

**NOTES**

- 1) THE PURPOSE OF THIS PLAN IS TO DEPICT A LOT LINE ADJUSTMENT BETWEEN MAP 7 LOT 48 (288 ISLAND POND ROAD) AND MAP 7 LOT 48-3 (292 ISLAND POND ROAD) IN DERRY, NEW HAMPSHIRE.
- 2) THIS PLAN IS BASED ON FIELD CONDITIONS AND RECORD EVIDENCE LAST OBSERVED IN OCTOBER OF 2021.
- 3) THESE PARCELS OF LAND (MAP 7 LOTS 48 & 48-3) DO NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS INTERPOLATED FROM THE FLOOD INSURANCE RATE MAP (FIRM) FOR ROCKINGHAM COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS) #3001500363E, HAVING AN EFFECTIVE DATE OF MAY 17, 2005.
- 4) THE SUBJECT LOTS ARE SERVICED BY PRIVATE, ONSITE SEPTICS AND WELLS.
- 5) THE BEARING SYSTEM OF THIS PLAN IS BASED ON NH STATE PLANE COORDINATE (NAD83/2011).
- 6) THIS PLAN IS INTENDED TO BE AT THE DEPICTED SCALE WHEN PLOTTED ON 22x34 (ANSI D) SIZE PAPER.
- 7) ALL DISTANCES, UNLESS OTHERWISE INDICATED, ARE US SURVEY FEET HORIZONTAL DISTANCES.
- 8) ALL ZONING INFORMATION SHALL BE VERIFIED PRIOR TO ANY BUILDING OR CONSTRUCTION ACTIVITY.

**PLAN OF REFERENCE**

- 1) "SUBDIVISION PLAN IN DERRY, NH."; PREPARED FOR: SAMUEL & PRISCILLA PARTEN; DATED: JUNE, 1984; SEE RCRD PLAN No. D-12630.

**DEEDS OF REFERENCE**

- 4189-1073 (#282 ISLAND POND RD)
- 6141-255 (#288 ISLAND POND RD)

**DATUM**

HORIZONTAL: NAD83-2011  
VERTICAL: NAVD88 - GEOID18

VERTICAL AND HORIZONTAL DATA SHOWN ARE BASED ON GPS OBSERVATIONS BY PROMISED LAND SURVEY, LLC IN OCTOBER OF 2021 USING CARLSON BRX7 GPS. OBSERVATIONS WERE ADJUSTED USING A LEAST SQUARES ADJUSTMENT UTILIZING CORS STATIONS ZBW1 (NASHUA, NH), MASA (SAUSSEUR, MA), & NHUN (DURHAM, NH) AND WERE INSTRUMENT (LEICA TS16) VERIFIED AND INCORPORATED INTO THE CLOSED TRAVERSE, WHICH HAD A CLOSURE OF 1:88,831.

**WAIVER REQUESTS**

- WAIVERS FROM THE FOLLOWING LAND DEVELOPMENT CONTROL REGULATIONS (DATED: MAY 19, 2021) ARE REQUESTED AS PART OF THIS APPLICATION:
- ARTICLE V, SECTION 170-24, A. 11 - ENTIRE SITE TOPOGRAPHY.
  - ARTICLE V, SECTION 170-24, A.13 - WETLAND MAPPING.
  - ARTICLE V, SECTION 170-25, B. - MINIMUM LOT SIZE CALCULATIONS BY SOIL TYPE.
  - ARTICLE V, SECTION 170-25, C. - HIGH INTENSITY SOIL SURVEY MAPPING

**ZONING**

LDR (LOW DENSITY RESIDENTIAL) MINIMUM:  
AREA: 3.00 ACRES (BY SOILS)  
FRONTAGE: 200'  
WIDTH: 200' AT FRONT 35' SETBACK

SETBACKS:  
FRONT - 35'  
SIDE - 15'  
REAR - 15'  
WETLANDS > 1 Ac. IN SIZE - 75'  
WETLANDS < 1 Ac. IN SIZE - 30'

**VARIANCE**

THE ZONING BOARD OF ADJUSTMENTS VOTED TO APPROVE A VARIANCE TO ARTICLE VI SECTION 165-48.8.1 & 4 ON FEBRUARY 17, 2022, CASE 22-118. THIS VARIANCE ALLOWS FOR THE LOT LINE ADJUSTMENT, AS SHOWN, WITH MAP 7 LOT 48 BECOMING MORE NON-COMFORMING AND FOR THE EXISTING GARAGE ON MAP 7 LOT 48-3 TO REMAIN LESS THAN 15' FROM THE REAR BOUNDARY LINE.

