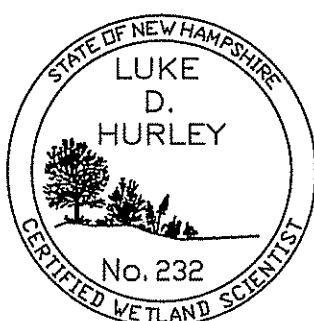


PLAN REFERENCES:

- 1) PLAT OF LAND & BOUNDARY LINE AGREEMENT TAX MAP 26 LOT 169, 23 CENTRAL STREET DERRY, NEW HAMPSHIRE OCTOBER 18, 2007, LAND OWNER OF RECORD: WILLIAM M. KELLEDY 23 CENTRAL STREET DERRY, NH 03038 BY PROMISED LAND SURVEY, LLC (NOT RECORDED). PROVIDED BY STEVEN J. PIEC.
2) NON-RESIDENTIAL SITE PLAN FOR TAX LOT 26145-1 IN DERRY, NH, OWNER OF RECORD: HENRY COURNOYER & STORER CT., DERRY, NH 03038 BY BRYAN L. BAILEY ASSOCIATES DATED 5 JAN. 1989 REVISED 2-9-89 AND RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAN D-19201
3) TAX LOT 26-165 BOUNDARY PLAN PREPARED FOR: ROBERT C. NELAN 31A SOUTH AVE DERRY, NEW HAMPSHIRE DATED DECEMBER 27, 2001 REVISED 1-29-02 BY BEDFORD DESIGN CONSULTANTS AND RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAN D-29588.
4. BOUNDARY LINE AGREEMENT PLAN BETWEEN MAP 26 PARCEL 169, 23 CENTRAL STREET, DERRY, NH & MAP 26 PARCEL 170, 21 CENTRAL STREET DERRY, NH & MAP 26 LOT 146, 60 WEST BROADWAY, DERRY, NH DATED SEPTEMBER 21, 2023 AND RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAN D-44158

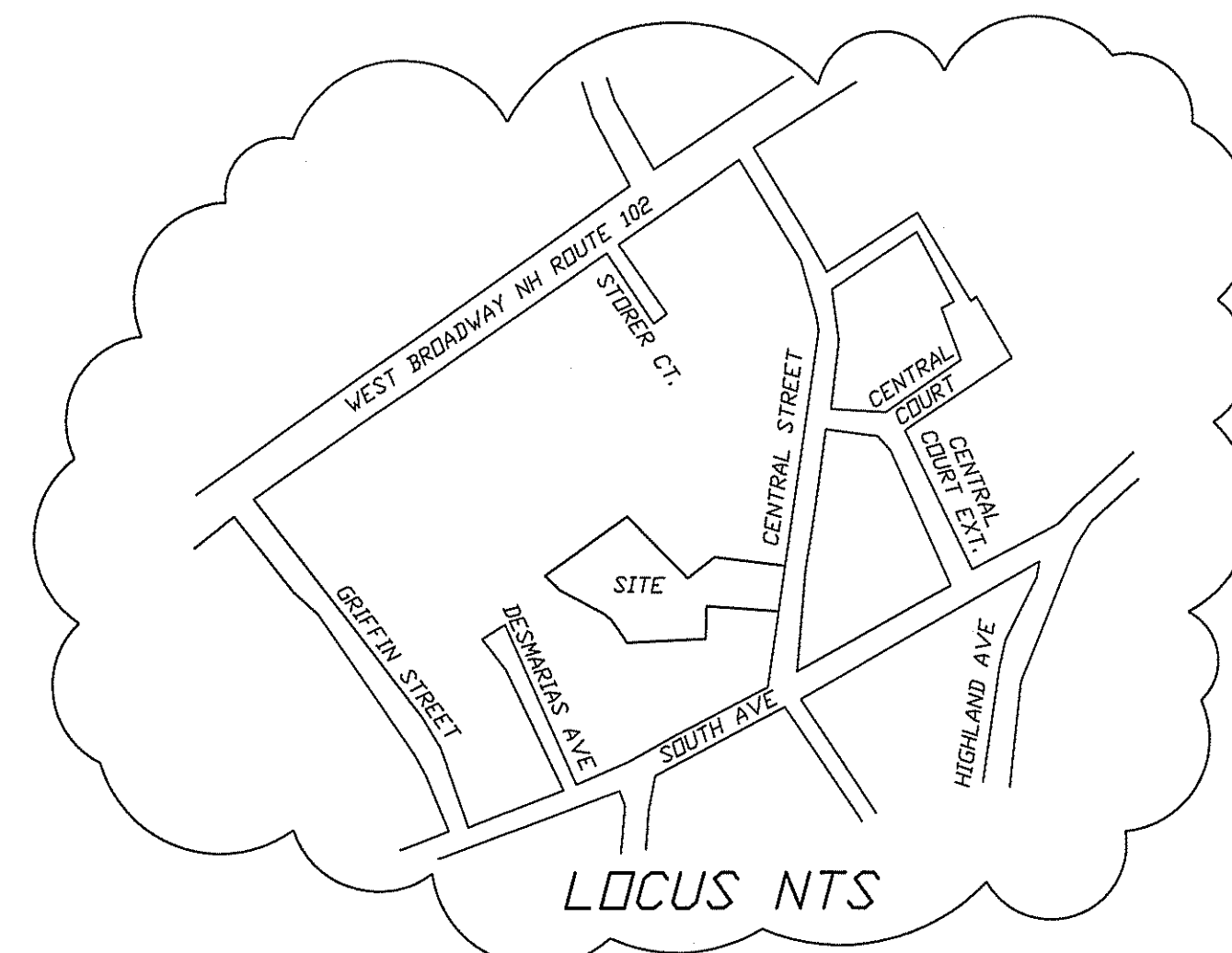
WETLAND NOTES:

