

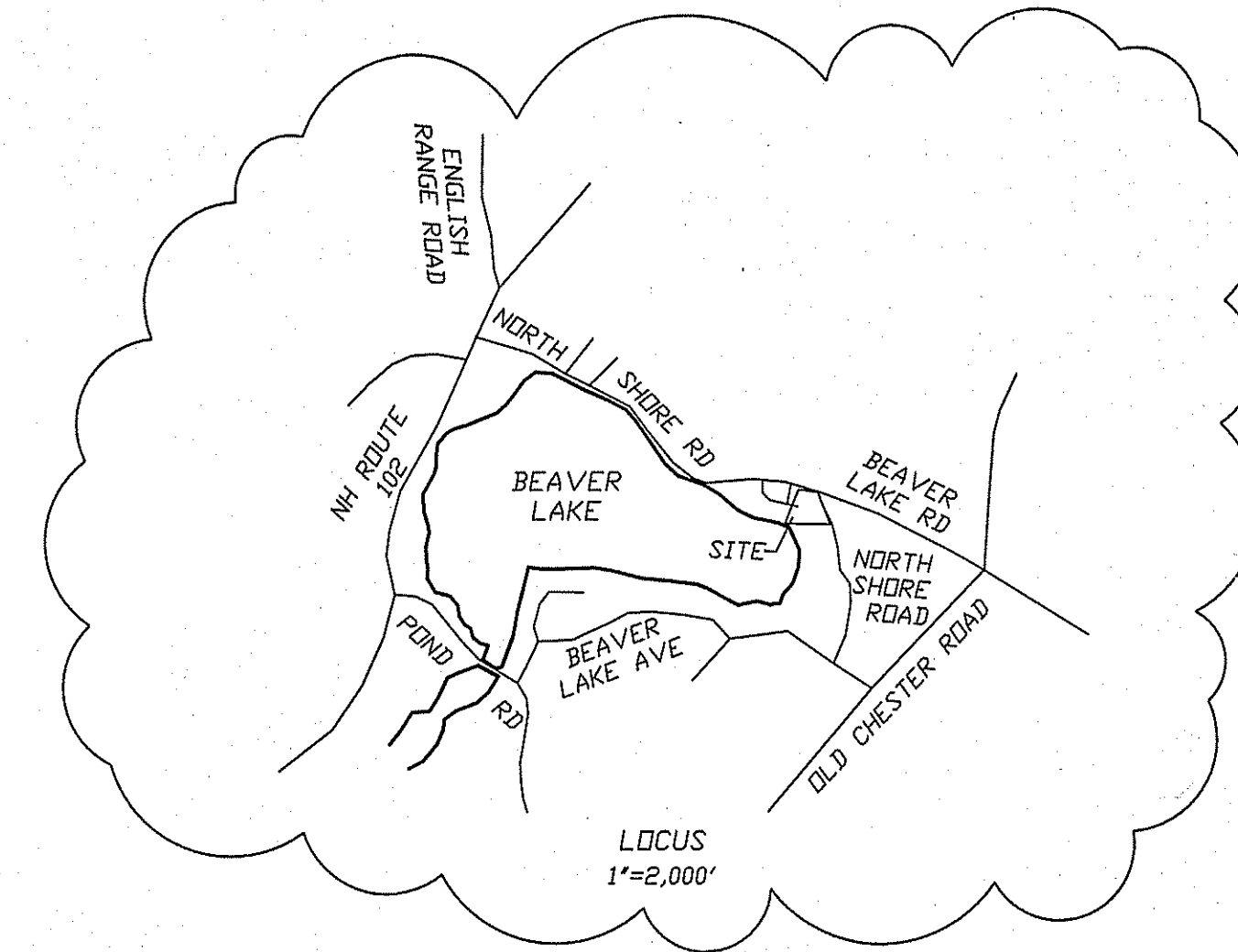
MAP 09 LOT 043  
ARTHUR CARAS 2021 REV. TRUST &  
DIANE M. CARAS 2021 REV. TRUST  
200 SOUTH OCEAN BOULEVARD #102  
DELRAY BEACH, FL 33483

