

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE URBAN SURVEY CLASSIFICATION OF THE NH CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. RANDOM TRAVERSE SURVEY BY TOTAL STATION, WITH A PRECISION GREATER THAN 1:15,000.

*Patrick J. Shaw* L.L.S. #1018  
 9/03/2019 DATE

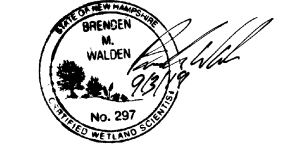
NO. 1018  
 PATRICK J. SHAW  
 L.L.S.  
 SIGNATURE

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEED REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.

- LEGEND**
- EXISTING LOT LINE
  - - - PROPOSED LOT LINE
  - - - LOT LINE TO BE REMOVED
  - - - PROPOSED BUILDING SETBACKS
  - - - PROPOSED EASEMENT LINE
  - - - WETLAND BUFFER
  - - - 100' SHORELAND NO CUT/NO DISTURB BUFFER
  - - - 150' SHORELAND WOODLAND BUFFER
  - - - EDGE OF WETLAND
  - - - EDGE OF WATER
  - - - APPROXIMATE VERNAL POOL PER ASSESSMENT BY GOVE ENVIRONMENTAL SERVICES, INC. DATED MAY 6, 2019
  - - - VERNAL POOL BUFFER
  - - - APPROXIMATE DISCONTINUED R.O.W. (SEE NOTE 20)
  - - - STONE WALL
  - - - REMNANT STONE WALL
  - BOUND FOUND
  - DRILL HOLE FOUND
  - IRON PIPE/ROD/STEEL BAR FOUND
  - 5/8" REBAR W/D CAP TO BE SET
  - 4"x4" GRANITE BOUND TO BE SET
  - BOUND FOUND
  - DRILL HOLE FOUND
  - IRON PIPE FOUND
  - IRON ROD FOUND
  - IRON ROD SET
  - GRAN. D.H.
  - WETLAND AREA
  - BARBED WIRE ON GROUND
  - CONIFEROUS TREE W/ BARBED WIRE
  - DECIDUOUS TREE W/ BARBED WIRE
  - EP EDGE OF PAVEMENT
  - EOG EDGE OF GRAVEL
  - SGC SLOPED GRANITE CURB

- ADDITIONAL ADJUTERS:**
- TAX MAP 21, LOT 9  
 PAUL C. & KRISTINA RHINERSON  
 195 PLEASANT STREET  
 EPPING, NH 03042  
 R.C.R.D. BOOK 2706, PAGE 1488
  - TAX MAP 21, LOT 10  
 GLEN & MARIA CASSIDY  
 193 PLEASANT STREET  
 EPPING, NH 03042  
 R.C.R.D. BOOK 4611, PAGE 1211
  - TAX MAP 28, LOT 41  
 TAMMY A. SHENNETT  
 192 PLEASANT STREET  
 EPPING, NH 03042  
 R.C.R.D. BOOK 5842, PAGE 2241
  - TAX MAP 28, LOT 42  
 THE ROMAN CATHOLIC BISHOP OF MANCHESTER  
 153 ASH STREET  
 MANCHESTER, NH 03101  
 R.C.R.D. BOOK 2699, PAGE 898
  - TAX MAP 28, LOT 43  
 CHRISTINE EVANS  
 204 PLEASANT STREET  
 EPPING, NH 03042  
 R.C.R.D. BOOK 5413, PAGE 1941
  - TAX MAP 28, LOT 44  
 LAWRENCE S. & CRISS A. SOUCIE  
 210 PLEASANT STREET  
 EPPING, NH 03042  
 R.C.R.D. BOOK 4314, PAGE 67
  - TAX MAP 28, LOT 45-1  
 JAROD & KRISTIE MOULTON  
 4 LEDGEWOOD LANE  
 EPPING, NH 03042  
 R.C.R.D. BOOK 5910, PAGE 2984
  - TAX MAP 21, LOT 7  
 KENNETH & MARY KATHRYN HARPER  
 217 PLEASANT STREET  
 EPPING, NH 03042  
 R.C.R.D. BOOK 5615, PAGE 2027
  - TAX MAP 28, LOT 47  
 LLOYD PERKINS, JR.  
 216 PLEASANT STREET  
 EPPING, NH 03042  
 R.C.R.D. BOOK 5364, PAGE 1695

APPROVED BY THE EPPING PLANNING BOARD  
*Joseph J. Pen* 4-11-19  
*James M. Pen* 4-11-19  
*Charles J. Pen* 4-11-19  
*Dave Barlow* 4-11-19