- THE LIMITS OF JURISDICTIONAL WETLANDS AS SHOWN ON THIS PLAN WERE DELINEATED IN FEBRUARY 2023 BY LUKE HURLEY, CWS #232 PER THE FOLLOWING:
1) US ARMY CORPS OF ENGINEERS INTERIM REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, TECHNICAL REPORT ERDC/EL TR-12-19 (OCT. 2012).
2) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 7.0. UNITED STATES DEPARTMENT OF AGRICULTURE (2010).
1)NATIONAL WETLAND PLANT LIST, DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE (2020).
2) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES, USFW MANUAL FWS/OBS-79/31 (1979)



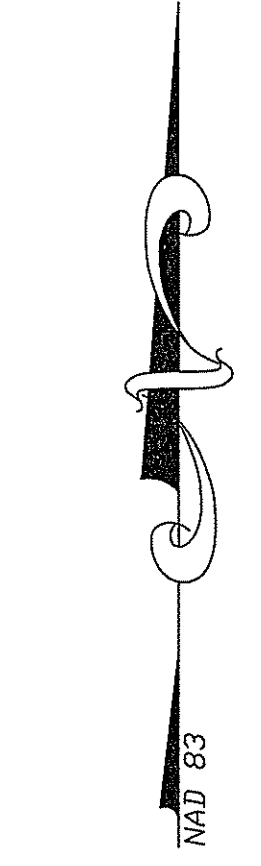
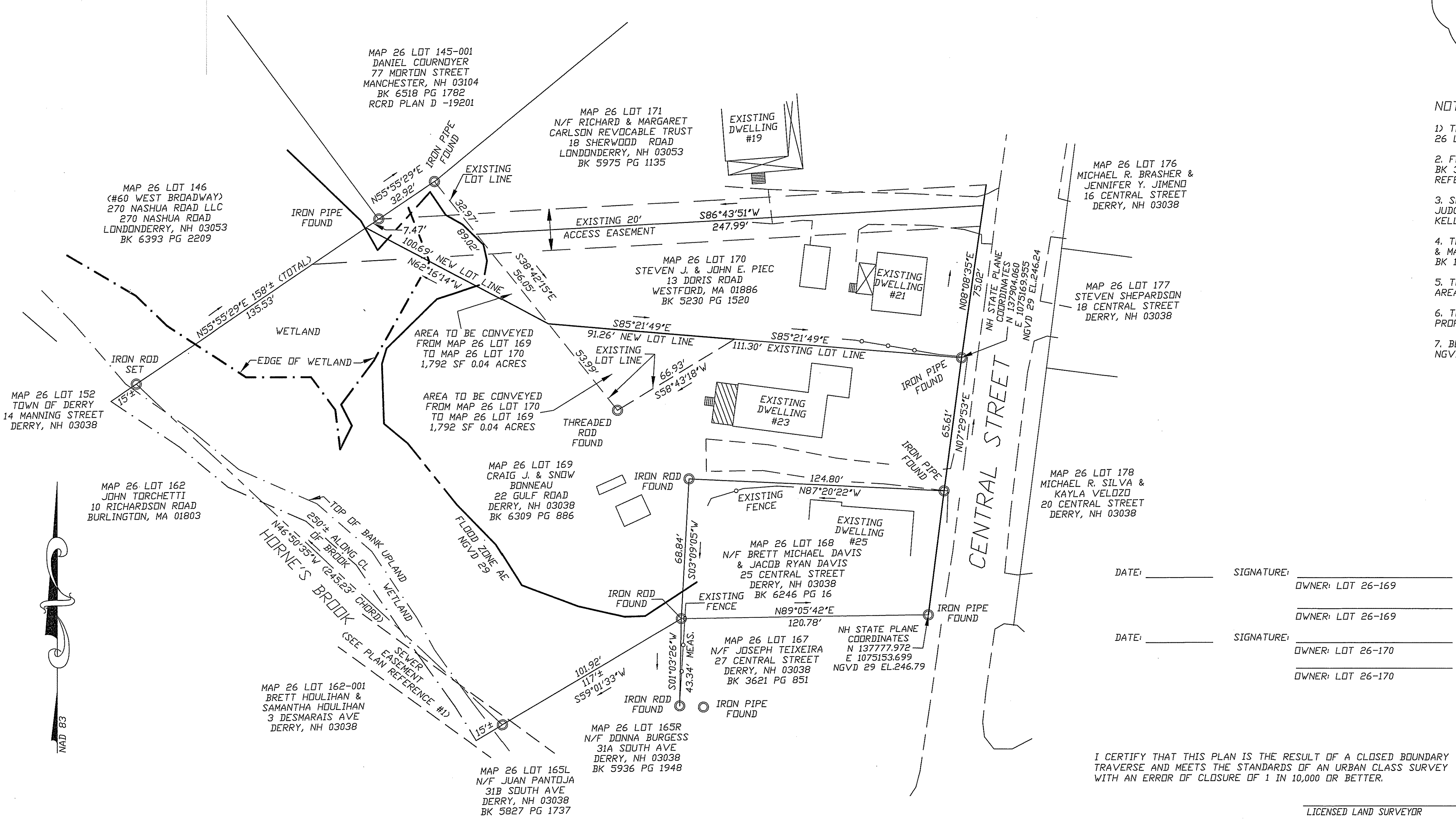
ADDITIONAL NOTES:

- 8. ZONING: CBD (CENTRAL BUSINESS DISTRICT)
MINIMUM AREA = 30,000 SF WITH SEWER
MINIMUM FRONTAGE= 50' OR MINIMUM WIDTH 50' AT 10' FRONT SETBACK
MAXIMUM FRONT YARD DEPTH 8'
MINIMUM SIDE YARD 5'
MINIMUM REAR YARD 10'
MAXIMUM BUILDING HEIGHT = EL. 350
9. A PORTION OF THE PREMISES IS SUBJECT TO FLOOD HAZARD ZONE AE, SEE FIRM 33015C0339E DATED 5/17/2005.
10. LOTS ARE SERVED BY EXISTING PUBLIC SEWER AND WATER.



NOTES:

- 1) THE PURPOSE OF THIS PLAN IS TO ADJUST THE COMMON PROPERTY LINES OF MAP 26 LOT 169, AND MAP 26 LOT 170.
2. FOR SOUTHERLY LINE OF MAP 26 LOT 169 SEE BOUNDARY LINE AGREEMENT BK 3718 PG 2838 BETWEEN ROBERT C. NELAN AND WILLIAM N. KELLEDY AND PLAN REFERENCE #3
3. SEE STATE OF NH ROCKINGHAM COUNTY SUPERIOR COURT ORDER OF SUMMARY JUDGMENT, CASE NO. 06-E-352 STEVEN J. PIEC AND JOHN E. PIEC V. WILLIAM KELLEDY.
4. THE ACCESS EASEMENT SHOWN GOING THROUGH MAP 26 LOT 170, MAP 26 LOT 171 & MAP 26 LOT 169 IS NOT FOR THE BENEFIT OF MAP 26 LOT 169 SEE RCRD BK 1034 PG 69.
5. THE EXISTING AREA OF MAP 26 LOT 169 IS 47,806 SF. 1.1 ACRES. THE PROPOSED AREA IS 47,806 SF. 1.1 ACRES.
6. THE EXISTING AREA OF MAP 26 LOT 170 IS 15,040 SF. 0.35 ACRES. THE PROPOSED AREA IS 15,040 SF. 0.35 ACRES.
7. BEARINGS SHOWN HERE ON ARE BASED ON NAD 83. VERTICAL DATUM IS BASED ON NGVD 1929.