**LEGEND**

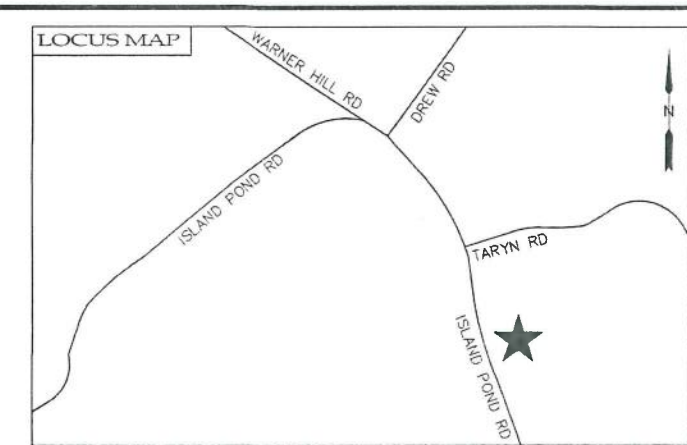
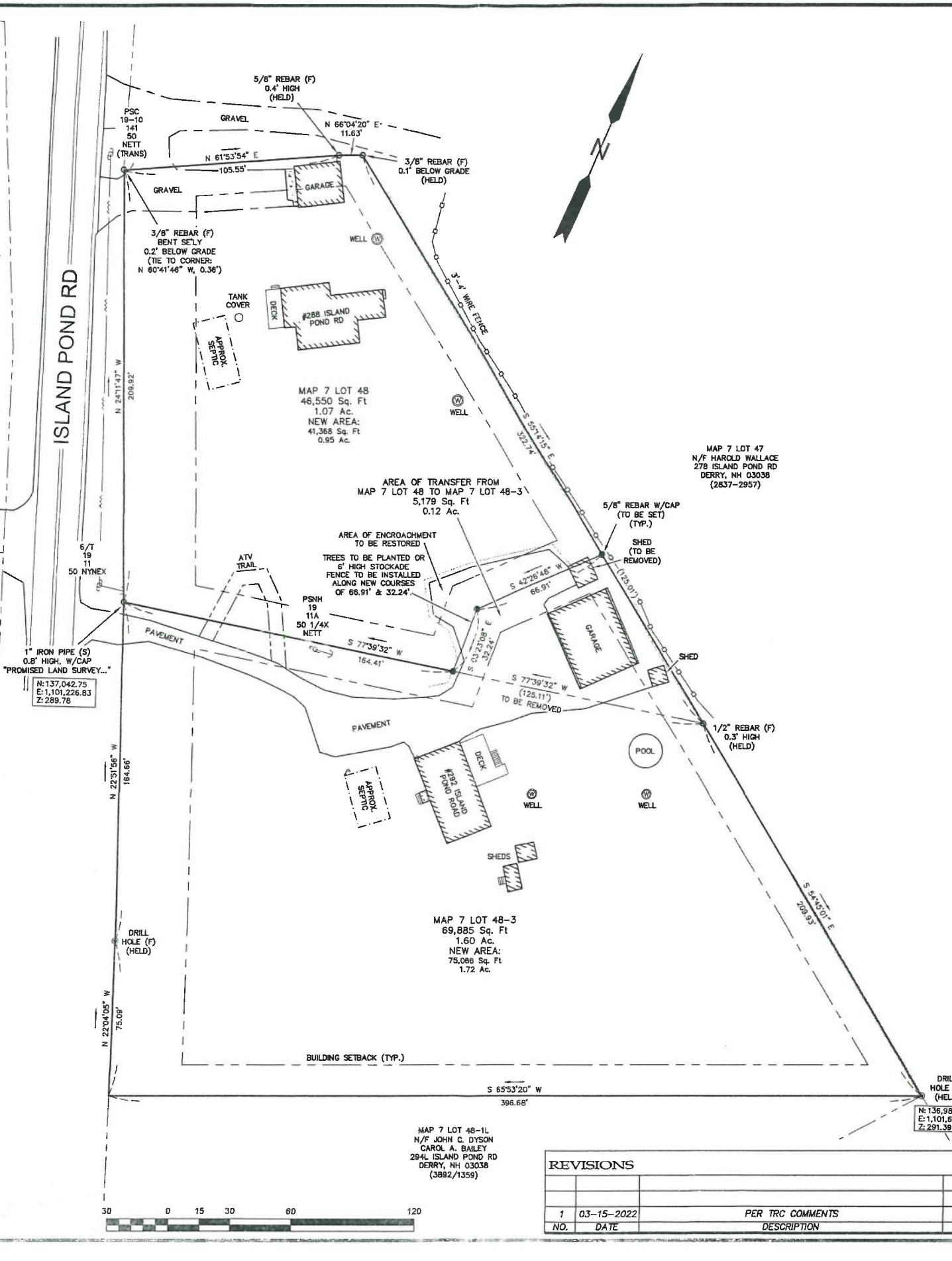
- BOUND
- CATCH BASIN
- GUYWIRE
- EDGE OF PAVEMENT
- BUILDING SETBACK
- GRAVEL
- OVERHEAD ELECTRIC
- TREE LINE
- STONE WALL
- ▨ BUILDING
- ▭ CONCRETE
- UTILITY POLE
- IRON PIPE/REBAR
- ⊙ WELL