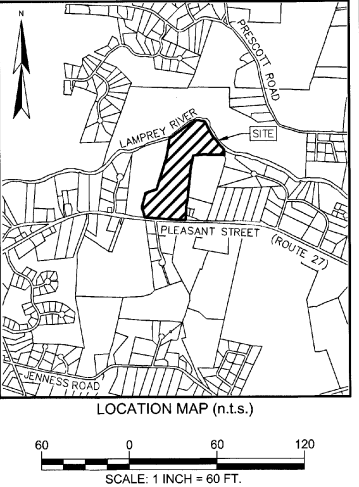
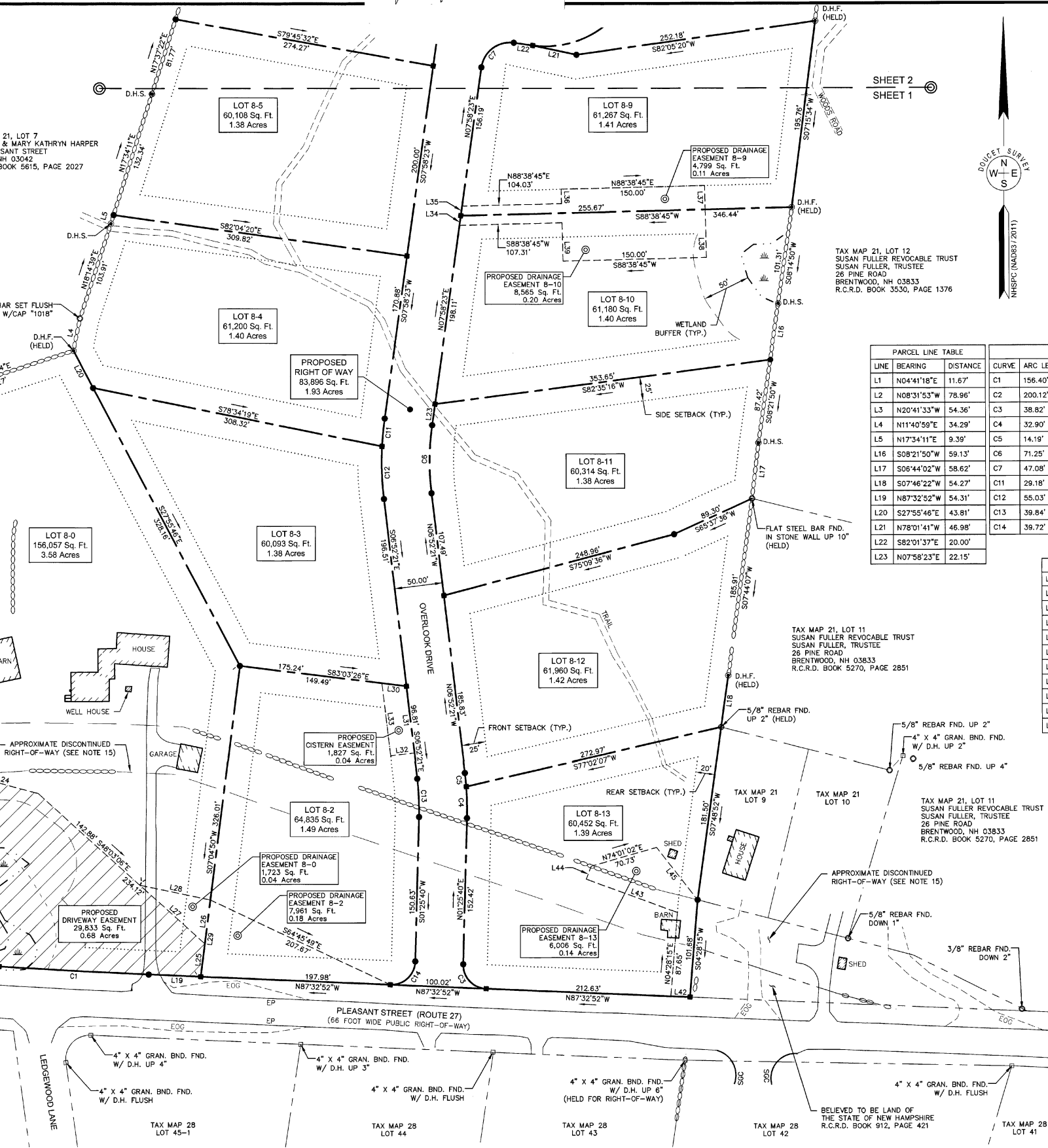


NO. 297  
 DEPARTMENT OF ASSESSOR'S OFFICE

TAX MAP 21, LOT 7  
 KENNETH & MARY KATHRYN HARPER  
 217 PLEASANT STREET  
 EPPING, NH 03042  
 R.C.R.D. BOOK 5615, PAGE 2027

TAX MAP 21, LOT 8  
 SUSAN FULLER REVOCABLE TRUST  
 SUSAN FULLER, TRUSTEE  
 26 PINE ROAD  
 BRENTWOOD, NH 03833  
 R.C.R.D. BOOK 3530, PAGE 1376

