

**LOCUS MAP**  
NOT TO SCALE



**REFERENCE PLANS**

- "TRANSFER OF LAND BETWEEN ABUTTORS IN DERRY, N.H. AS DRAWN FOR: GEORGE ABDALLAH, JR." DATED JUNE 12, 1980 AND PREPARED BY B. V. PEARSON ASSOCIATES, INC. R.C.R.D. PLAN #C-9573.
- "SUBDIVISION PLAT OF TAX LOTS 29-45 IN DERRY, N.H., OWNER OF RECORD: JAMES JR. & IRENE INNIE" LAST REVISED OCTOBER 10, 1979 AND PREPARED BY B. V. PEARSON ASSOCIATES. R.C.R.D. PLAN #D-9048.

**OWNERS' SIGNATURES**

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NICOLE A. CHALFANT DATE \_\_\_\_\_

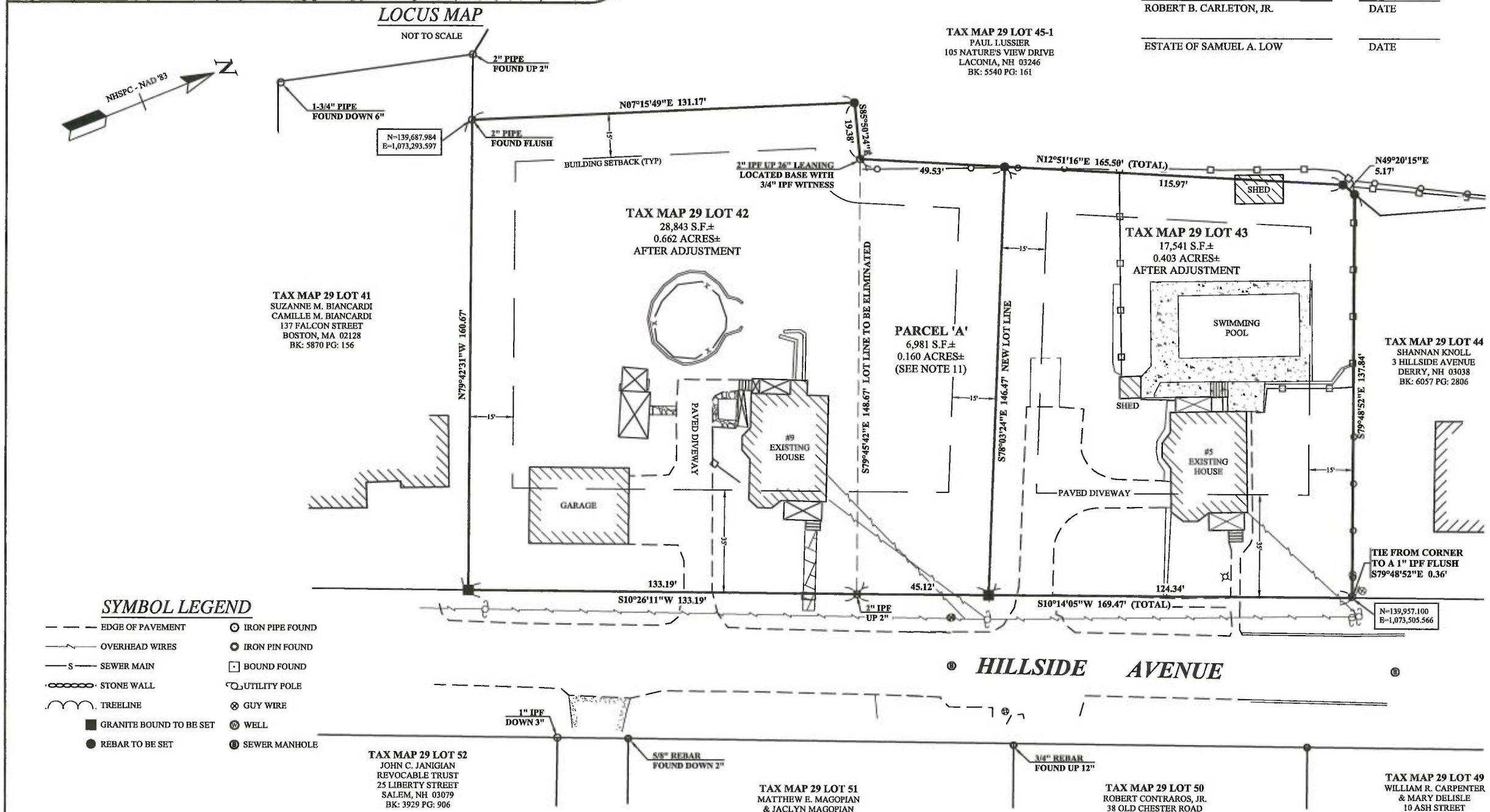
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ROBERT B. CARLETON, JR. DATE \_\_\_\_\_