MAP 09 LOT 044  
TOWN OF DERRY  
14 MANNING STREET  
DERRY, NH 03038

MAP 09 LOT 045-001  
MARY L. DAILY REV. TRUST  
MARY L. DAILY, TRUSTEE  
2 BEAVER LAKE RD  
DERRY, NH 03038

PLAN REFERENCES:

- 1) KENRD ACRES PLAN OF SEASONAL LOTS IN DERRY, N.H. AS DRAWN FOR MR. & MRS. KENNETH DAVIS, SCALE 1"=50', JULY 1966 AND RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAN #780, PREPARED BY EDWARD N. HERBERT SURVEYOR, WINDHAM, N.H.
- 2) TOWN OF DERRY, NH MAP 52 PARCEL 5 OWNER FRANK B. JR. AND MERLE M. WOODWARD BEAVER LAKE ROAD DERRY, N.H. DATE AUG. 1984 SCALE 1"=50' PREPARED BY EDWARD N. HERBERT ASSOCIATES, INC. 1 FROST ROAD WINDHAM, NH



DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_ OWNER: MAP 56 LOT 001

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_ OWNER: MAP 52 LOT 005

NOTES:

- 1) BEARINGS SHOWN HERE-ON ARE BASED ON PLAN REFERENCE #2
  - 2) THE PURPOSE OF THIS PLAN IS TO ADJUST THE COMMON LOT LINE BETWEEN MAP 56 LOT 001, 13 FIELD ROAD AND MAP 52 LOT 005, 55 NORTH SHORE ROAD.
  - 3) THE EXISTING AREA OF MAP 56 LOT 001 IS 31,801 SF, 0.73 ACRES., THE PROPOSED AREA IS 31,801 SF, 0.73 ACRES., THE EXISTING AREA OF MAP 52 LOT 005 IS 71,575 SF, 1.64 ACRES., THE PROPOSED AREA IS 71,575 SF, 1.64 ACRES.
  - 4) THE PERIMETER SHOWN HERE-ON IS BASED ON PLAN REFERENCE #1.
  - 5) THE ZONE IS MEDIUM DENSITY RESIDENTIAL (MDR).
  - 6) LOT REQUIREMENTS:  
MINIMUM LOT SIZE: 1.00 AC.  
FRONTAGE: 125.00'  
FRONT YARD: 35.00'  
SIDE AND REAR YARDS: 15.00'
  - 7) SHEET 1 OF 2 OF THIS PLAN WILL BE RECORDED UPON APPROVAL AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS.
  - 8) ZONING BOARD NOTICE OF DECISION:  
CASE #20-112  
APPLICANT: EDWARD N. HERBERT ASSOCIATES, INC.  
OWNER: JOSEPH MCCARRAN/DEBORAH VAN ETEN  
PROPERTY LOCATION: 13 FIELD ROAD  
PARCEL ID: 56001
- ON MARCH 5, 2020 THE ZONING BOARD OF ADJUSTMENT VOTED TO GRANT THE VARIANCE ON THE ABOVE-MENTIONED PROPERTY TO THE TERMS OF ARTICLE VI, SECTION 165-20.a OF THE TOWN OF DERRY ZONING ORDINANCE, TO ALLOW THE CONSTRUCTION OF A SINGLE FAMILY DWELLING ON THE PROPERTY LESS THAN 75 FEET FROM A WETLAND AT 13 FIELD ROAD PID 56001, ZONED MDR AS PRESENTED WITH THE FOLLOWING CONDITIONS:  
1. SUBJECT TO OBTAINING ALL STATE & TOWN PERMITS AND INSPECTIONS.  
2. CERTIFICATE OF ELEVATION TO BE FILED WITH CODE ENFORCEMENT.  
THAT BEING THE DECISION OF THE MAJORITY OF THE APPOINTED MEMBERS OF THE ZONING BOARD OF ADJUSTMENT BY A VOTE OF YES - 4, NO - 1.