TAX MAP 28, LOT 46  
 JUSTINE M. HINKLEY  
 3 LEDGEWOOD LANE  
 EPPING, NH 03042  
 R.C.R.D. BOOK 3784, PAGE 263



PARCEL LINE TABLE			PARCEL CURVE TABLE					
LINE	BEARING	DISTANCE	CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
L1	N04°41'18"E	11.67'	C1	156.40'	7607.00'	11°04'18"	N86°57'31"W	156.40'
L2	N08°31'53"W	78.96'	C2	200.12'	9131.01'	11°5'21"	N85°40'44"W	200.12'
L3	N20°41'33"W	54.36'	C3	38.82'	25.00'	88°58'31"	N43°03'36"W	35.04'
L4	N11°40'59"E	34.29'	C4	32.90'	325.00'	5°47'58"	N01°28'19"W	32.88'
L5	N17°34'11"E	9.39'	C5	14.19'	325.00'	2°30'03"	N05°37'19"W	14.19'
L6	S08°21'50"W	59.13'	C6	71.25'	275.00'	14°50'45"	N00°33'01"E	71.06'
L7	S06°44'02"W	58.62'	C7	47.08'	30.00'	89°55'24"	N53°00'41"E	42.40'
L8	S07°46'22"W	54.27'	C11	29.18'	325.00'	5°08'37"	S05°24'05"W	29.17'
L9	N87°32'52"W	54.31'	C12	55.03'	325.00'	9°42'07"	S02°01'17"E	54.97'
L10	S27°55'46"E	43.81'	C13	39.84'	275.00'	8°18'01"	S02°43'21"E	39.80'
L11	N78°01'41"W	46.98'	C14	39.72'	25.00'	91°01'26"	S46°56'25"W	35.67'
L12	S82°01'37"E	20.00'						
L13	N07°58'23"E	22.15'						

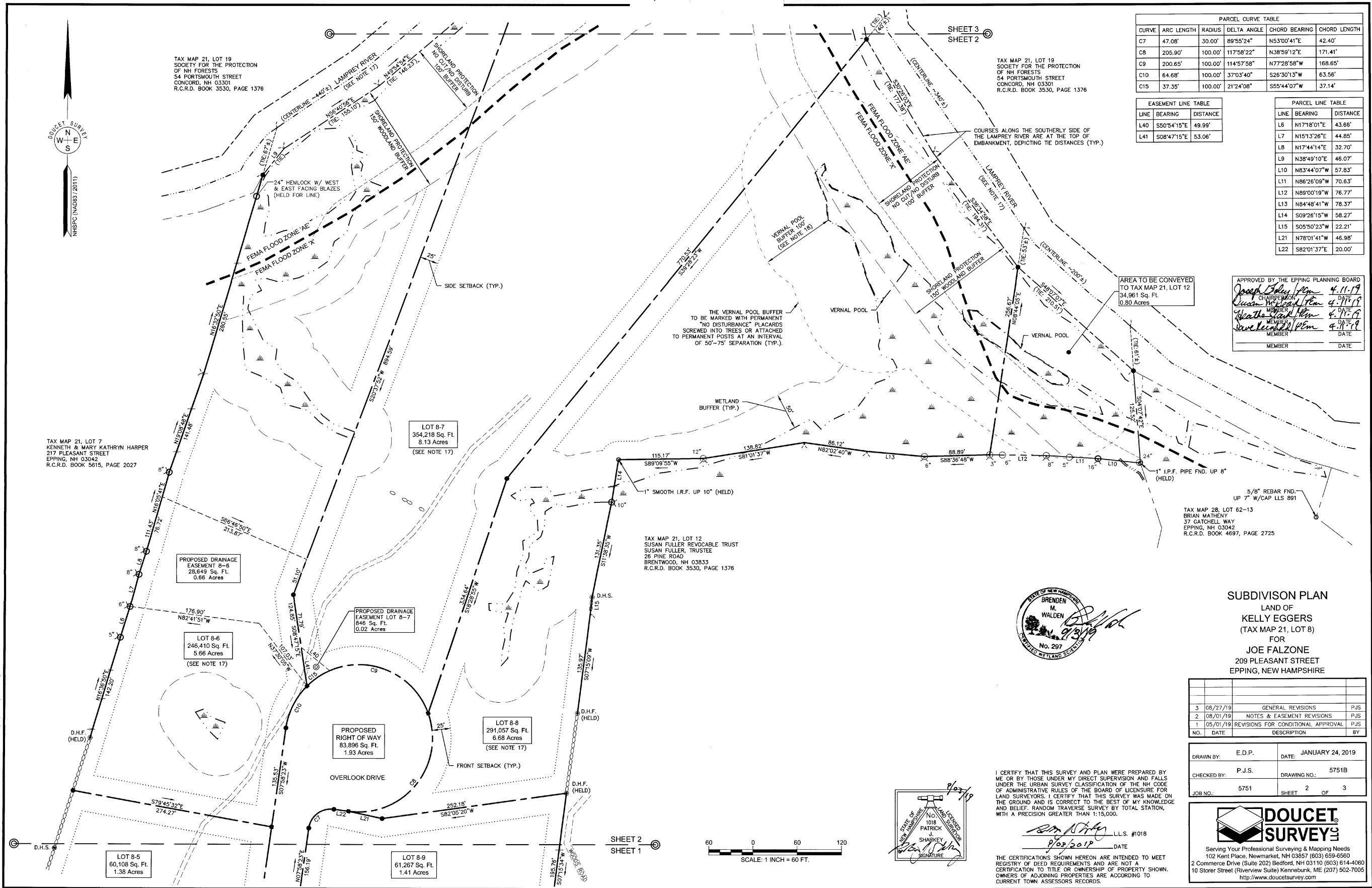
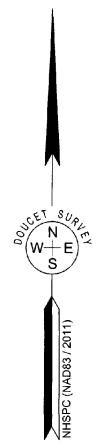
EASEMENT LINE TABLE			EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L24	S74°55'53"E	78.35'	L34	N07°58'23"E	10.13'
L25	S07°04'50"W	34.68'	L35	N07°58'23"E	10.13'
L26	S07°04'50"W	46.02'	L36	N01°21'15"W	15.00'
L27	N48°03'06"W	91.24'	L37	S01°21'15"E	25.00'
L28	S78°13'46"E	75.11'	L38	S01°21'15"E	50.00'
L29	N07°04'50"E	80.69'	L39	N01°21'15"W	40.00'
L30	S83°03'26"E	25.74'	L42	N87°32'52"W	20.01'
L31	S06°52'21"E	70.00'	L43	N69°43'43"W	101.07'
L32	S83°07'39"W	25.00'	L44	N21°09'41"E	14.49'
L33	N06°52'21"W	76.15'	L45	S37°52'02"E	69.52'

