

PLAN REFERENCES

- "RELOCATION OF EASEMENT, RE-ALIGNMENT OF BOUNDARIES, AND CONSOLIDATION PLAN TAX MAP 116 LOT 2792 & PART OF 3023 PREPARED FOR: PIONEER DEVELOPMENT LIMITED SOUTH AVENUE- DERRY, N.H." DATED AUGUST, 1987, LAST REVISED 11/88. PREPARED BY STORCH ASSOCIATES, R.C.R.D. PLAN # 18750.
- "PLAN OF PROPERTY OF DOROTHY FAXON HIGHLAND AVENUE, DERRY, N.H." DATED DECEMBER 16 1971. PREPARED BY EDWARD HERBERT. R.C.R.D. PLAN # 3001.
- "PROPERTY OF JOSEPH S. LEBLANC ROCKINGHAM COUNTY, DERRY, N.H." DATED JULY 1967. PREPARED BY W.L. KIMBALL. R.C.R.D. PLAN #1016.
- "AS-BUILT SITE PLAN JENNY WAY CONDOMINIUM, FOUR UNIT CONDOMINIUM AT 7 - 9 MCGREGOR STREET, DERRY, NEW HAMPSHIRE" PREPARED BY COLONIAL SURVEY ASSOCIATES, INC., R.C.R.D. PLAN #31026.
- PLAN OF LAND, DERRY, N.H. BELONGING TO A. G. WALTON AND COMPANY, INC., R.C.R.D. PLAN # 0855.

SYMBOL LEGEND

- ⊙ SEWER MANHOLE
- ⊖ DRAIN MANHOLE
- ⊠ CATCH BASIN
- ⊕ FIRE HYDRANT
- ⊖ WATER SHUT OFF
- ⊖ UTILITY POLE
- ⊖ GUY WIRE
- ⊖ REBAR FOUND
- ⊖ STONE BOUND FOUND
- ⊖ MAILBOX
- ⊖ BENCHMARK
- D — DRAIN LINE
- S — SEWER LINE
- OHW — OVERHEAD ELECTRIC WIRE
- W — WATER LINE
- GAS — GAS LINE
- STONE BOUND TO BE SET
- WETLAND
- STONE WALL
- WETLAND SYMBOL
- ⊖ REBAR TO BE SET

LOT AREA TABLE
PARCEL "A" = 1,122 SQ. FT.
TO BE TRANSFERRED FROM LOT 94 TO LOT 95

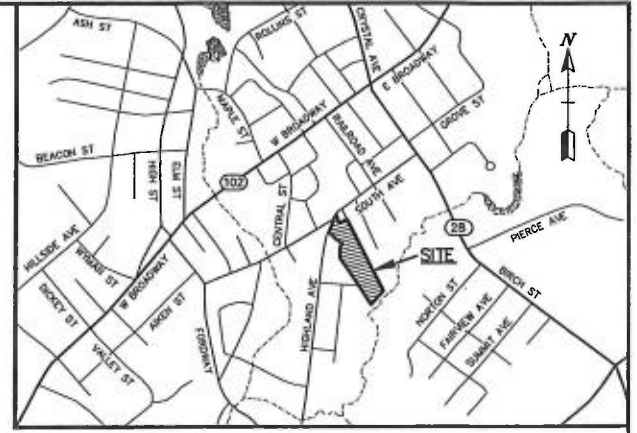
	MAP 27 LOT 94	MAP 27 LOT 95
BEFORE LLA:	±4.2 ACRES	6,885 SQ FT 0.158 ACRES
AFTER LLA:	±4.2 ACERS	8,007 SQ FT 0.184 ACRES

LINE TABLE

LINE	LENGTH	BEARING
L1	63.74	N43°22'28"W
L2	90.00	N21°56'20"E
L3	90.00	N43°23'34"W
L4	60.22	N21°10'10"E
L5	28.32	N28°46'58"E
L6	26.36	N34°42'45"E
L7	95.00	S21°48'08"E
L8	85.00	N69°36'30"E
L9	12.18	S14°58'36"E
L10	24.54	S37°08'58"E
L11	55.85	S89°50'28"E
L12	88.69	N21°53'34"E

EASEMENT LINE TABLE

LINE	LENGTH	BEARING
EL1	117.59	S00°11'40"E
EL2	88.03	S30°39'59"E
EL3	32.00	N59°20'03"E
EL4	69.94	N30°39'57"W
EL5	126.75	N14°44'08"W
EL6	10.41	N74°08'44"W
EL7	57.00	N30°39'57"W
EL8	35.00	S87°34'46"E
EL9	44.86	S07°12'57"W