WETLAND NOTES:  
1) WETLANDS WERE DELINEATED BY EDWARD N. HERBERT ASSOCIATES, INC.  
2) WETLANDS WERE DELINEATED ON THE BASIS OF HYDROPHYTIC VEGETATION, HYDRIC SOILS, AND WETLANDS HYDROLOGY IN ACCORDANCE WITH THE TECHNIQUES OUTLINED IN THE CORPUS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1, JANUARY, 1987.  
3) THE HYDRIC SOILS COMPONENT OF DELINEATIONS PRODUCED SHALL BE DETERMINED IN ACCORDANCE WITH THE MANUAL OF FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND (VERSION 3, APRIL 2004), PUBLISHED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION.  
4) WETLANDS SHALL BE CLASSIFIED BY THE APPLICANT IN ACCORDANCE WITH US FISH AND WILDLIFE SERVICE MANUAL FWS/DBS-79/31 CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES, COWARDIN ET AL, 1979.

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.

DATE: OCTOBER, 2022

*Edward N. Herbert*  
LICENSED LAND SURVEYOR

FINAL PLAN

**LOT LINE ADJUSTMENT PLAN**  
**TAX MAP 56/LOT 001, 13 FIELD ROAD**  
**AND TAX MAP 52 LOT 005**  
**55 NORTH SHORE ROAD**  
**DERRY, NH**

PREPARED FOR:  
JOSEPH L. MCCARRAN  
17 HEMENWAY ROAD  
SALEM, MA 01970

SCALE: 1"=40'

