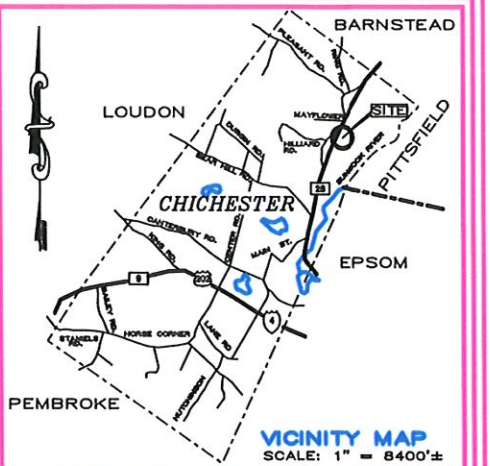




SOIL TYPES

166D Canterbury fine sandy loam 15-25% slopes NHDES group 3 soil
 459B Metacomet fine sandy loam 3-8% slopes, very stony NHDES group 3 soil
 647B Pillsbury fine sandy loam, 0-8% slopes, very stone NHDES group 5 soil



Map 9, Lot 86
 Tracey E. & Mark Bourbeau
 106 Kalme Road
 Chichester, NH 03258
 Book 3382, Page 1447

Map 9, Lot 85
 Phillip H. & Susan H. Stewart
 112 Kalme Road
 Chichester, NH 03258
 Book 1403, Page 856

Map 9, Lot 90
 Jeffery R. & Amy J. Day
 984 Mountain Back Road
 Goffstown, NH 03045
 Book 3595, Page 2889
 98,921 sq. ft. or
 2.27 acres
 Area after Lot Line Adjustment
 107,605 sq. ft. or 2.48 ac.

Map 9, Lot 91
 Damar Realty Investment, LLC
 7 Lehoux Drive
 Hooksett, NH 03108
 Book 3463, Page 685

Map 9, Lot 88
 Tracey Weir
 2 Ring Road
 Chichester, NH 03258
 Book 2797, Page 1895

Map 9, Lot 113-B
 Pamela L. & Bruce R. Russell
 64 Kelly's Corner Road
 Chichester, NH 03258
 Book 2055, Page 1404

Map 9, Lot 113
 Northeast Veterinary Real Estate, LLC
 1794 Bridge Street, Suite 27-B
 Dracut, MA, 01828
 Book 3721, Page 1367

Map 9, Lot 113-A
 F&B Chariton Trust 2002
 68 Kelly's Corner Road
 Chichester, NH 03258
 Book 3258, Page 786

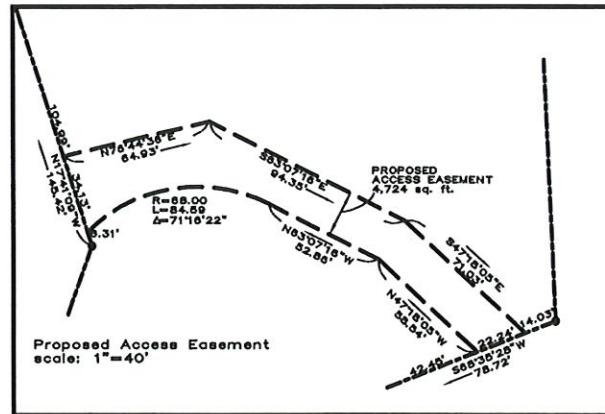
LEGEND

| | | | |
|---------------|---------------------------------|-----------------|--------------------------------------|
| --- (Black) | PROPERTY LINE | ● (Green) | CONIFEROUS TREE |
| --- (Red) | EDGE OF PAVEMENT | ● (Light Green) | SHRUB |
| --- (Blue) | EDGE OF GRAVEL | ● (Light Blue) | DECIDUOUS TREE |
| --- (Orange) | OVERHEAD UTILITY LINES | ○ (Black) | ARTESIAN WELL |
| --- (Purple) | DRAINAGE LINE | ○ (White) | IRON PIPE OR REBAR |
| --- (Yellow) | SEWER LINE | ○ (Black) | GRANITE OR CONCRETE BOUND (OB OR CB) |
| --- (Green) | GAS LINE | ○ (White) | DRILL HOLE (OH) |
| --- (Cyan) | TEL. LINE | ○ (Black) | UTILITY POLE |
| --- (Magenta) | UNDERGROUND ELECT. | ○ (White) | SEWER MANHOLE |
| --- (Black) | D.Y.L. | ○ (Black) | DRAIN MANHOLE |
| --- (Black) | DOUBLE YELLOW LINE | ○ (White) | CATCH BASIN |
| --- (Black) | S.W.L. | ○ (Black) | HYDRANT |
| --- (Black) | V.S.O. OR B.O.C. | ○ (White) | WATER SHUTOFF |
| --- (Black) | VERTICAL OR SLOPED GRANITE CURB | ○ (Black) | WATER VALVE |
| --- (Black) | SHORE LINE | ○ (White) | IRRIGATION CONTROL VALVE |
| --- (Black) | CHAIN LINK FENCE | ○ (Black) | GAS SHUTOFF |
| --- (Black) | STOCKADE FENCE | ○ (White) | MONITORING WELL |
| --- (Black) | STONE WALL | | |
| --- (Black) | EDGE OF WOODS | | |
| --- (Black) | CONCRETE | | |

