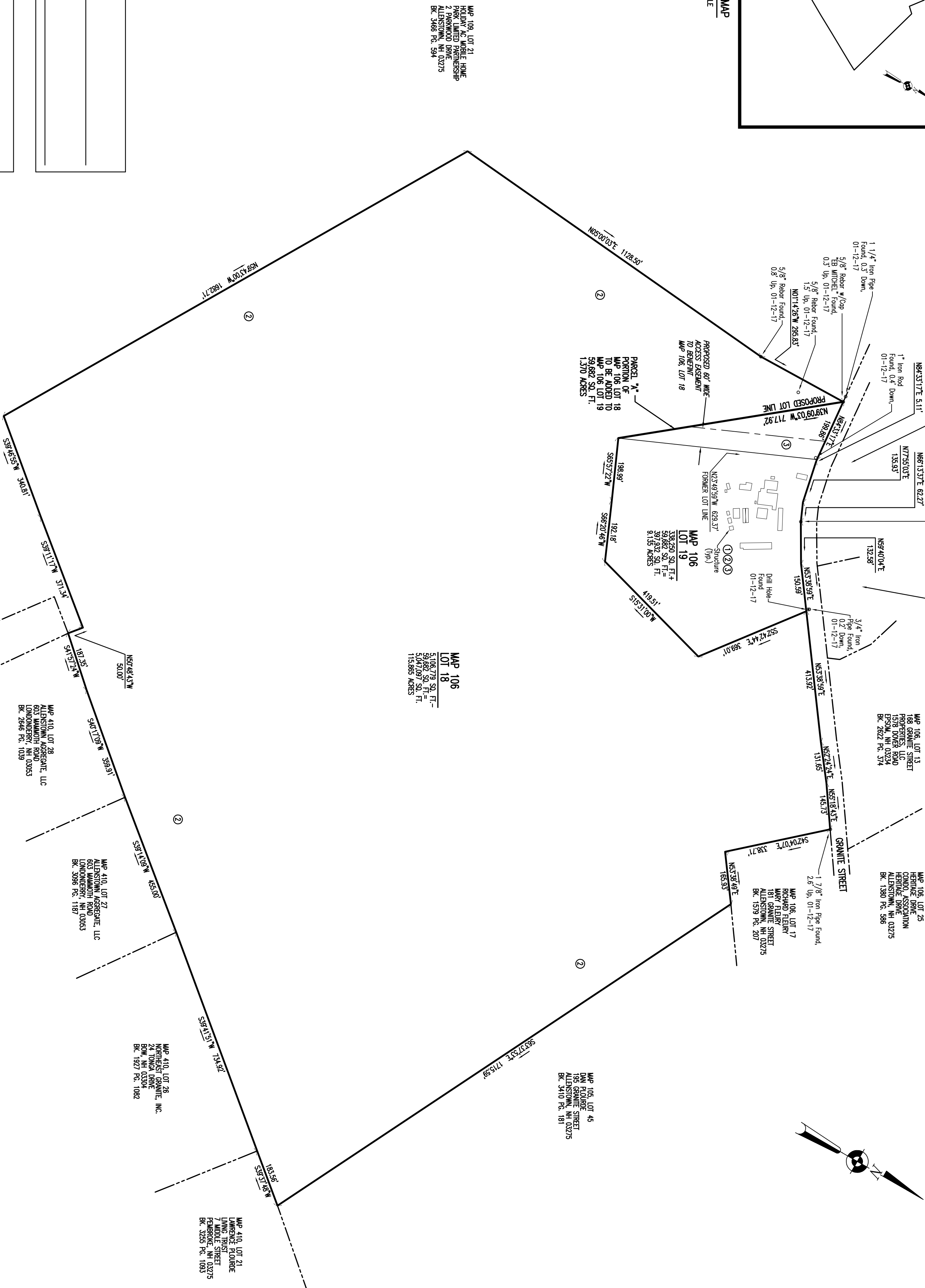
DATE: _____

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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.



PLAN REFERENCES:

1. SUBDIVISION PLAN TAX MAP 1 LOT 2 GRANITE STREET OFF ALLENSTOWN, NH PREPARED BY ERIC C MITCHELL & ASSOCIATES, INC. SCALE 1"=100' DATED MAY 16, 1998, RECORDED IN THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN NO. 10429
2. SUBDIVISION PLAN OF LAND TAX MAP 1 LOT 2 GRANITE STREET, ALLENSTOWN, NH PREPARED BY ERIC C MITCHELL & ASSOCIATES, INC. SCALE 1"=100' DATED NOVEMBER 20, 1998, RECORDED IN THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN NO. 14719
3. "GROUNDWATER MANAGEMENT PLAN TAX MAP 106 LOTS 18 & 19" PREPARED BY J.E. BEAUMER (LAND SURVEYING, PLLC. SCALE 1" = 40' DATED MAY 2, 2007. NOT RECORDED

NOTES:

