

NOTES:

- PURPOSE OF THIS PLAT IS TO SUBDIVIDE TAX MAP 11 LOT 44 INTO TWO BUILDABLE LOTS.
- THE OWNER OF RECORD:
REGINA M. GORDON REVOCABLE TRUST
LINDA M. CURRIER, TRUSTEE
41 CHESTER ROAD
RAYMOND, NH 03077
- SOURCE OF TITLE: REGINA M. GORDON, DATED JULY 1, 1997, RECORDED AT BOOK 3223 PAGE 1923, ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON ON-THE-GROUND FIELD SURVEY PERFORMED BY THIS OFFICE IN OCTOBER & NOVEMBER OF 2015. HORIZONTAL DATUM IS BASED ON NAD83 PER GPS OBSERVATIONS.
- PROPERTY IS ZONED COMMERCIAL/MIXED USE (C3).
MINIMUM LOT SIZE= 1.5 ACRES (65,340 SQ. FT.)
MINIMUM FRONTAGE= 150 FEET
FRONT SETBACK= 25 FEET
SIDE/REAR SETBACK= 25 FEET
- ALL LOTS WILL BE SERVICED BY AN ONSITE WELL & SEPTIC SYSTEM.
- LOTS ARE GREATER THAN FIVE (5) ACRES AND DOES NOT REQUIRE NHDES SUBDIVISION APPROVAL.
- WETLANDS SHOWN HEREON WERE DELINEATED BY NORTH COUNTRY SOIL SERVICES ON APRIL 8, 10, 11 & 12, 2015 AND LOCATED BY THIS OFFICE IN OCTOBER AND NOVEMBER 2015.
- MAP 11 LOT 44 DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD ZONE) PER FLOOD INSURANCE RATE MAP 3301500193E, WITH AN EFFECTIVE DATE OF MAY 17, 2005.
- ACREAGE SUMMARY:
LOT 44: 77.247 ACRES
LOT 44-1: 9.048 ACRES
TOTAL: 86.295 ACRES
- PROPOSED ACCESS FOR LOT 44 AS SHOWN ON PLAN TO BE APPROVED BY NHDOT (ROUTE 102 IS A STATE MAINTAINED ROAD); LOT 44-1 WILL FOLLOW EXISTING DRIVEWAY ENTRANCES.
- THE PLAN AS APPROVED BY THE TOWN OF RAYMOND PLANNING BOARD CONSISTS OF TWO SHEETS. SHEET ONE (1) WILL BE RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. THE SECOND SHEET WILL REMAIN ON FILE AT THE TOWN OFFICE.

PLAN REFERENCES:

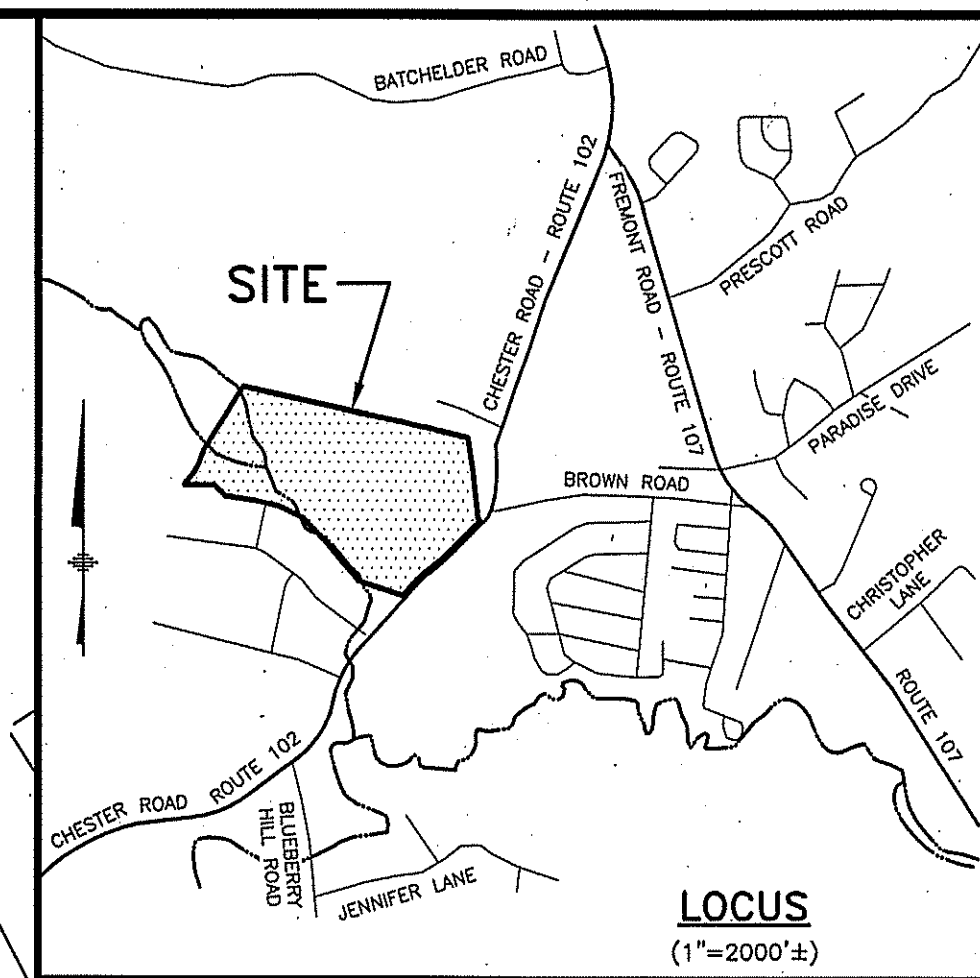
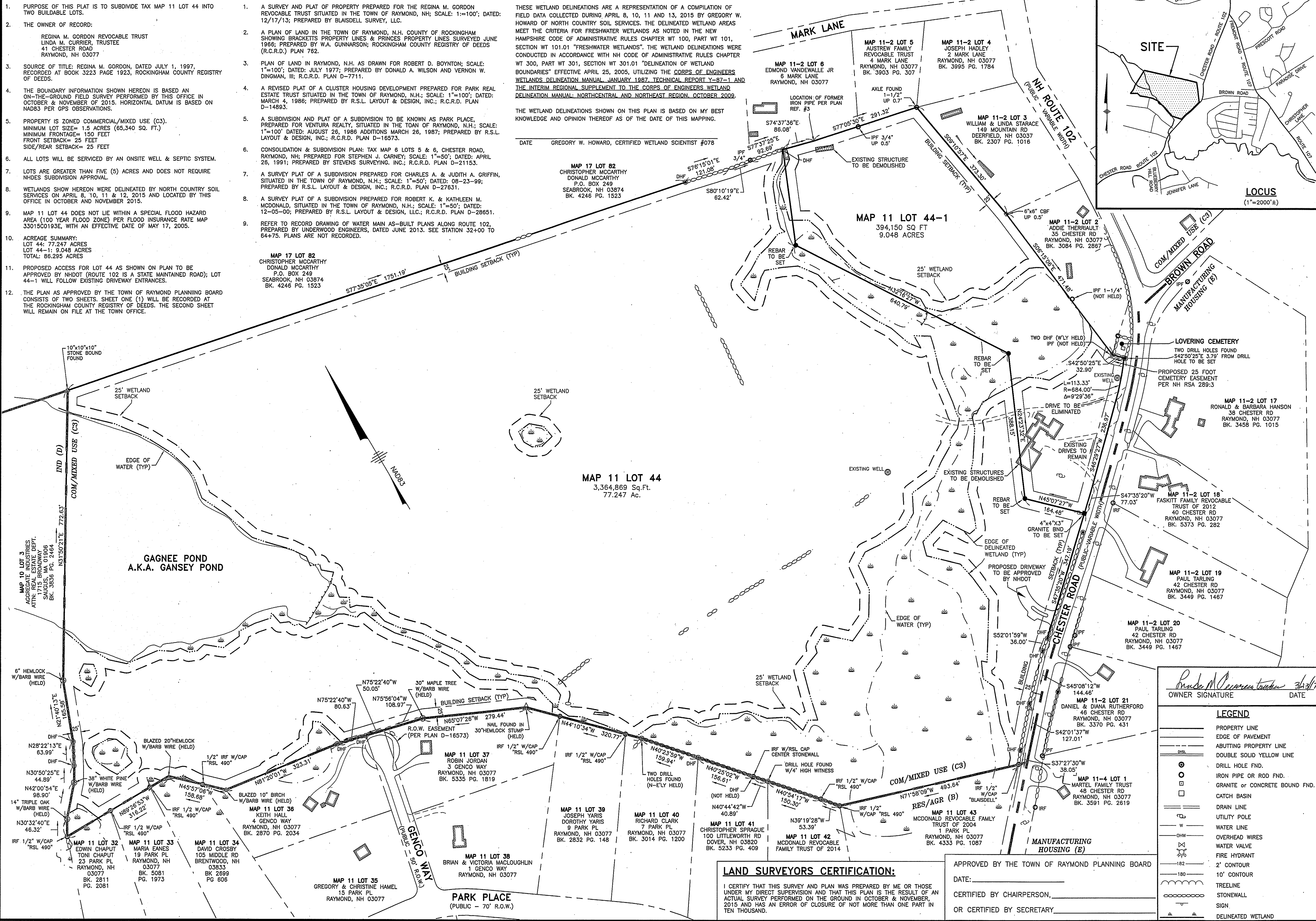
- A SURVEY AND PLAT OF PROPERTY PREPARED FOR THE REGINA M. GORDON REVOCABLE TRUST SITUATED IN THE TOWN OF RAYMOND, NH; SCALE: 1"=100'; DATED: 12/17/13; PREPARED BY BLAISDELL SURVEY, LLC.
- A PLAN OF LAND IN THE TOWN OF RAYMOND, N.H. COUNTY OF ROCKINGHAM SHOWING BRACKETTS PROPERTY LINES & PRINCES PROPERTY LINES SURVEYED JUNE 1966; PREPARED BY W.A. GUNNARSON; ROCKINGHAM COUNTY REGISTRY OF DEEDS (R.C.R.D.) PLAN 762.
- PLAN OF LAND IN RAYMOND, N.H. AS DRAWN FOR ROBERT D. BOYNTON; SCALE: 1"=100'; DATED: JULY 1977; PREPARED BY DONALD A. WILSON AND VERNON W. DINGMAN, III; R.C.R.D. PLAN D-7711.
- A REVISED PLAT OF A CLUSTER HOUSING DEVELOPMENT PREPARED FOR PARK REAL ESTATE TRUST SITUATED IN THE TOWN OF RAYMOND, N.H.; SCALE: 1"=100'; DATED: MARCH 4, 1986; PREPARED BY R.S.L. LAYOUT & DESIGN, INC.; R.C.R.D. PLAN D-14893.
