

Planning Department, May 19, 2021

APPLICANT: Arthur Caras, Diane Caras, Shaun Geary & Ashley Fox

DEVELOPER: NA

PROJECT: NA

LOCATION: Parcel ID 09043-003, 09043-004, and 09090-002
50 North Shore Road; 48 North Shore Road and 44 North Shore Road

PURPOSE: The purpose of this plan is for a lot line adjustment between the above referenced parcels. The properties are located in the Low-Density Residential District.

TOWN DEPARTMENT SIGNATURES: All town departments have reviewed and signed the plan.

WAIVERS: See letter dated May 3, 2021, from Promised Land Survey.

LDCR-

Article V-Section 170-24.A.11 (2-foot contours)
Article V-Section 170-24.A.12 (HISS mapping)
Article V-Section 170.24.A.13 (wetland mapping)
Article V-Section 170-25.G (monumentation)

STATE PERMITS: NA

RECOMMENDATION: Staff would recommend approval of both the waiver requests and lot line adjustment plan.

BY:

Planning Department, May 19, 2021



George H. Sioras, Planning Director

LINE	BEARING	DISTANCE
1	S 89°10'00" E	41.57
2	N 80°07'30" W	62.49
3	N 87°27'07" W	56.53
4	S 89°07'53" W	61.53
5	S 81°50'01" W	56.95
6	S 80°07'24" W	15.95
7	S 81°44'05" W	31.67
8	S 80°29'39" W	89.27
9	S 18°18'59" W	75.33
10	S 105°01'01" E	17.60
11	S 89°14'02" E	49.30

CURVE	ANGLE	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
1	25.00	58.28	53.58	N 24°15'10" E	58.50