NOTE:  
SHEET 1 OF 1 SHALL BE RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS UPON APPROVAL BY THE DERRY PLANNING BOARD. THIS SHEET CONSTITUTES THE APPLICATION APPROVED BY THE DERRY PLANNING BOARD AND SHALL BE ON FILE AT THE DERRY PLANNING DEPARTMENT.

MAP 7 LOT 50-3  
N/F KEVIN J. & LISA M. TORRE  
277 ISLAND POND RD  
DERRY, NH 03038  
(394-8778)

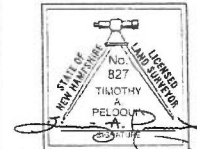
MAP 7 LOT 50-2  
N/F TONY C. CAPPALLO  
AKA TONY BECCHIELLO  
277 ISLAND POND RD  
DERRY, NH 03038  
(4605-1988)

MAP 7 LOT 50-1  
N/F JAMES SAURE  
279 ISLAND POND RD  
DERRY, NH 03038  
(544-7076)




APPROVED BY THE TOWN OF DERRY  
PLANNING BOARD ON: \_\_\_\_\_  
CERTIFIED BY: \_\_\_\_\_  
CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_  
SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

**LAND OWNERS OF RECORD**  
MAP 7 LOT 48  
CHERYL & DOUGLAS KIMBALL  
288 ISLAND POND RD  
DERRY, NH 03038  
ROCKINGHAM, COUNTY REGISTRY OF DEEDS BOOK 6141 / PAGE 0255  
CHERYL KIMBALL \_\_\_\_\_ DATE \_\_\_\_\_  
DOUGLAS KIMBALL \_\_\_\_\_ DATE \_\_\_\_\_  
MAP 7 LOT 48-3  
RUSSELL A. PAROLISI, JR  
292 ISLAND POND RD  
DERRY, NH 03038  
ROCKINGHAM, COUNTY REGISTRY OF DEEDS BOOK 4189 / PAGE 1073  
RUSSELL A. PAROLISI, JR \_\_\_\_\_ DATE \_\_\_\_\_

**LAND SURVEYOR'S CERTIFICATION**  
I, TIMOTHY A. PELOQUIN, LLS, 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 HAS A MINIMUM LINEAR ERROR OF CLOSURE NO GREATER THAN ONE FOOT IN FIFTEEN THOUSAND FEET IN ACCORDANCE WITH SECTION 4.2. OF THE NHLSA 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 676.18 IV.  
  
TIMOTHY A. PELOQUIN, LLS \_\_\_\_\_ DATE \_\_\_\_\_

**LOT LINE ADJUSTMENT PLAT**  
MAP 7 LOTS 48 & 48-3  
288 & 292 ISLAND POND RD  
DERRY, NEW HAMPSHIRE  
DECEMBER 15, 2021  
OWNERS OF RECORD:  
CHERYL & DOUGLAS KIMBALL  
288 ISLAND POND RD  
DERRY, NH 03038  
RUSSELL A. PAROLISI, JR  
292 ISLAND POND RD  
DERRY, NH 03038  
SCALE: 1"=30' SHEET 1 OF 1

PREPARED BY:  
 Promised Land Survey, LLC  
PO Box 447  
Derry, New Hampshire 03038  
Tel: (603) 432-2112  
www.PromisedLandSurvey.com  
Land Surveying • Mapping • Planning • Permitting • Layout

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	03-15-2022	PER TRC COMMENTS	NMM

N:CARLSON2021/3254/DWG/d3254s1.DWG