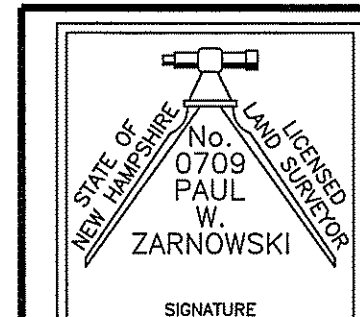
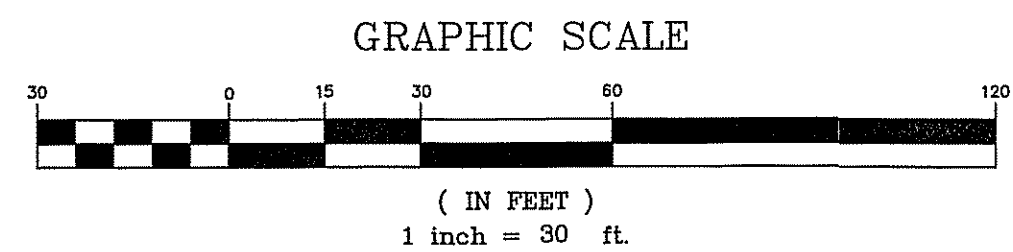


- LEGEND
STONE WALL
DRILL HOLE FOUND OR SET
DHF/DHS
IPF
IRON PIPE FOUND
REBAR FOUND OR SET
O
FIELD STONE FOUND
IRON ROD TO BE SET
GRANITE BOUND TO BE SET

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_
OWNER: LOT 26-169
DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_
OWNER: LOT 26-170

I CERTIFY THAT THIS PLAN IS THE RESULT OF A CLOSED BOUNDARY TRAVERSE AND MEETS THE STANDARDS OF AN URBAN CLASS SURVEY WITH AN ERROR OF CLOSURE OF 1 IN 10,000 OR BETTER.

LICENSED LAND SURVEYOR



FILE: BONNEAU

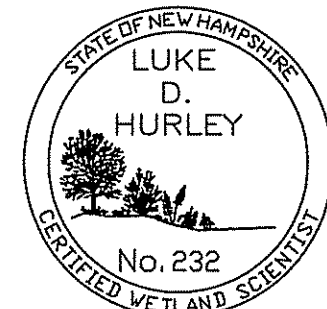
Table with 3 columns and 5 rows containing revision information and a title block. Title: LOT LINE ADJUSTMENT PLAN. Prepared for: CRAIG J. BONNEAU & SNOW BONNEAU 22 GULF ROAD, DERRY, NH 03038 and STEVEN J. PIEC & JOHN E. PIEC 13 DORIS ROAD, WESTFORD, MASSACHUSETTS 01886. Approved by Derry Planning Board. Chairman and Secretary lines. Date: FEBRUARY 6, 2023. Scale: 1"=30'. Sheet 1 of 2. Date: FEBRUARY 6, 2023. Edward N. Herbert Assoc., Inc. Land Surveyors-Civil Engineers. 1 Frost Road Windham, NH. 03087. (603) 432-2462.

**WETLAND NOTES:**

THE LIMITS OF JURISDICTIONAL WETLANDS AS SHOWN ON THIS PLAN WERE DELINEATED IN FEBRUARY 2023 BY LUKE HURLEY, CWS #232 PER THE FOLLOWING:

- 1) US ARMY CORPS OF ENGINEERS INTERIM REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTHEAST REGION, TECHNICAL REPORT ERDC/EL TR-12-19 (OCT. 2012).
- 2) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 7.0. UNITED STATES DEPARTMENT OF AGRICULTURE (2010).

- 1) NATIONAL WETLAND PLANT LIST, DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE (2020).
- 2) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. USFWS MANUAL FWS/OBS-79/31 (1979)