**SUBDIVISION PLAN**  
 LAND OF  
**KELLY EGGERS**  
 (TAX MAP 21, LOT 8)  
 FOR  
**JOE FALZONE**  
 209 PLEASANT STREET  
 EPPING, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY
3	08/27/19	GENERAL REVISIONS	PJS
2	08/01/19	NOTES & EASEMENT REVISIONS	PJS
1	05/01/19	REVISIONS FOR CONDITIONAL APPROVAL	PJS

DRAWN BY: E.D.P. DATE: JANUARY 24, 2019  
 CHECKED BY: P.J.S. DRAWING NO.: 5751B  
 JOB NO.: 5751 SHEET 1 OF 3

**DOUCET SURVEY**  
 Serving Your Professional Surveying & Mapping Needs  
 102 Kent Place, Newmarket, NH 03857 (603) 659-6560  
 2 Commerce Drive (Suite 202) Bedford, NH 03110 (603) 614-4060  
 10 Storers Street (Riverview Suite) Kennebunk, ME (207) 502-7005  
<http://www.doucetsurvey.com>



PARCEL CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C7	47.08'	30.00'	89°55'24"	N53°00'41"E	42.40'
C8	205.90'	100.00'	117°58'22"	N38°59'12"E	171.41'
C9	200.65'	100.00'	114°57'58"	N77°28'58"W	168.65'
C10	64.68'	100.00'	37°03'40"	S26°30'13"W	63.56'
C15	37.35'	100.00'	21°24'08"	S55°44'07"W	37.14'

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L40	S50°54'15"E	49.99'
L41	S08°47'15"E	53.06'

PARCEL LINE TABLE

LINE	BEARING	DISTANCE
L6	N17°18'01"E	43.68'
L7	N15°13'26"E	44.85'
L8	N17°44'14"E	32.70'
L9	N38°49'10"E	46.07'
L10	N83°44'07"W	57.83'
L11	N86°26'09"W	70.63'
L12	N89°00'19"W	76.77'
L13	N84°48'41"W	78.37'
L14	S09°26'15"W	58.27'
L15	S05°50'23"W	22.21'
L21	N78°01'41"W	46.98'
L22	S82°01'37"E	20.00'

APPROVED BY THE EPPING PLANNING BOARD

MEMBER	DATE
Joseph Foley	4.11.19
Diana M. Eggers	4.11.19
Heather M. Falzone	4.11.19
Steve Leitch	4.11.19

TAX MAP 21, LOT 19  
 SOCIETY FOR THE PROTECTION  
 OF NH FORESTS  
 54 PORTSMOUTH STREET  
 CONCORD, NH 03301  
 R.C.R.D. BOOK 3530, PAGE 1376

TAX MAP 21, LOT 19  
 SOCIETY FOR THE PROTECTION  
 OF NH FORESTS  
 54 PORTSMOUTH STREET  
 CONCORD, NH 03301  
 R.C.R.D. BOOK 3530, PAGE 1376