LOCUS MAP
1"=1000'

NOTES

- OWNERS OF RECORD:
TAX MAP 27 LOT 094: MVP DEVELOPMENT, LLC
TAX MAP 27 LOT 095: SANDRA L. WILLAND
- THE INTENT OF THIS PLAN IS TO ADJUST THE LOT LINE BETWEEN TAX MAP 27 LOT 094 & TAX MAP 27 LOT 095 TO ELIMINATE THE GARAGE ENCROACHMENT.
- THE LOTS ARE SERVICED BY MUNICIPAL WATER AND SEWER.
- PARCEL "A" (1,122 SQ. FT.) TO BE TRANSFERRED FROM MAP 27 LOT 94 TO MAP 27 LOT 95.
- THIS PLAN IS THE RESULT OF FIELD SURVEYS PERFORMED BY BEDFORD DESIGN CONSULTANTS IN JUNE OF 2015.
- UNDERLYING ZONE: LOT 94=INDUSTRIAL1(IND1), LOT 95=MEDIUM/HIGH DENSITY RESIDENTIAL(MHDR)
- A PORTION OF THE SUBJECT PROPERTY IS IN THE 100 YEAR FLOOD ZONE. BASE FLOOD ELEVATION DETERMINED (ZONE AE), PER FLOOD INSURANCE RATE MAP# 3301500339E, EFFECTIVE DATE MAY 17, 2005.
- HORIZONTAL DATUM SHOWN: STATE PLANE, NAD 83. VERTICAL DATUM: NGVD 88.
- THIS OFFICE HAS NOT LOCATED ANY UNDERGROUND UTILITIES. ALWAYS CALL DIGSAFE PRIOR TO ANY EXCAVATION.
- THIS PLAN SET CONSISTS OF 1 SHEET.
- WAIVERS ARE REQUESTED FROM LCDR SECTIONS 170-24.A.11 THROUGH 13.

SURVEYOR'S CERTIFICATION:

"I HEREBY CERTIFY THAT THIS PLAN 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)."

[Signature]
LICENSED LAND SURVEYOR
10-26-17
DATE

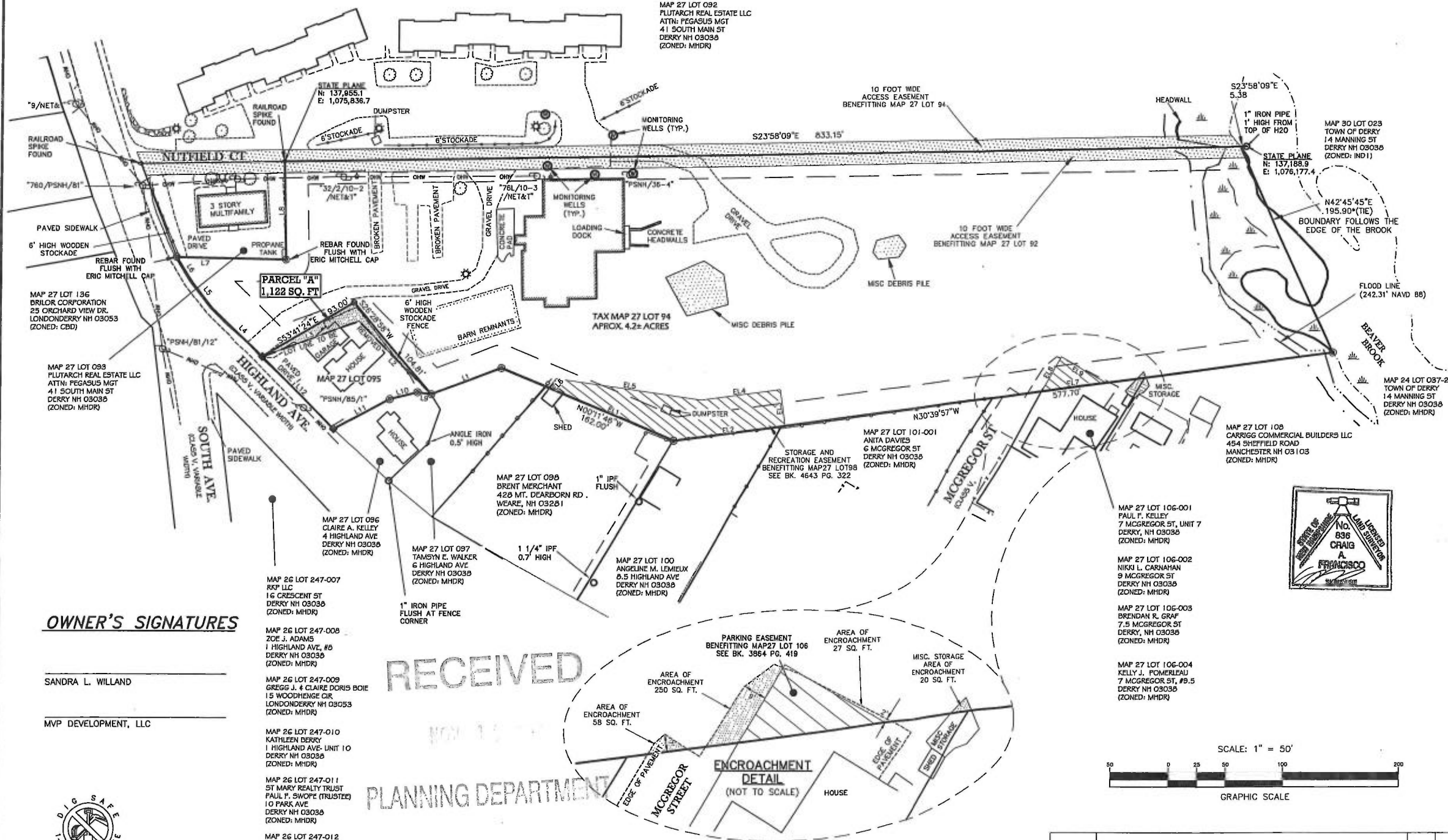
APPROVED BY THE TOWN OF DERRY PLANNING BOARD ON:

CHAIRMAN _____ DATE _____
SECRETARY _____ DATE _____

TAX MAP 27 LOT 094 & 095
LOT LINE ADJUSTMENT PLAN
LAND OF:
SANDRA L. WILLAND & MVP DEVELOPMENT, LLC
SOUTH AVENUE, HIGHLAND AVENUE,
NUTFIELD COURT, & MCGREGOR STREET
DERRY, NEW HAMPSHIRE

SCALE: 1" = 50' AUGUST 14, 2017 SHEET 1 OF 1
DESIGN: CAF DRAWN: MDM CHECKED: CAF FB: 567 PG: 21 1332-02

Bedford Design Consultants
ENGINEERS AND SURVEYORS
177 East Industrial Park Drive, Manchester, NH 03109
Telephone: (603) 622-5533 Fax: (603) 622-4740
www.bedforddesign.com

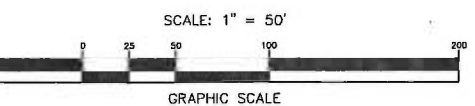
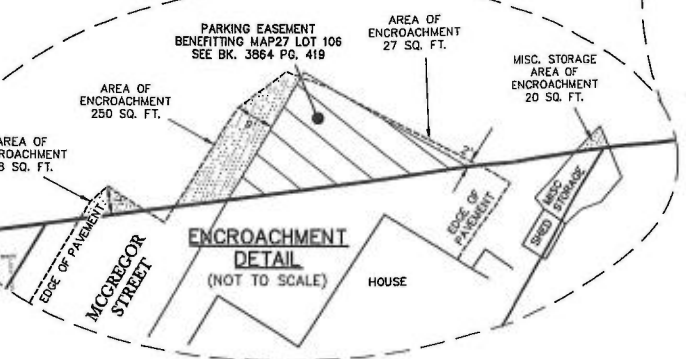


OWNER'S SIGNATURES

SANDRA L. WILLAND
MVP DEVELOPMENT, LLC

- MAP 26 LOT 247-007 RKP LLC
- MAP 26 LOT 247-008 ZOE J. ADAMS
- MAP 26 LOT 247-009 GREGG J. & CLAIRE DORIS BOIE
- MAP 26 LOT 247-010 KATHLEEN DERRY
- MAP 26 LOT 247-011 ST MARY REALTY TRUST
- MAP 26 LOT 247-012 RKP LLC
- MAP 27 LOT 096 CLAIRE A. KELLEY
- MAP 27 LOT 097 TAMSYN E. WALKER
- MAP 27 LOT 098 BRENT MERCHANT
- MAP 27 LOT 099 ANGELINE M. LEMUEUX
- MAP 27 LOT 100-001 ANITA DAVIES
- MAP 27 LOT 106-001 PAUL F. KELLEY
- MAP 27 LOT 106-002 NIKKI L. CARNAHAN
- MAP 27 LOT 106-003 BRENDAN R. GRAF
- MAP 27 LOT 106-004 KELLY J. POMERLEAU

RECEIVED
NOV 10 2017
PLANNING DEPARTMENT



DATE	DESCRIPTION	BY	REV.