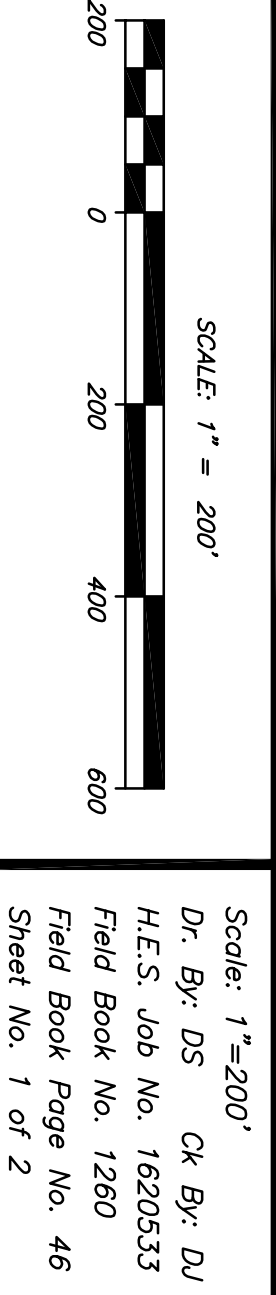
1. THE PURPOSE OF THIS PLAN IS TO ADJUST THE LOT LINE BETWEEN MAP 106 LOTS 18 AND 19
2. REFERENCE SUBJECT PARCEL AS LOTS 18 & 19 ON THE TOWN OF ALLENSTOWN, NH TAX MAP 106.
3. OWNERS OF RECORD: (LOT 18) ALLENSTOWN AGGREGATE, LLC
603 MAUMOUTH ROAD
ALLENSTOWN, NH 03275
BOOK 2589, PAGE 289
(LOT 19) TOWN OF ALLENSTOWN
ALLENSTOWN, NH 03275
BOOK 1812, PAGE 560 & BOOK 1179, PAGES 363 & 366
4. STREET ADDRESSES - EXISTING PARCELS: 161 & 169 GRANITE STREET ALLENSTOWN, NH 03275
5. EXISTING AREA #18 = 51,06.779 SF, 117.236 ACRES
#19 = 339,250 SF, 7.765 ACRES
6. REQUIREMENTS FOR THE TOWN OF ALLENSTOWN ZONING REGULATIONS
MINIMUM LOT SIZE = NO REQUIREMENT
MINIMUM FRONTYARD SETBACK = NO REQUIREMENT
MINIMUM SIDE AND REAR SETBACK = 30 FEET
MINIMUM IMPERVIOUS COVER = NO REQUIREMENT
7. LOT CALCULATIONS
PROPOSED LOT 18
51,067.9 SQUARE FEET =
59,882 SQUARE FEET (REFERENCE A)=
5,047,097 SQUARE FEET OR 115.865 ACRES (AFTER LOT LINE ADJUSTMENT)
PROPOSED LOT 19
338,250 SQUARE FEET +
59,882 SQUARE FEET (PARCEL A) =
397,932 SQUARE FEET OR 9.135 ACRES (AFTER LOT LINE ADJUSTMENT)
8. EASEMENTS:
THERE IS AN ACCESS EASEMENT ON LOT 19-LOCATION UNKNOWN.
9. THIS LOT LINE ADJUSTMENT DOES NOT REQUIRE ZONING VARIANCES AND/OR SPECIAL EXCEPTIONS.
10. A PORTION OF THIS PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA. PER FLOOD INSURANCE RATE MAP #530106086E & 330106086E DATED 4/19/10.
11. THIS PLAN WAS PREPARED BASED ON A GROUND SURVEY BY THIS OFFICE ON JANUARY 12, 2017.
12. HORIZONTAL DATUM: THE BEARINGS SHOWN ON THIS PLAN ARE BASED ON A COMPASS BEARING TAKEN ON JANUARY 12, 2017.
13. CALL 1-888-INC-SURE TO LOCATE ALL UNDERGROUND UTILITY PRIOR TO CONSTRUCTION.

LOT LINE ADJUSTMENT PLAN
BOUNDARY SURVEY

MAP 106, LOT 18 & MAP 106, LOT 19
ALLENSTOWN AGGREGATE, LLC & TOWN OF ALLENSTOWN

ALLENSTOWN, MERRIMACK COUNTY, NEW HAMPSHIRE
01-25-17

Revision Date	Revision Description
02-15-17	ADD 10' WIDE PROPOSED RIGHT OF ACCESS EASEMENT
02-21-17	REVISE TITLE BLOCK
04-06-17	REMOVE 10' WIDE RIGHT OF ACCESS EASEMENT
05-01-17	REVISE 60' WIDE ACCESS EASEMENT



HOLDEN ENGINEERING & SURVEYING, Inc.

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9 Constitution Drive
Bedford, NH 03110
(603) 412-2018

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APPROVED: TOWN OF ALLENSTOWN PLANNING BOARD

CHAIRMAN/VICE CHAIRMAN
DATE