TAX MAP 21, LOT 7  
 KENNETH & MARY KATHRYN HARPER  
 217 PLEASANT STREET  
 EPPING, NH 03042  
 R.C.R.D. BOOK 5615, PAGE 2027

LOT 8-7  
 354,218 Sq. Ft.  
 8.13 Acres  
 (SEE NOTE 17)

TAX MAP 21, LOT 12  
 SUSAN FULLER REVOCABLE TRUST  
 SUSAN FULLER, TRUSTEE  
 26 PINE ROAD  
 BRENTWOOD, NH 03833  
 R.C.R.D. BOOK 3530, PAGE 1376

TAX MAP 28, LOT 62-13  
 BRIAN MATHENY  
 37 GATCHELL WAY  
 EPPING, NH 03042  
 R.C.R.D. BOOK 4697, PAGE 2725

PROPOSED DRAINAGE  
 EASEMENT 8-6  
 28,649 Sq. Ft.  
 0.66 Acres

PROPOSED DRAINAGE  
 EASEMENT LOT 8-7  
 846 Sq. Ft.  
 0.02 Acres

LOT 8-6  
 246,410 Sq. Ft.  
 5.66 Acres  
 (SEE NOTE 17)

LOT 8-8  
 291,057 Sq. Ft.  
 6.68 Acres  
 (SEE NOTE 17)

PROPOSED RIGHT OF WAY  
 83,896 Sq. Ft.  
 1.93 Acres

LOT 8-5  
 60,108 Sq. Ft.  
 1.38 Acres

LOT 8-9  
 61,267 Sq. Ft.  
 1.41 Acres



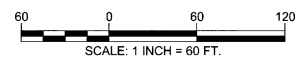
SUBDIVISION PLAN  
 LAND OF  
 KELLY EGERS  
 (TAX MAP 21, LOT 8)  
 FOR  
 JOE FALZONE  
 209 PLEASANT STREET  
 EPPING, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY
3	08/27/19	GENERAL REVISIONS	P.J.S.
2	08/01/19	NOTES & EASEMENT REVISIONS	P.J.S.
1	05/01/19	REVISIONS FOR CONDITIONAL APPROVAL	P.J.S.

DRAWN BY:	E.D.P.	DATE:	JANUARY 24, 2019
CHECKED BY:	P.J.S.	DRAWING NO.:	5751B
JOB NO.:	5751	SHEET	2 OF 3

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE URBAN SURVEY CLASSIFICATION OF THE NH CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. RANDOM TRAVERSE SURVEY BY TOTAL STATION, WITH A PRECISION GREATER THAN 1:15,000.

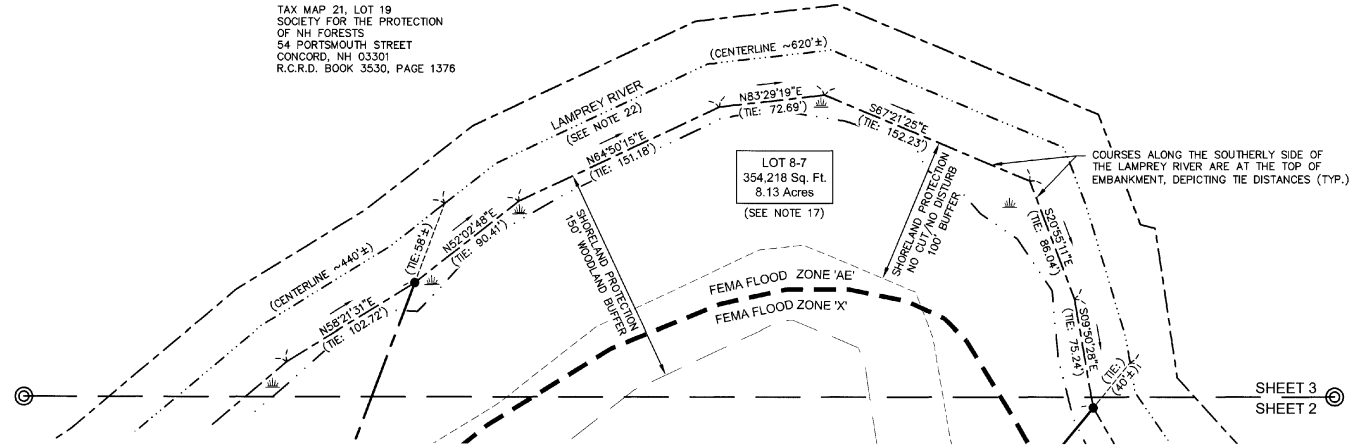
Signature of Patrick J. Sharkey, L.L.S. #1018, dated 9/03/2019.