\_\_\_\_\_  
ESTATE OF SAMUEL A. LOW DATE \_\_\_\_\_

**NOTES**

- OWNERS OF RECORD:  
TAX MAP 29 LOT 42 NICOLE A. CHALFANT, ROBERT B. CARLETON, JR., 9 HILLSIDE AVENUE, DERRY, NH 03038, BK: 5839 PG: 2647.  
TAX MAP 29 LOT 43 ESTATE OF SAMUEL A. LOW, C/O PATRICIA L. CUTLER, EXEC., 29 GORDON DRIVE, LONDONDERRY, NH 03053, BK: 1135 PG: 301.
- THE INTENT OF THIS PLAN IS TO SHOW THE BOUNDARY OF THE SUBJECT PARCEL AND THE IMPROVEMENTS THEREON.
- THE SUBJECT AND ABUTTING PARCELS ARE ZONED "MHR2". DIMENSIONAL REQUIREMENTS ARE AS FOLLOWS:  
MINIMUM LOT SIZE = 10,000 SQ FT (WITH MUNICIPAL SEWER & WATER)  
MINIMUM FRONTAGE = 100 FEET (WITH MUNICIPAL SEWER & WATER)  
MINIMUM BUILDING SETBACKS;  
FRONT = 35'  
SIDE = 15'  
REAR = 15'
- THIS PLAN REPRESENTS EXISTING CONDITIONS, BOUNDARY EVIDENCE, AND MONUMENTATION AS OBSERVED DURING A SURVEY BY THIS OFFICE IN AUGUST 2021.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR ROCKINGHAM COUNTY, NEW HAMPSHIRE. MAP NUMBER 33015C 0339E. EFFECTIVE DATE MAY 17, 2005.
- ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. THIS OFFICE HAS NOT LOCATED ANY UNDERGROUND UTILITIES. ALWAYS CALL DIG SAFE TO MARK OUT UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION ACTIVITIES.
- THIS PROPOSAL DOES NOT REQUIRE A SPECIAL PERMIT PURSUANT TO SECTION 165-115B.1 OF THE TOWN OF DERRY ZONING ORDINANCE.
- NHDES SUBDIVISION APPROVAL IS NOT REQUIRED (PUBLIC SEWER).
- THE PROPERTY IS NOT IN CURRENT USE.
- LOT AREAS BEFORE AND AFTER ADJUSTMENT:  

LOT #	BEFORE ADJUSTMENT	AFTER ADJUSTMENT
29-42	21,862 SQ FT (0.502 ACRES)	28,843 SQ FT (0.662 ACRES)
29-43	24,522 SQ FT (0.563 ACRES)	17,541 SQ FT (0.403 ACRES)
- PARCEL 'A' IS NOT TO BE CONSIDERED A SEPARATE BUILDING LOT, BUT IS TO BE ANNEXED TO AND BECOME A PART OF MAP 29 LOT 42.
- WAIVERS ARE REQUESTED FROM SECTIONS 170-24.A.11 & 170-24.A.13 OF THE TOWN OF DERRY LAND DEVELOPMENT CONTROL REGULATIONS.



**APPROVED: TOWN OF DERRY PLANNING BOARD**

\_\_\_\_\_

\_\_\_\_\_ DATE APPROVED \_\_\_\_\_

**LOT LINE ADJUSTMENT PLAN**  
**TAX MAP 29 LOT 42**  
**NICOLE A. CHALFANT & ROBERT B. CARLETON, JR.**  
**9 HILLSIDE DRIVE**  
AND  
**TAX MAP 29 LOT 43**  
**ESTATE OF SAMUEL A. LOW**  
**5 HILLSIDE DRIVE**  
**DERRY, NEW HAMPSHIRE**

**SYMBOL LEGEND**

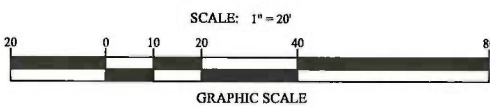
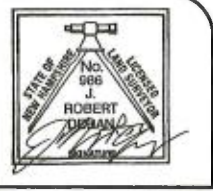
- EDGE OF PAVEMENT
- OVERHEAD WIRES
- SEWER MAIN
- STONE WALL
- TREELINE
- █ GRANITE BOUND TO BE SET
- REBAR TO BE SET
- IRON PIPE FOUND
- IRON PIN FOUND
- BOUND FOUND
- UTILITY POLE
- GUY WIRE
- WELL
- SEWER MANHOLE

**SURVEYOR'S CERTIFICATION**

"I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000)."

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ROBERT J. TURNER  
LICENSED LAND SURVEYOR

10-18-2021  
DATE



**S&H LAND SERVICES, LLC**  
SHLANDSERVICES.COM  
141 LONDONDERRY TURNPIKE - HOOKSETT, NH  
PHONE: (603)-628-8500, FAX: (603)-546-7791