- A SUBDIVISION AND PLAT OF A SUBDIVISION TO BE KNOWN AS PARK PLACE, PREPARED FOR VENTURA REALTY, SITUATED IN THE TOWN OF RAYMOND, N.H.; SCALE: 1"=100'; DATED: AUGUST 26, 1986 ADDITIONS MARCH 26, 1987; PREPARED BY R.S.L. LAYOUT & DESIGN, INC.; R.C.R.D. PLAN D-16573.
- CONSOLIDATION & SUBDIVISION PLAN: TAX MAP 6 LOTS 5 & 6, CHESTER ROAD, RAYMOND, NH; PREPARED FOR STEPHEN J. CARNEY; SCALE: 1"=50'; DATED: APRIL 26, 1991; PREPARED BY STEVENS SURVEYING, INC.; R.C.R.D. PLAN D-21153.
- A SURVEY PLAT OF A SUBDIVISION PREPARED FOR CHARLES A. & JUDITH A. GRIFFIN, SITUATED IN THE TOWN OF RAYMOND, N.H.; SCALE: 1"=50'; DATED: 08-23-99; PREPARED BY R.S.L. LAYOUT & DESIGN, INC.; R.C.R.D. PLAN D-27631.
- A SURVEY PLAT OF A SUBDIVISION PREPARED FOR ROBERT K. & KATHLEEN M. MCDONALD, SITUATED IN THE TOWN OF RAYMOND, N.H.; SCALE: 1"=50'; DATED: 12-05-00; PREPARED BY R.S.L. LAYOUT & DESIGN, LLC.; R.C.R.D. PLAN D-28651.
- REFER TO RECORD DRAWING OF WATER MAIN AS-BUILT PLANS ALONG ROUTE 102, PREPARED BY UNDERWOOD ENGINEERS, DATED JUNE 2013. SEE STATION 32+00 TO 64+75. PLANS ARE NOT RECORDED.