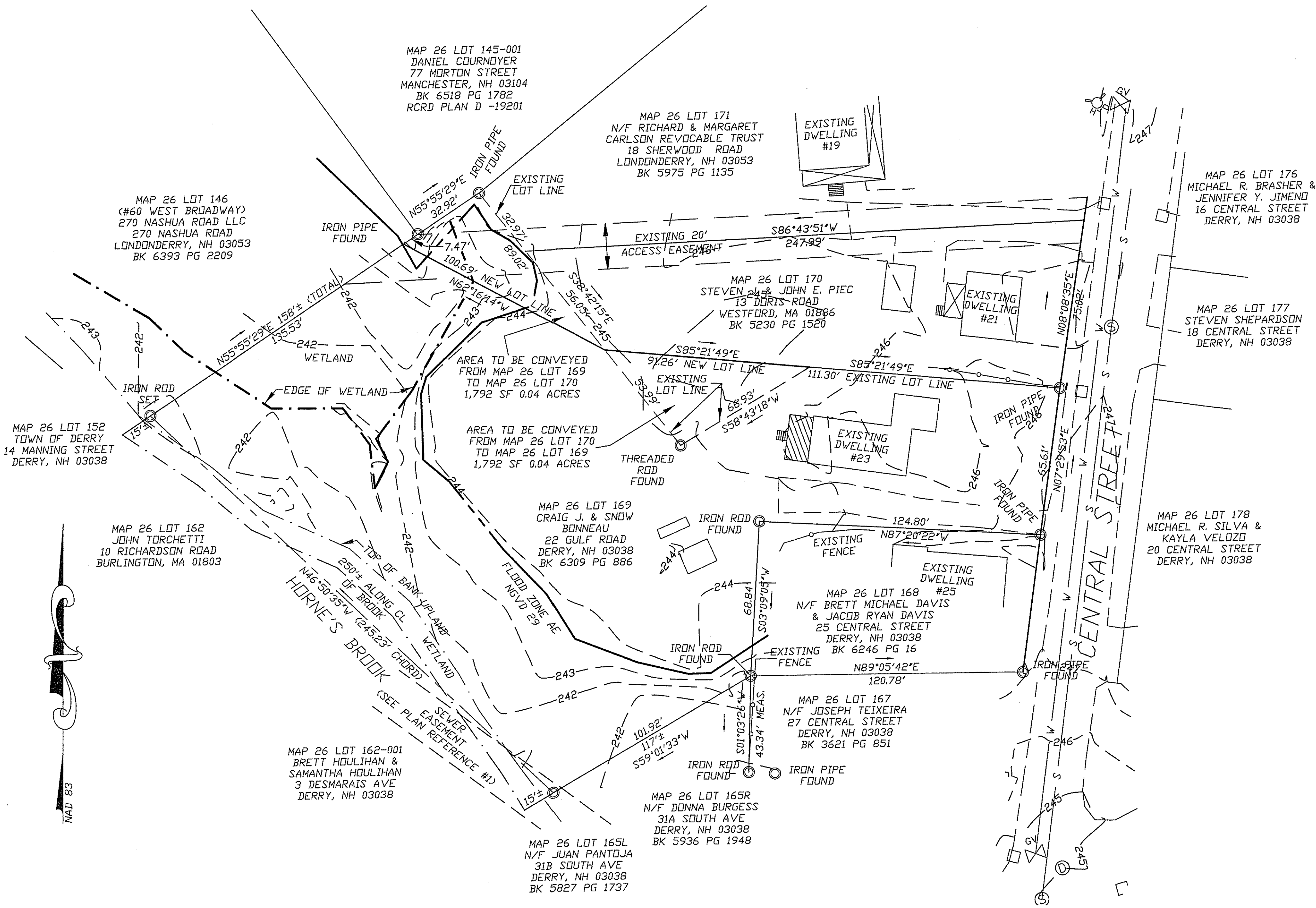


**ADDITIONAL NOTES:**

- B. ZONING: CBD (CENTRAL BUSINESS DISTRICT)  
 MINIMUM AREA = 30,000 SF WITH SEWER  
 MINIMUM FRONTAGE = 50' OR  
 MINIMUM WIDTH = 50' AT 10' FRONT SETBACK  
 MAXIMUM FRONT YARD DEPTH 8'  
 MINIMUM SIDE YARD 5'  
 MINIMUM REAR YARD 10'  
 MAXIMUM BUILDING HEIGHT = EL. 350