SHEET 2  
 SHEET 1



TAX MAP 21, LOT 19  
 SOCIETY FOR THE PROTECTION  
 OF NH FORESTS  
 54 PORTSMOUTH STREET  
 CONCORD, NH 03301  
 R.C.R.D. BOOK 3530, PAGE 1376



APPROVED BY THE EPPING PLANNING BOARD	
<i>Joseph Falzone</i>	4-11-19
CHAIRPERSON	DATE
<i>Dustin Wilson</i>	4-11-19
MEMBER	DATE
<i>Heather Clark</i>	4-11-19
MEMBER	DATE
<i>Dave Kocourek</i>	4-11-19
MEMBER	DATE
MEMBER	DATE

SHEET 3  
 SHEET 2

NOTES:

- REFERENCE: TAX MAP 21, LOT 8, 209 PLEASANT STREET, EPPING, NH 03042, D.S.I. PROJECT NO. 5751
- TOTAL PARCEL AREA: 1,815,205 SQ. FT. OR 41.67 AC.
- OWNER OF RECORD: KELLY EGGERS, 209 PLEASANT STREET, EPPING, NH 03042, R.C.R.D. BOOK 5903, PAGE 931, R.C.R.D. BOOK 5966, PAGE 518
- ZONE: RESIDENTIAL DIMENSIONAL REQUIREMENTS:
 

MIN. LOT AREA	60,000 sq.ft.
MIN. FRONTAGE	200 ft.
MIN. FRONT SETBACK	25 ft.
MIN. REAR SETBACK	20 ft.
MIN. SIDE SETBACK	25 ft.
MAX. BUILDING HEIGHT	35 ft.
MAX. LOT COVERAGE	30 %

 WETLAND SETBACKS: LESS THAN 10,000 sq.ft. 25 ft., 10,000 sq.ft. TO 1 ACRE 50 ft., GREATER THAN 1 ACRE OR CONTIGUOUS WITH THE SHORELINE OF THE LAMPREY RIVER 75 ft.
- ZONING INFORMATION LISTED HEREON IS BASED ON THE TOWN OF EPPING ZONING ORDINANCE DATED 2018 AS AVAILABLE ON THE TOWN WEBSITE ON NOVEMBER 13, 2018. ADDITIONAL REGULATIONS APPLY, AND REFERENCE IS HEREBY MADE TO THE EFFECTIVE ZONING ORDINANCE. THE LAND OWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE MUNICIPAL, STATE AND FEDERAL REGULATIONS.
- THE PARCEL IS ALSO SUBJECT TO THE STATE OF NH SHORELAND PROTECTION DISTRICT. LIMITS WITHIN THE PROTECTED SHORELAND 250 ft., NATURAL WOODLAND BUFFER RESTRICTIONS 150 ft., NEW SEPTIC SYSTEM LEACHFIELD SETBACK 125 ft., PRIMARY BUILDING LINE 50 ft.
- FIELD SURVEY PERFORMED BY DOUCET SURVEY DURING OCTOBER & NOVEMBER 2018 USING A TRIMBLE S6 TOTAL STATION AND A TRIMBLE R8 SURVEY GRADE OPS WITH A TRIMBLE TSC3 DATA COLLECTOR AND A SOKKIA B21 AUTO LEVEL. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
- JURISDICTIONAL WETLANDS DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC. DURING OCTOBER 2018 IN ACCORDANCE WITH THE FOLLOWING:
  - US ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JAN 1987) AND REGIONAL SUPPLEMENT TO CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, NORTH-CENTRAL AND NORTH-EAST REGION, VERSION 2.0, JANUARY 2012.
  - FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 4.0, 2016 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4.0, NEHSC (MAY 2017).
  - NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, CURRENT VERSION.
- FLOOD HAZARD ZONE: "X" & "AE", PER FIRM MAP #33015C0215E, DATED MAY 17, 2005.