SHEET 1 OF 2

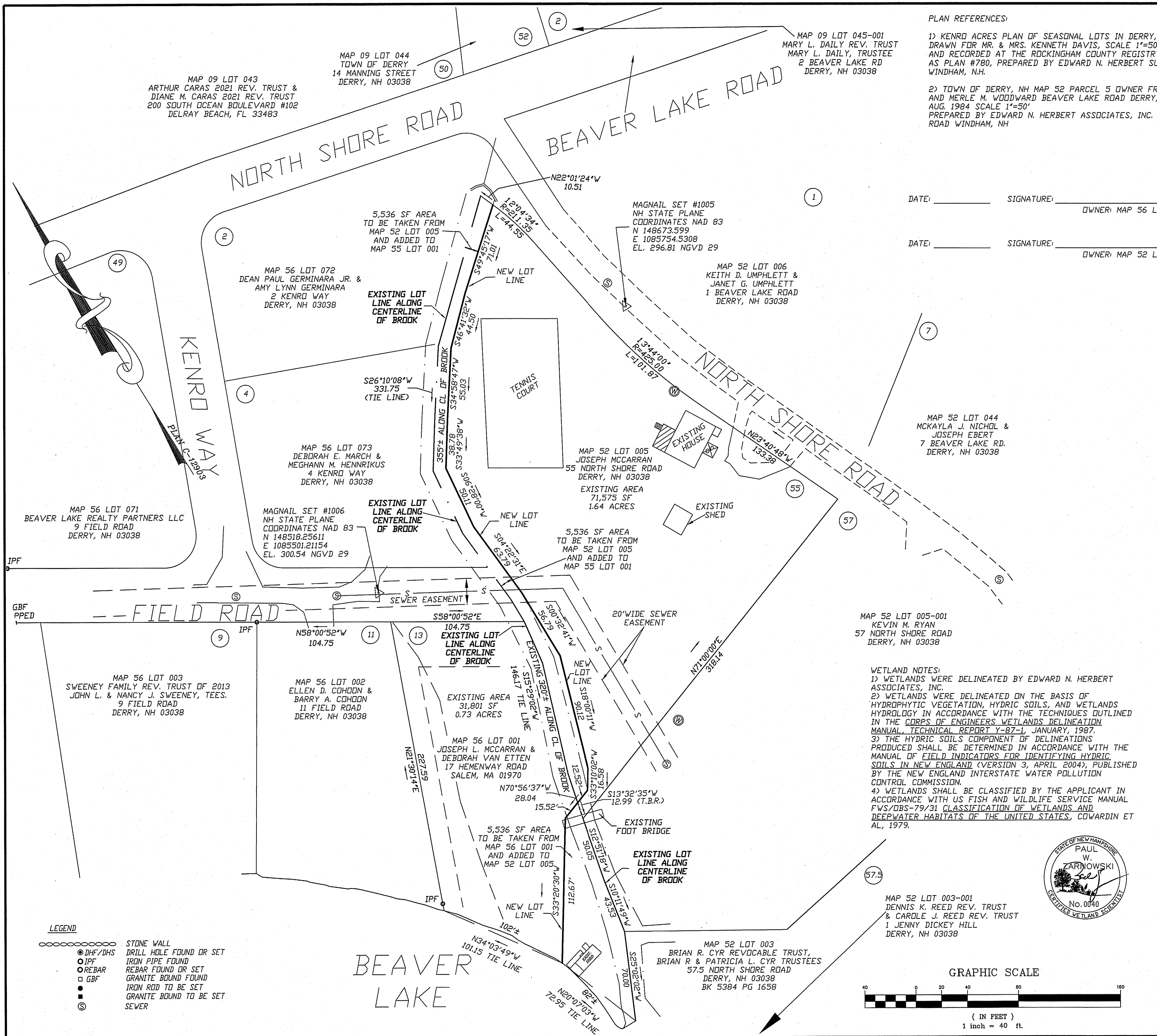
MAY, 2022

APPROVED BY DERRY PLANNING BOARD

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

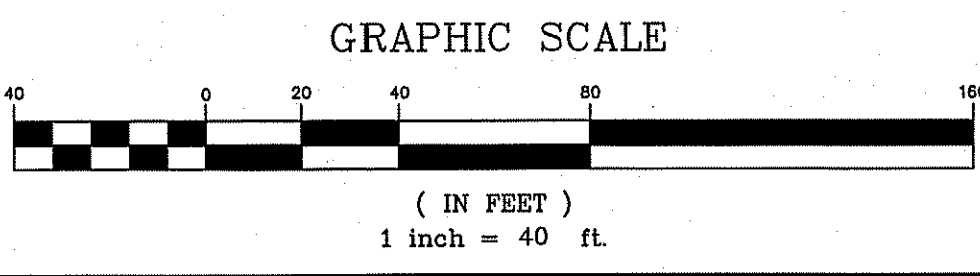
APPROVAL IS GRANTED SUBJECT TO ALL CONDITIONS AND REQUIREMENTS OF THE LAND DEVELOPMENT CONTROL REGULATIONS OF THE TOWN OF DERRY AND FURTHER SUBJECT TO ALL SPECIFIC CONDITIONS AND REQUIREMENTS AS NOTED:

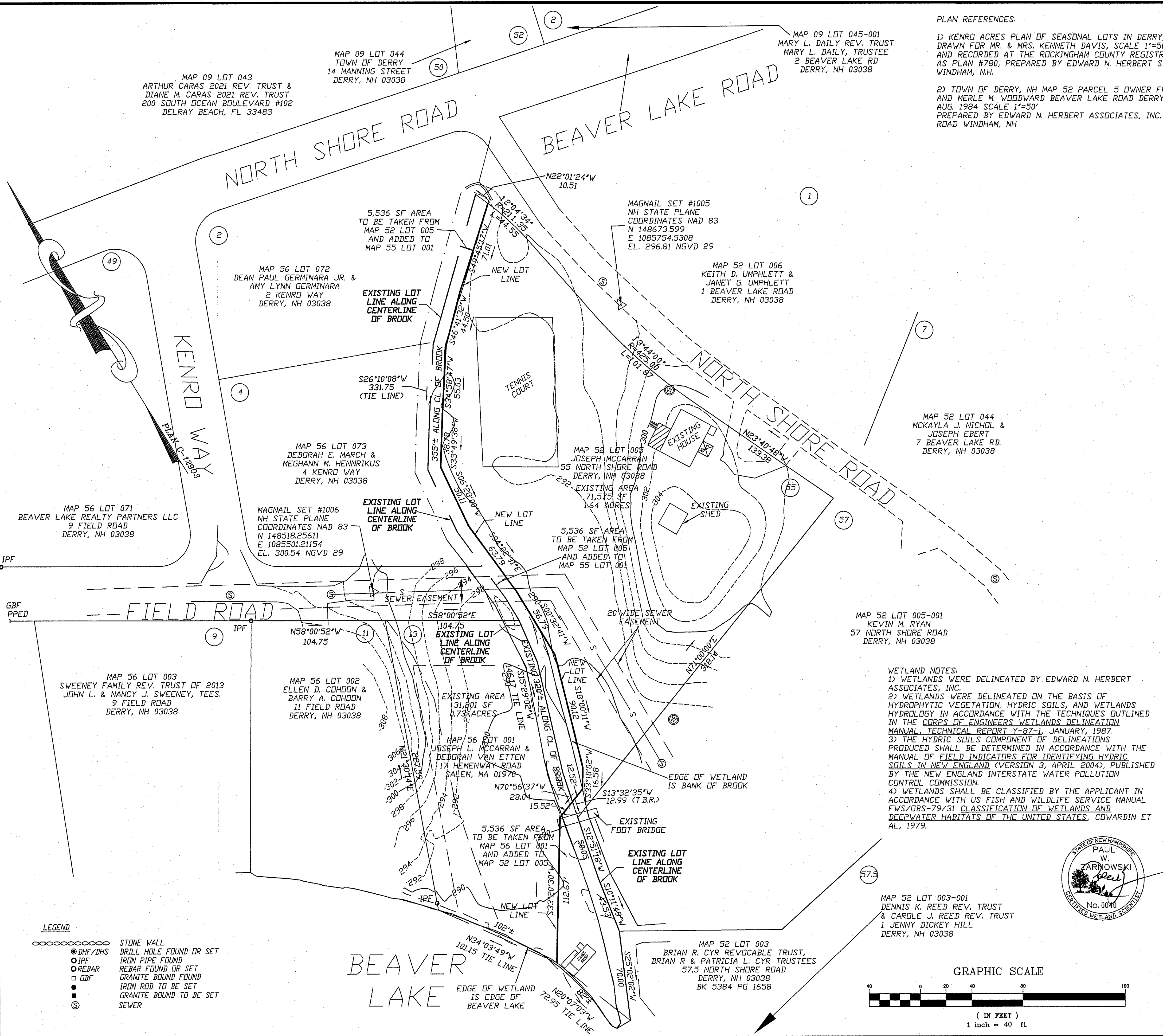
**EDWARD N. HERBERT ASSOC., INC.**  
LAND SURVEYING - CIVIL ENGINEERING  
1 FROST ROAD WINDHAM, N.H. 03087 (603)432-2462