**NOTES:**

1. THE PURPOSE OF THIS PLAN IS TO ADJUST THE COMMON PROPERTY LINES OF MAP 26 LOT 169, AND MAP 26 LOT 170.
2. FOR SOUTHERLY LINE OF MAP 26 LOT 169 SEE BOUNDARY LINE AGREEMENT BK 3718 PG 2838 BETWEEN ROBERT C. NELAN AND WILLIAM N. KELLEDY AND PLAN REFERENCE #3
3. SEE STATE OF NH ROCKINGHAM COUNTY SUPERIOR COURT ORDER OF SUMMARY JUDGMENT, CASE NO. 06-E-352 STEVEN J. PIEC AND JOHN E. PIEC V. WILLIAM KELLEDY.
4. THE ACCESS EASEMENT SHOWN GOING THROUGH MAP 26 LOT 170, MAP 26 LOT 171 & MAP 26 LOT 169 IS NOT FOR THE BENEFIT OF MAP 26 LOT 169 SEE RCRD BK 1034 PG 69.
5. THE EXISTING AREA OF MAP 26 LOT 169 IS 47,806 SF. 1.1 ACRES. THE PROPOSED AREA IS 47,806 SF. 1.1 ACRES.
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7. BEARINGS SHOWN HERE ON ARE BASED ON NAD 83. VERTICAL DATUM IS BASED ON NGVD 1929.



DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_  
 OWNER: LOT 26-169

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_  
 OWNER: LOT 26-169

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_  
 OWNER: LOT 26-170

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_  
 OWNER: LOT 26-170

**TOPOGRAPHIC AND WETLAND PLAN**

**LOT LINE ADJUSTMENT PLAN**

PREPARED FOR/OWNERS:

PARCEL 169  
 CRAIG J. BONNEAU & SNOW BONNEAU 22  
 GULF ROAD, DERRY, NH 03038

PARCEL 170  
 STEVEN J. PIEC & JOHN E. PIEC  
 13 DORIS ROAD, WESTFORD,  
 MASSACHUSETTS 01886

APPROVED BY DERRY PLANNING BOARD

CHAIRMAN: \_\_\_\_\_  
 SECRETARY: \_\_\_\_\_  
 DATE: \_\_\_\_\_

APPROVAL IS GRANTED SUBJECT TO ALL CONDITIONS AND REQUIREMENTS OF THE LAND DEVELOPMENT CONTROL REGULATIONS OF THE TOWN OF DERRY AND FURTHER SUBJECT TO ALL SPECIFIC CONDITIONS AND REQUIREMENTS AS NOTED:

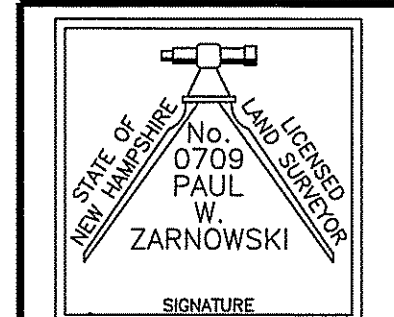
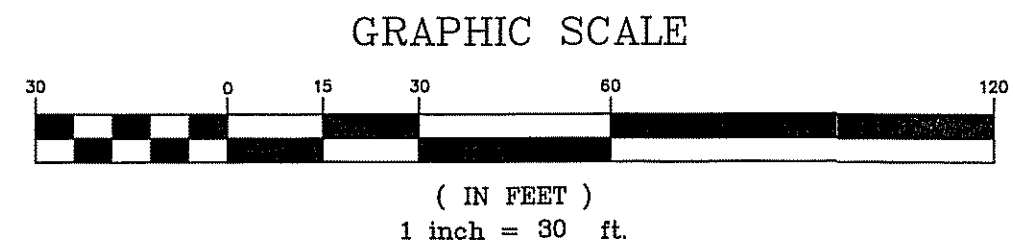
SCALE: 1"=30' SHEET 2 OF 2 DATE: SEPTEMBER, 2023

**EDWARD N. HERBERT ASSOC., INC.**  
 LAND SURVEYORS-CIVIL ENGINEERS  
 1 FROST ROAD WINDHAM, NH. 03087 (603) 432-2462

- LEGEND**
- STONE WALL
  - DHF/DHS
  - IPF
  - REBAR
  - FIELD STONE FOUND
  - IRON ROD TO BE SET
  - GRANITE BOUND TO BE SET
- DRILL HOLE FOUND OR SET
  - IRON PIPE FOUND
  - REBAR FOUND OR SET
  - FIELD STONE BOUND FOUND
  - IRON ROD TO BE SET
  - GRANITE BOUND TO BE SET

I CERTIFY THAT THIS PLAN IS THE RESULT OF A CLOSED BOUNDARY TRAVERSE AND MEETS THE STANDARDS OF AN URBAN CLASS SURVEY WITH AN ERROR OF CLOSURE OF 1 IN 10,000 OR BETTER.

LICENSED LAND SURVEYOR



FILE: BONNEAU