- HORIZONTAL DATUM BASED ON NEW HAMPSHIRE STATE PLANE(2800) NAD83(2011) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.
- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH AND IN RELATION TO THE CURRENT LEGAL DESCRIPTION, AND IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE.
- DUE TO THE COMPLEXITY OF RESEARCHING ROAD RECORDS AS A RESULT OF INCOMPLETE, UNORGANIZED, INCONCLUSIVE, GUBERNATED, OR LOST DOCUMENTS, THERE IS AN INHERENT UNCERTAINTY INVOLVED WHEN ATTEMPTING TO DETERMINE THE LOCATION AND WIDTH OF A ROADWAY RIGHT OF WAY. THE EXTENT OF PLEASANT STREET (ROUTE 27) AS DEPICTED HEREON IS BASED ON RESEARCH CONDUCTED AT EPPING TOWN HALL, ROCKINGHAM COUNTY REGISTRY OF DEEDS, EPPING HISTORICAL SOCIETY, NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION AND THE NEW HAMPSHIRE STATE ARCHIVES.
- FINAL MONUMENTATION MAY BE DIFFERENT THAN THE PROPOSED MONUMENTATION SHOWN HEREON. DUE TO THE FACT THAT SITE CONDITIONS WILL DICTATE THE ACTUAL LOCATION AND TYPE OF MONUMENTS INSTALLED IN THE FIELD. PLEASE REFER TO EITHER THE "MONUMENTATION LOCATION PLAN" TO BE RECORDED OR CONTACT DOUCET SURVEY, LLC FOR CLARIFICATION OF MONUMENTS SET. (A RECORDED PLAN WILL BE PRODUCED AT THE DISCRETION OF DOUCET SURVEY, LLC).
- WATER BOUNDARIES ARE DYNAMIC IN NATURE AND ARE SUBJECT TO CHANGE DUE TO NATURAL CAUSES SUCH AS EROSION OR ACCRETION.
- THERE IS A 20 FEET UTILITY, GRADING AND DRAINAGE EASEMENT ALONG THE PROPOSED ROAD.
- DISCONTINUED RIGHT-OF-WAY OF "OLD" SOUTH SIDE ROAD PER ARTICLE 25 OF THE EPPING, N.H. ANNUAL TOWN ELECTION ON MARCH 12, 2019. ALSO SEE REFERENCE PLANS 4, 14 & 15.
- APPROVED WAIVERS REQUESTED FROM THE TOWN OF EPPING SUBDIVISION REGULATIONS:
 

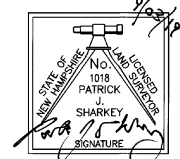
SECTION 10.2.D REQUIRING EXISTING GRADES AND TOPOGRAPHIC FEATURES THROUGHOUT THE ENTIRE PARCEL. SUFFICIENT TOPOGRAPHIC INFORMATION HAS BEEN PROVIDED TO PROVE THE BUILDABLE LOTS.

SECTION 10.2.G REQUIRING SOILS STUDIES FOR THE ENTIRE PARCEL. SOIL STUDIES WERE PERFORMED WITHIN THE VICINITY OF THE BUILDABLE LOTS.

STREET CONSTRUCTION STANDARDS TABLE REQUIRING A 2% MAXIMUM GRADE ON INTERSECTION APPROACH WITHIN 100 FEET.
- LOTS 8-6, 8-7 & 8-8 ARE SUBJECT TO THE STATE-PROTECTED LAMPREY RIVER SHORELINE, AND THEREFORE CANNOT BE CLEARED OF NATIVE VEGETATION OR DEVELOPED FOR ACCESS WITHOUT PROPER PERMITS FROM THE TOWN & STATE. ADDITIONALLY, THESE LOTS ARE SUBJECT TO A 100' NO CUT/NO DISTURB BUFFER. FURTHERMORE, DUE TO THE E. COLI IMPAIRMENTS OF THE RIVER IN THE AREA OF THESE LOTS ADJACENT TO THE LAMPREY RIVER, ADDITIONAL TOWN & STATE REVIEW IS RECOMMENDED TO LIMIT OR RESTRICT THE USE OF HORSES FOR THESE LOTS.
- VERNAL POOL ASSESSMENT PERFORMED BY GOVE ENVIRONMENTAL SERVICES, INC. RESULTS IN REPORT DATED MAY 6, 2019. THE VERNAL POOL BUFFER TO BE MARKED WITH PERMANENT "NO DISTURBANCE" PLACARDS SCREWED INTO TREES OR ATTACHED TO PERMANENT POSTS AT AN INTERVAL OF 50'-75' SEPARATION.
- NHDOT DRIVEWAY PERMIT NO. 06-147-379, DATED 7/01/2019.
- NHDES STATE SUBDIVISION APPROVAL NO. #SA2019082002, DATED 8/20/2019.
- HOME OWNERS WILL BE RESPONSIBLE FOR MAINTENANCE AND SNOW REMOVAL FOR THE MAIL KIOSK.
- AREAS ALONG THE LAMPREY RIVER WERE CALCULATED BASED UPON TOP OF RIVER EMBANKMENT.

REFERENCE PLANS:

- "A SURVEY AND PLAT OF PROPERTY PREPARED FOR WILFRED CLOUTIER SITUATED IN THE TOWN OF EPPING, N.H." DATED SEPTEMBER 27, 1985, BY R.S.L. LAYOUT & DESIGN INC., R.C.R.D. PLAN D-15372.
- "SUBDIVISION OF LAND AND LOT LINE ADJUSTMENT FOR JONES HILL REALTY TRUST IN EPPING, N.H." DATED MAY 1987, BY PARKER SURVEY ASSOC., INC., R.C.R.D. PLAN D-16495.
- "PROPERTY OF WAYNE CARRAWAY EPPING N.H." DATED MAY 1989, BY M.E. JENKINS & SONS, R.C.R.D. PLAN C-19488.
- "PLAN OF LAND IN EPPING NH FOR MARILYN & BRADFORD PERRY" DATED APRIL 1990, BY WILLIAM G. COLLINS ASSOCIATES, R.C.R.D. PLAN D-20386.
- "CHASE LAND (1376-047&2619-1997)" DATED SEPT 11, 1986, BY DAVID R. NOYES, R.C.R.D. PLAN D-23943.
- "A SURVEY AND PLAT OF PROPERTY PREPARED FOR KEVIN M. AND SUSAN E. FULLER SITUATED IN THE TOWN OF EPPING, NEW HAMPSHIRE" DATED 1-26-96, BY R.S.L. LAYOUT & DESIGN, INC., R.C.R.D. PLAN D-24468.
- "PLAN OF LAND SHOWING LOTS 11-6-1, 11-61-3 AND 11-61-4 OWNED BY JONES HILL REALTY TRUST, JACK O. LAVOIE, TRUSTEE, PO BOX 897, EPPING, N.H. AND LOT 11-61-2 OWNED BY CSR REALTY TRUST, GEORGE ROHR, TRUSTEE, 279 MAIN STREET, CANDIA, N.H." DATED FEBRUARY, 1997, BY EDWARD N. HERBERT ASSOC., INC., R.C.R.D. PLAN D-25328.
- "LAND TRANSFER PLAN BETWEEN PARCEL 11-61-4 OWNED BY JONES HILL REALTY TRUST, JACK O. LAVOIE, TRUSTEE, P.O. BOX 897, EPPING, N.H. 03042 AND PARCEL 11-62, "SAINT JOSEPH'S CHURCH" ROMAN CATHOLIC BISHOP, 153 ASH ST., MANCHESTER, N.H. 03101" DATED AUGUST, 1997, BY EDWARD N. HERBERT ASSOC., INC., R.C.R.D. PLAN D-25798.
- "SUBDIVISION PLAN OF PARCEL 11-61-4 OWNED BY JONES HILL REALTY TRUST, JACK O. LAVOIE, TRUSTEE, P.O. BOX 897, EPPING, N.H. 03042" DATED APRIL, 2000, BY EDWARD N. HERBERT ASSOC., INC., R.C.R.D. PLAN D-28179.
- "SUBDIVISION PLAT EPPING, ROCKINGHAM COUNTY NEW HAMPSHIRE PREPARED FOR GAIL P. CHASE" DATED JUNE 26, 2000, BY ORVIS/DREW, LLC, R.C.R.D. PLAN D-28461.
- "SUBDIVISION PLAN TAX MAP 21 LOTS 5 & 6 ROUTE 27, PLEASANT ST., EPPING NH" DATED 9/19/01, BY JONES & BEACH ENGINEERS, INC., R.C.R.D. PLAN D-29525.
- "SUBDIVISION PLAN-PHASE II PREPARED FOR J. BRUCE GATCHELL LOCATED AT ROUTE 27, EPPING, NEW HAMPSHIRE" DATED APRIL, 2004, BY ATLANTIC SURVEY COMPANY, R.C.R.D. PLAN D-31603.
- "PROPERTY OF ROBERT D. TERRY, EPPING, N.H." DATED 3/76, BY T. REFF, R.P.F. ON FILE AT THE TOWN OF EPPING.
- "PLAN AND PROFILE OF PROPOSED U.S. PUBLIC WORKS PROJECT NRH 240-G (1935) SOUTH SIDE ROAD, TOWNS OF RAYMOND, EPPING ROCKINGHAM COUNTY" REVISED DATE 1-25-35, BY STATE OF NEW HAMPSHIRE STATE HIGHWAY DEPARTMENT.
- "PLANS OF PROPOSED FEDERAL AID PROJECT NO. 240-G(2) SOUTH SIDE ROAD; TOWNS OF RAYMOND AND EPPING COUNTY OF ROCKINGHAM" DATED 3-3-39, BY STATE OF NEW HAMPSHIRE HIGHWAY DEPARTMENT.



I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE URBAN SURVEY CLASSIFICATION OF THE NH CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. RANDOM TRAVERSE SURVEY BY TOTAL STATION, WITH A PRECISION GREATER THAN 1:15,000.

*Pat Falzone* L.L.S. #1018  
 9/02/2019 DATE

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEED REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.



SUBDIVISION PLAN  
 LAND OF  
 KELLY EGGERS  
 (TAX MAP 21, LOT 8)  
 FOR  
 JOE FALZONE  
 209 PLEASANT STREET  
 EPPING, NEW HAMPSHIRE

NO	DATE	DESCRIPTION	BY
3	08/27/19	GENERAL REVISIONS	PJS
2	08/01/19	NOTES & EASEMENT REVISIONS	PJS
1	05/01/19	REVISIONS FOR CONDITIONAL APPROVAL	PJS

DRAWN BY:	E.D.P.	DATE:	JANUARY 24, 2019
CHECKED BY:	P.J.S.	DRAWING NO.:	5751B
JOB NO.:	5751	SHEET	3 OF 3

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