WETLAND CERTIFICATION:

THESE WETLAND DELINEATIONS ARE A REPRESENTATION OF A COMPILATION OF FIELD DATA COLLECTED DURING APRIL 8, 10, 11 AND 13, 2015 BY GREGORY W. HOWARD OF NORTH COUNTRY SOIL SERVICES. THE DELINEATED WETLAND AREAS MEET THE CRITERIA FOR FRESHWATER WETLANDS AS NOTED IN THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES CHAPTER WT 100, PART WT 101, SECTION WT 101.01 "FRESHWATER WETLANDS". THE WETLAND DELINEATIONS WERE CONDUCTED IN ACCORDANCE WITH NH CODE OF ADMINISTRATIVE RULES CHAPTER WT 300, PART WT 301, SECTION WT 301.01 "DELINEATION OF WETLAND BOUNDARIES" EFFECTIVE APRIL 25, 2005, UTILIZING THE CORPUS OF ENGINEERS WETLANDS DELINEATION MANUAL, JANUARY 1987, TECHNICAL REPORT Y-87-1 AND THE INTERIM REGIONAL SUPPLEMENT TO THE CORPUS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, OCTOBER 2009.

THE WETLAND DELINEATIONS SHOWN ON THIS PLAN IS BASED ON MY BEST KNOWLEDGE AND OPINION THEREOF AS OF THE DATE OF THIS MAPPING.

DATE: GREGORY W. HOWARD, CERTIFIED WETLAND SCIENTIST #078

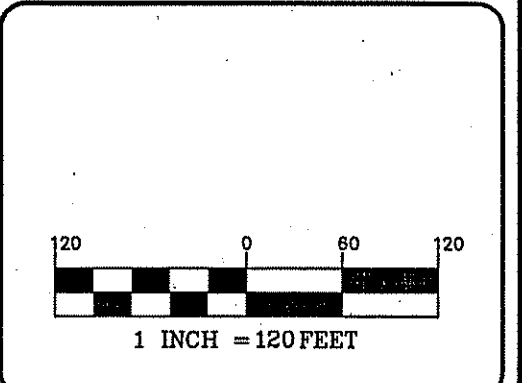


The Dubai Group, Inc.
84 Range Road
Windham, NH 03087
603-458-6462

Engineers
Planners
Surveyors

TheDubayGroup.com

NEW STATE OF NH LICENSE NO. 991
TIM W. SUTHERLAND
L.S. 1000
SIGNATURE



REVISIONS:

REV#	DATE	COMMENT	BY

DRAWN BY: TWS
CHECKED BY: TWS
DATE: MARCH 23, 2017
SCALE: 1"=120'
FILE: 196sub
DEED REF: BK 3223 PG 1923

PROJECT:
MAP 11 LOT 44 SUBDIVISION
41 CHESTER ROAD
RAYMOND, NEW HAMPSHIRE

FOR
MARDAN GROUP, LLC
740 CHESTNUT STREET
MANCHESTER, NH 03104

OWNER
REGINA M. GORDON
REVOCABLE TRUST
C/O LINDA M. CURRIER TR.
210 CHARLES STREET
FARMINGTON, NH 03835

SHEET TITLE:
SUBDIVISION PLAN

PROJECT #196 SHEET 1 of 2

LAND SURVEYORS CERTIFICATION:

I CERTIFY THAT THIS SURVEY AND PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT THIS PLAN IS THE RESULT OF AN ACTUAL SURVEY PERFORMED ON THE GROUND IN OCTOBER & NOVEMBER, 2015 AND HAS AN ERROR OF CLOSURE OF NOT MORE THAN ONE PART IN TEN THOUSAND.