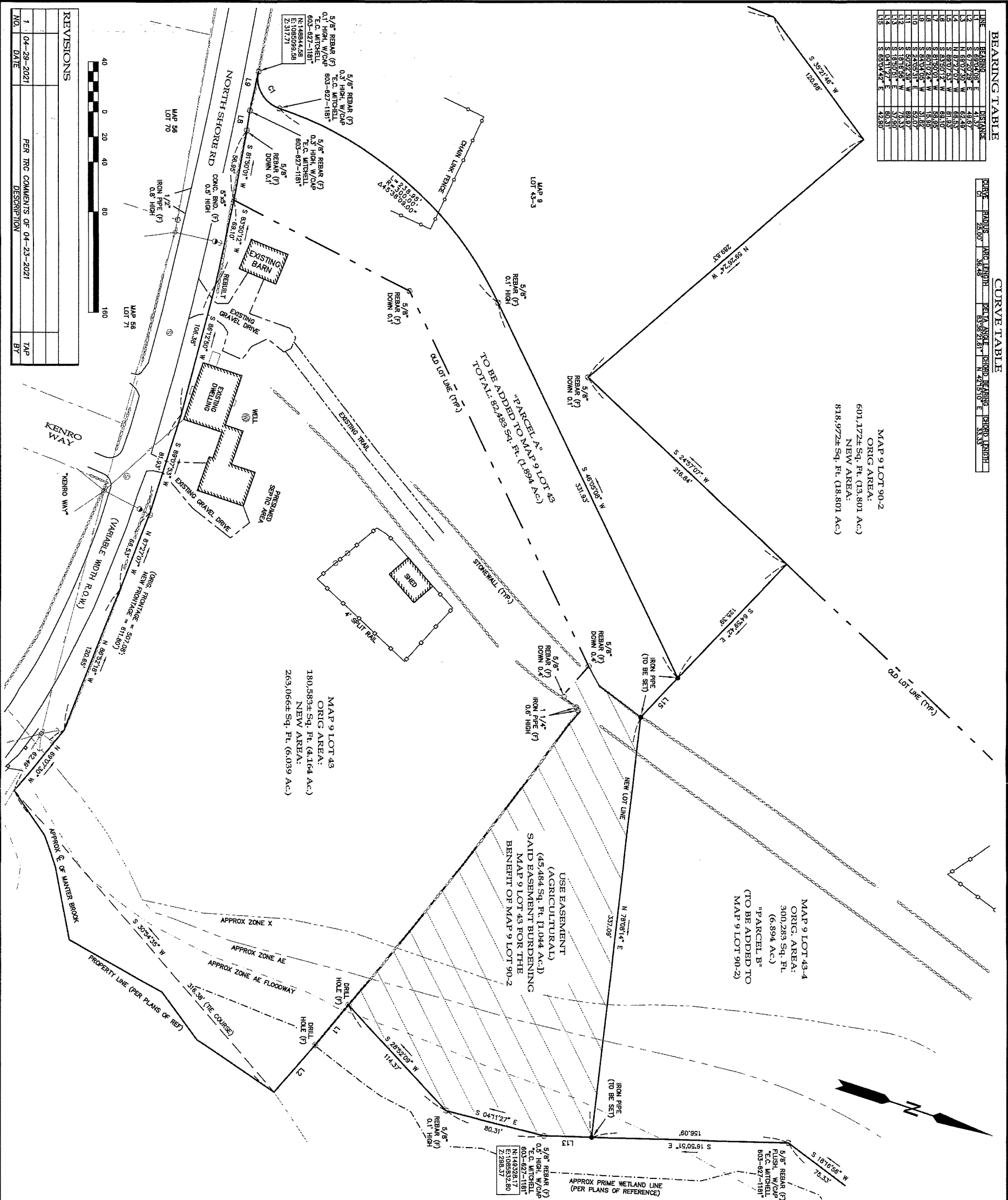
CURVE TABLE

MAP 9 LOT 90-2
 ORIG. AREA:
 601,172± Sq. Ft. (13,801 AC.)
 NEW AREA:
 818,972± Sq. Ft. (18,801 AC.)

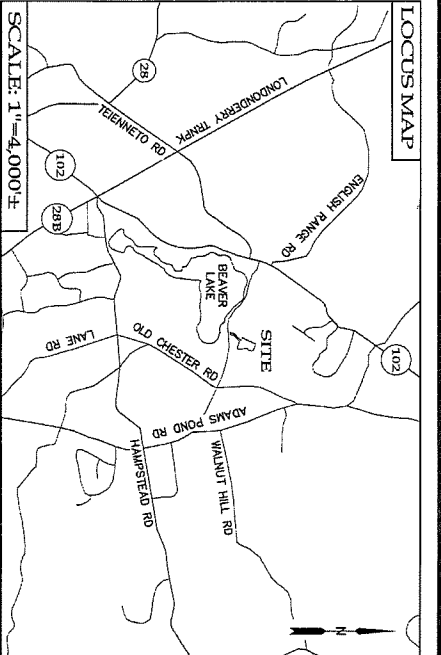
MAP 9 LOT 43-4
 ORIG. AREA:
 300,283 Sq. Ft.
 (6,894 AC.)
 "PARCEL B"
 (TO BE ADDED TO
 MAP 9 LOT 90-2)

USE EASEMENT
 (AGRICULTURAL)
 (45,484 Sq. Ft. (1.04 AC.))
 SAID EASEMENT BURDENING
 MAP 9 LOT 43 FOR THE
 BENEFIT OF MAP 9 LOT 90-2

MAP 9 LOT 43
 ORIG. AREA:
 180,583± Sq. Ft. (4,164 AC.)
 NEW AREA:
 263,066± Sq. Ft. (6,039 AC.)



NO.	DATE	DESCRIPTION	BY
1	04-29-2021	PER TRC COMMENTS OF 04-23-2021	TAP



APPROVED BY THE TOWN OF DERRY
 PLANNING BOARD ON: _____
 CERTIFIED BY: _____

CHAIRMAN _____ DATE _____
 SECRETARY _____ DATE _____

LAND SURVEYOR'S CERTIFICATION
 I, TIMOTHY A. PELLOQUIN, U.S. HEREBY CERTIFY THAT THIS LOT LINE ADJUSTMENT PLAT WAS PREPARED BY ME, AND/OR OTHERS UNDER MY DIRECT SUPERVISION AND THAT THE FIELD WORK PERFORMED IN THE PREPARATION OF THIS PLAT HAS A LINEAR ERROR OF CLOSURE NO GREATER THAN ONE FOOT IN TEN THOUSAND FEET AND THAT A MINIMUM LINEAR ERROR OF CLOSURE NO GREATER THAN ONE HUNDRED FEET IN ACCORDANCE WITH SECTION 4:2, OF THE N.H.S.A. ETHICS AND STANDARDS.

I FURTHER CERTIFY THAT I HAVE FILED A COPY OF THIS PLAT WITH THE TOWN OF DERRY, NH IN ACCORDANCE WITH RSA 876:18 IV. THE SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SUBURBAN SERVICE AS DEFINED IN SECTION 4:1 OF THE N.H.S.A. ETHICS AND STANDARDS.

TIMOTHY A. PELLOQUIN, U.S.
 DATE 04-29-2021

LAND OWNERS OF RECORD
 DIANE M. CARAS
 PO BOX 74
 DERRY, NEW HAMPSHIRE 03038
 RORD: 4671/2827

ARTHUR CARAS
 DATE _____

SHAWN M. GEARY
 DATE _____

ASHLEY A. FOX
 DATE _____

LOT LINE ADJUSTMENT & EASEMENT PLAT
 MAP 9 LOTS 43, 43-4, & 90-2
 ARTHUR CARAS, DIANE CARAS,
 SHAWN GEARY, & ASHLEY FOX
 48 & 50 NORTH SHORE ROAD
 DERRY, NEW HAMPSHIRE
 MARCH 15, 2021

OWNERS OF RECORD: ARTHUR & DIANE M. CARAS
 50 NORTH SHORE ROAD
 DERRY, NEW HAMPSHIRE

SCALE: 1"=40'

SHEET 2 OF 2

PREPARED BY:
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 www.PromisedLandSurvey.com
 Land Surveying • Mapping • Planning • Permitting • Layout