LEGEND

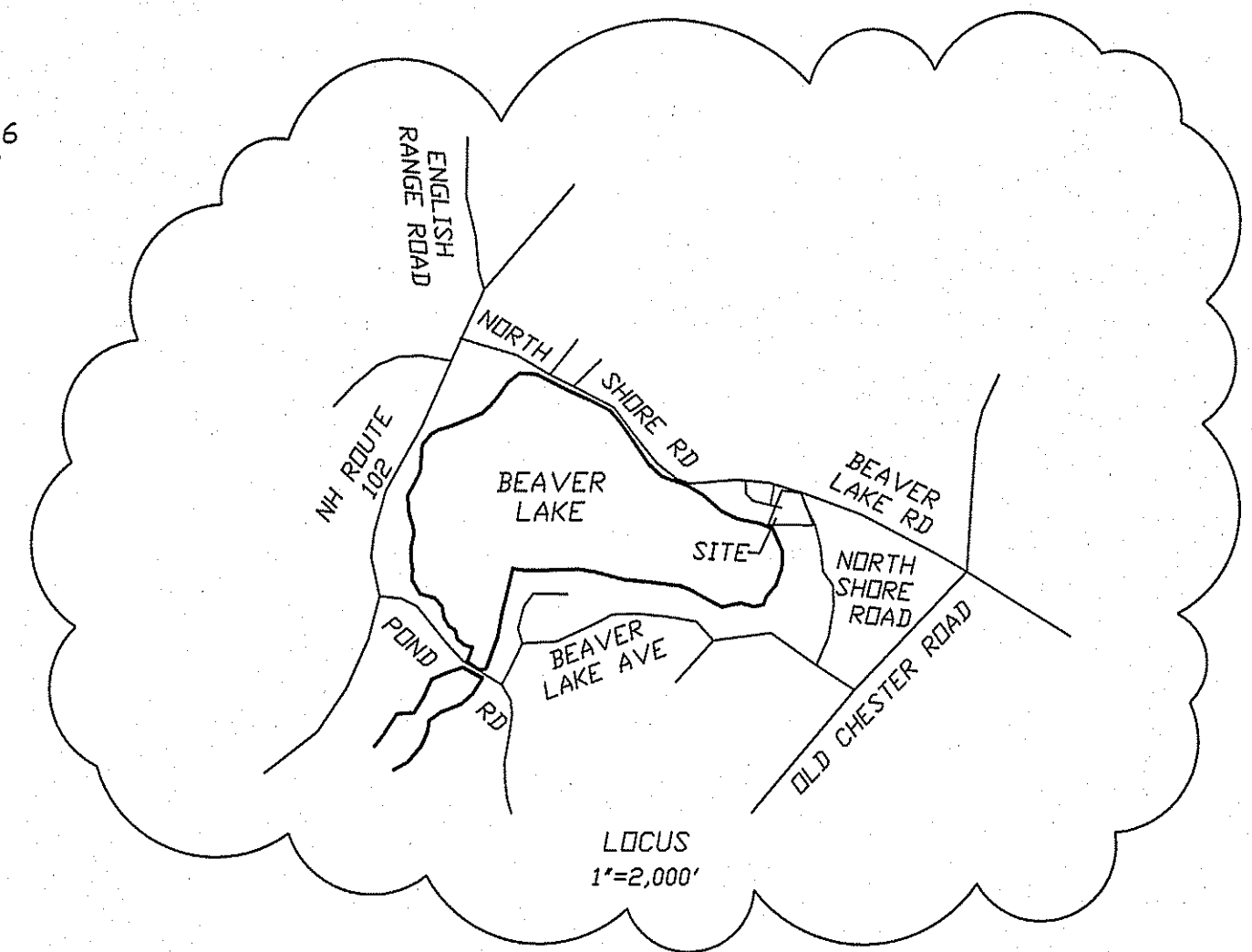
- STONE WALL
- DHF/DHS
- IPF
- REBAR
- GBF
- IRON ROD
- GRANITE BOUND TO BE SET
- DRILL HOLE FOUND OR SET
- IRON PIPE FOUND
- REBAR FOUND OR SET
- GRANITE BOUND FOUND
- IRON ROD TO BE SET
- GRANITE BOUND TO BE SET
- SEWER





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- 2) TOWN OF DERRY, NH MAP 52 PARCEL 5 OWNER FRANK B. JR. AND MERLE M. WOODWARD BEAVER LAKE ROAD DERRY, NH. DATE AUG. 1984 SCALE 1"=50' PREPARED BY EDWARD N. HERBERT ASSOCIATES, INC. 1 FROST ROAD WINDHAM, NH



**NOTES:**

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PROPERTY LOCATION: 13 FIELD ROAD  
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DATE: OCTOBER, 2022

*Edward N. Herbert*  
 LICENSED LAND SURVEYOR

**TOPOGRAPHY AND WETLANDS PLAN**

**LOT LINE ADJUSTMENT PLAN**  
 TAX MAP 56/LOT 001, 13 FIELD ROAD  
 AND TAX MAP 52 LOT 005  
 55 NORTH SHORE ROAD  
 DERRY, NH

PREPARED FOR:  
 JOSEPH L. MCCARRAN  
 17 HEMENWAY ROAD  
 SALEM, MA 01970  
 SHEET 2 OF 2

SCALE: 1"=40'  
 MAY, 2022

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**APPROVED BY DERRY PLANNING BOARD**

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

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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:

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

- LEGEND**
- DHF/DHS
  - IPF
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