- NOTES**
- Survey by total station between the dates of April 5 - 12, 2021. Control Traverse error of closure 1:1.
 - Horizontal datum is based on New Hampshire State Plane Coordinate System NAD 83 based on GPS observations and OPUS solutions.
 - Vertical datum is based on NAVD 88.
 - Owner of record: Jeffrey R. & Amy J. Day 984 Black Mountain Road Goffstown, NH 03045 Map 9, Lots 89 & 90 Book 3595, Page 2889
 - The subject premises is within the Residential zoning district, Minimum lot size = 2 acres, Minimum frontage = 200', Building setbacks: front=30'; rear=15'; side=15', a portion of the parcel is within the Commercial-Industrial Multi-Family zone.
 - The underground utilities depicted hereon have been located from field survey information and plotted from existing drawings. The surveyor makes no guarantee that the underground utilities depicted comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although they are located as accurately as possible from the information available. The surveyor has not physically located the underground portion of the utilities. All contractors should notify, in writing, any utility company and appropriate governmental agencies prior to any excavation work and call DIG-SAFE at 811.
 - The intent of this plat is to depict a lot line adjustment between lots 89 and 90.
 - A variance to Article II Section 2.04(c)(ii) of the Chichester Zoning Ordinance was granted on July 20, 2022, a variance to Article II Section 2.04(c)(v) was granted on August 17, 2022

- REFERENCES**
- Plat entitled "Site Plan Kelly Corner School" dated May, 2004 by T.F. Bernier, Inc and recorded at the M.C.R.D. as plan no. 16925.
 - Plat entitled "Annexation land of Lawrence C. & Ethel F. Cleasby" dated June 3, 1987 by Stanley H. Prescott, II and recorded at the M.C.R.D. as plan no. 9739.
 - Plat entitled "Resubdivision of land belonging to John T. Gray, Associates" dated April 23, 1978 by Gilbert C. Castle and recorded at the M.C.R.D. as plan no. 5477.
 - Plat entitled "6 Lot, Subdivision for Approval" dated February 22, 1977 and revised through October 25, 1977 by Bradley Associates and recorded at the M.C.R.D. as plan no. 5161.
 - Plat entitled "Property of Roger V. & Beatrice A. Nelson" dated September 7, 1972 by Roger V. Nelson and recorded at the M.C.R.D. as plan no. 3081.

APPROVED
 UNDER THE PROVISIONS OF R.S.A. 674:35 & R.S.A. 674:36
PLANNING BOARD
 TOWN OF CHICHESTER, NEW HAMPSHIRE
 In accordance with vote of the board dated:
 Approval of this plat is limited to lots as shown.
 Clerk _____ Chair _____



I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT IMMEDIATE SUPERVISION, AND DEPicts A SURVEY CONDUCTED WITH A TOTAL STATION HAVING AN URBAN CLASSIFICATION AND A MINIMUM ERROR OF CLOSURE LESS THAN 1:10,000.

SIGNATURE _____ LICENSE NO. _____ DATE _____

| NO. | DATE | REVISION |
|-----|------|----------|
| | | |
| | | |
| | | |
| | | |

FOR: RICHARD D. BARTLETT & ASSOCIATES, LLC

RICHARD D. BARTLETT & ASSOCIATES, LLC
 214 North State Street
 Concord, N.H. 03301
 Tel.: (603) 285-8770
 info@richarddbartlett.com
 www.richarddbartlett.com
 LICENSED LAND SURVEYORS

LOT LINE ADJUSTMENT PLAT prepared for JEFFREY R. & AMY J. DAY

PROJECT: 67 & 71 KELLY'S CORNER ROAD
 LOCATION: CHICHESTER, NH
 MAP 9, LOTS 89 & 90

GRAPHIC SCALE: 0 40' 80'
 SCALE: 1" = 40'

DATE: APRIL, 2022
 JOB NO.: 321.123
 SHEET 1 OF 1