APPROVED BY THE TOWN OF RAYMOND PLANNING BOARD
DATE: _____
CERTIFIED BY CHAIRPERSON, _____
OR CERTIFIED BY SECRETARY _____

Paul Tarling
OWNER SIGNATURE DATE

LEGEND

- PROPERTY LINE
- EDGE OF PAVEMENT
- ABUTTING PROPERTY LINE
- DOUBLE SOLID YELLOW LINE
- DRILL HOLE FND.
- IRON PIPE OR ROD FND.
- GRANITE OR CONCRETE BOUND FND.
- CATCH BASIN
- DRAIN LINE
- UTILITY POLE
- WATER LINE
- OVERHEAD WIRES
- WATER VALVE
- FIRE HYDRANT
- 2' CONTOUR
- 10' CONTOUR
- TREELINE
- STONEWALL
- SIGN
- DELINEATED WETLAND

N:\PROJECTS\196-Mardan, Raymond, NH Survey\196sub.dwg

NOTES:

1. THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON ON-THE-GROUND FIELD SURVEY PERFORMED BY THIS OFFICE IN OCTOBER & NOVEMBER OF 2015.
2. EXISTING FEATURES AND TOPOGRAPHY SHOWN HEREON IS BASED ON MAPPING PROVIDED BY EASTERN TOPOGRAPHICS (PHOTO DATE: APRIL 18, 2015) AND SUPPLEMENTED WITH AN ON-THE-GROUND FIELD SURVEY BY THIS OFFICE.
3. ELEVATIONS SHOWN HEREON ARE BASED NAVD88 PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON OCTOBER 29, 2015.
4. HORIZONTAL DATUM IS BASED ON NAD83 PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON OCTOBER 29, 2015.
5. WETLANDS SHOWN HEREON WERE DELINEATED BY NORTH COUNTRY SOIL SERVICES ON APRIL 8, 10, 11, & 13, 2015 AND LOCATED BY THIS OFFICE IN OCTOBER AND NOVEMBER 2015.
6. MAP 11 LOT 44 DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD ZONE) PER FLOOD INSURANCE RATE MAP NUMBER 3301SC0193E WITH AN EFFECTIVE DATE OF MAY 17, 2005.

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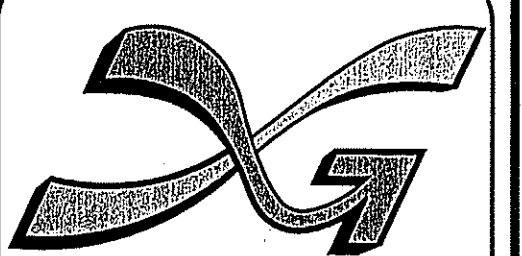
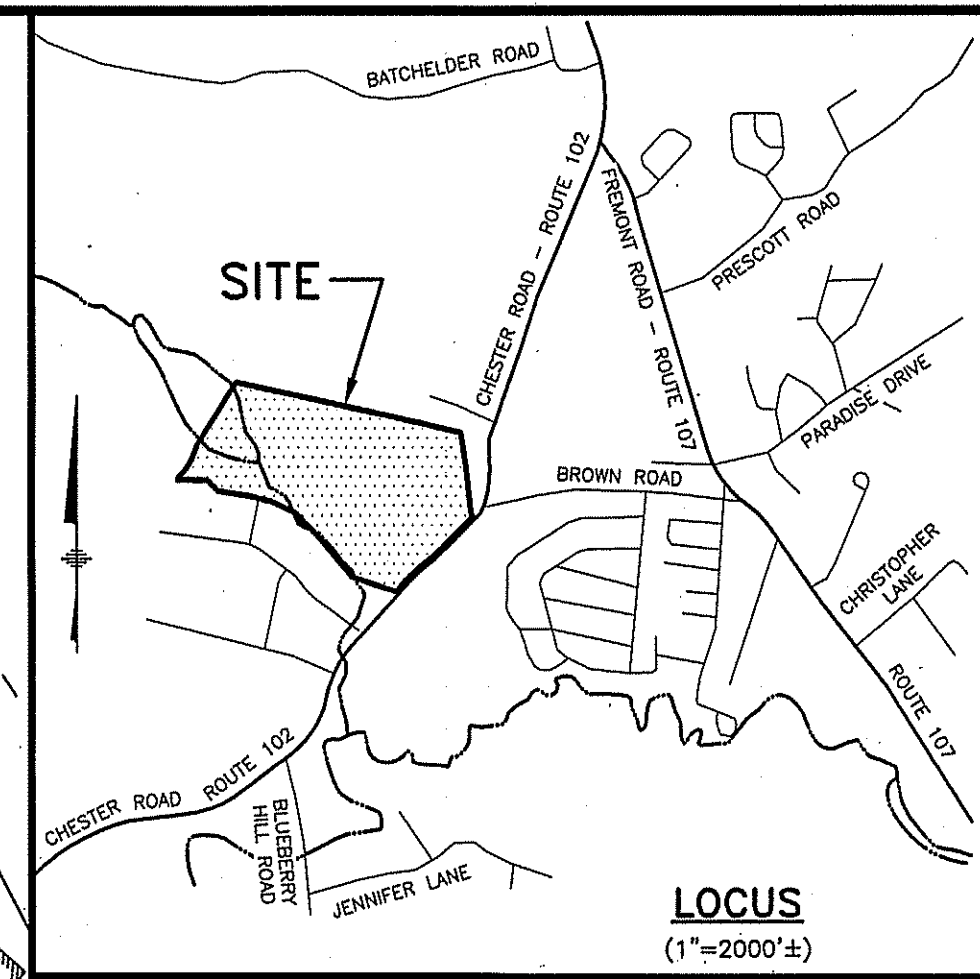
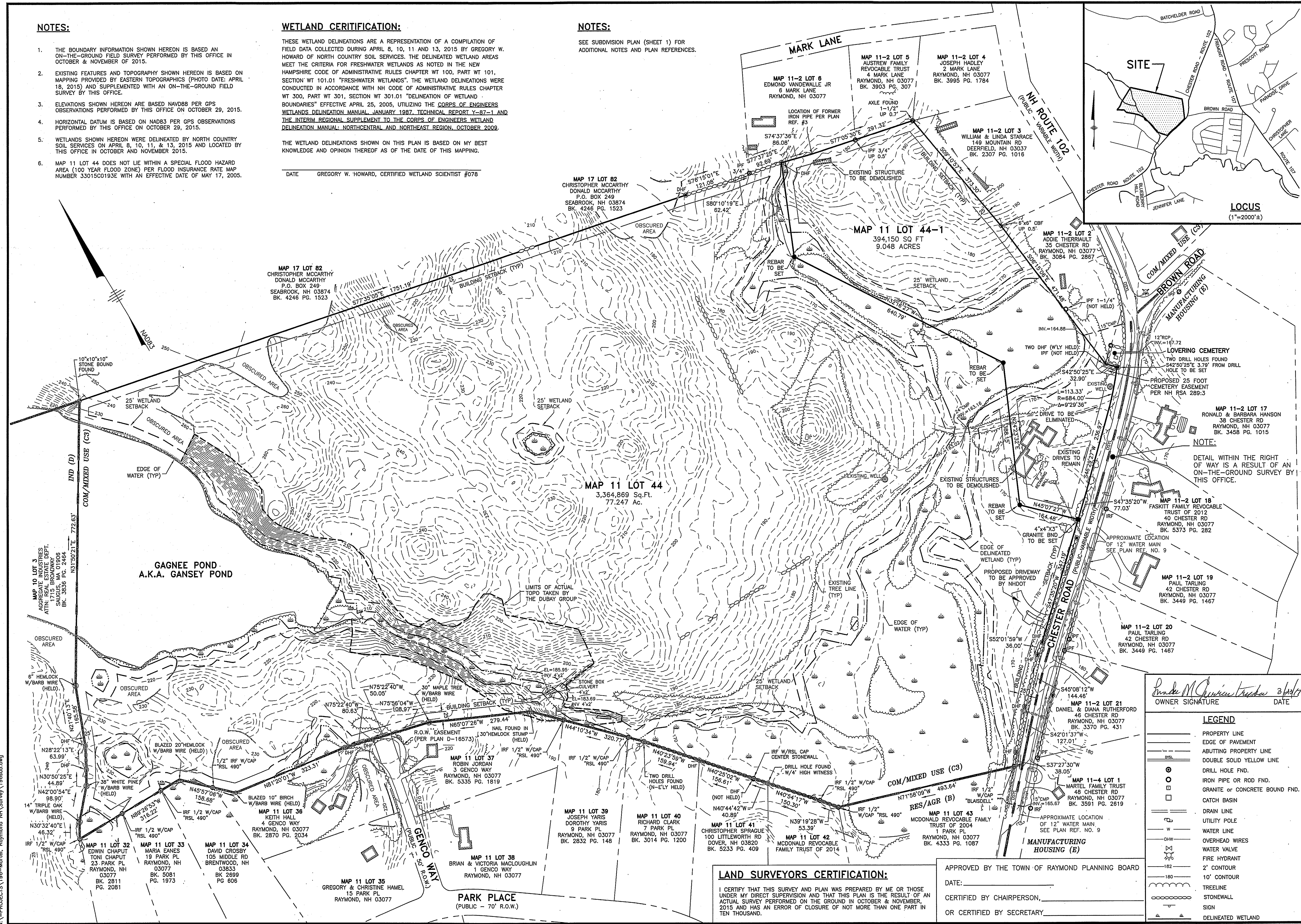
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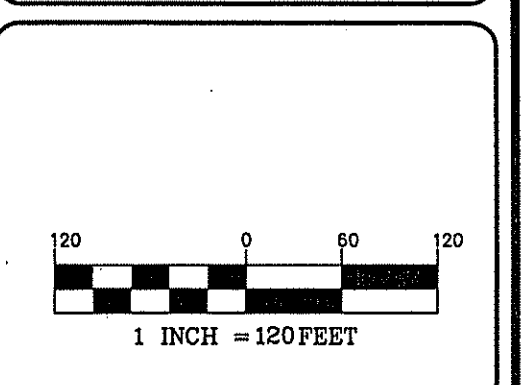
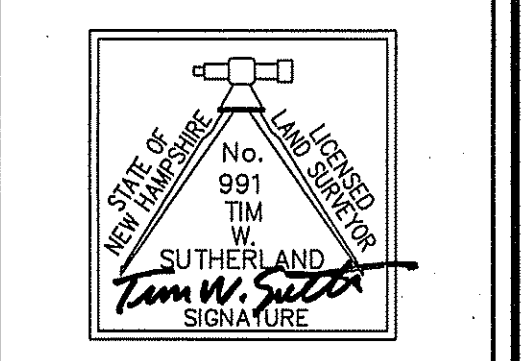
DATE: GREGORY W. HOWARD, CERTIFIED WETLAND SCIENTIST #078

NOTES:

SEE SUBDIVISION PLAN (SHEET 1) FOR ADDITIONAL NOTES AND PLAN REFERENCES.



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 REGINA M. GORDON
 REVOCABLE TRUST
 C/O LINDA M. CURRIER TR.
 210 CHARLES STREET
 FARMINGTON, NH 03835

SHEET TITLE:
TOPOGRAPHIC SUBDIVISION PLAN
 PROJECT #196 SHEET 2 of 2

LAND SURVEYORS CERTIFICATION:
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APPROVED BY THE TOWN OF RAYMOND PLANNING BOARD
 DATE: _____
 CERTIFIED BY CHAIRPERSON, _____
 OR CERTIFIED BY SECRETARY _____

Paul Tarling
 OWNER SIGNATURE DATE 3/23/17

LEGEND

	PROPERTY LINE
	EDGE OF PAVEMENT
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