

Cathy J. Seary

- NOTES:**
1. REFERENCE: TAX MAP 29, LOTS 224 & 237, 72 ST. LAURENT STREET, D.S.I. PROJECT NO. 5912
 2. TOTAL PARCEL AREA: 241,869 SQ. FT. OR 5.55 AC.
 3. OWNER OF RECORD: TAX MAP 29, LOT 224, LEONARD & JULIETTE LAVOIE REVOCABLE TRUST, PO BOX 182, JULIETTE LAVOIE, TRUSTEES, EPPING, NH 03042, R.C.R.D. BOOK 5038, PAGE 1159 (LOT MERGER)
 4. ZONE: HIGH DENSITY RESIDENTIAL

- DIRECT ABUTTERS:**
- TAX MAP 29, LOT 220, KEVIN A. & CARLA L. O'TOUBRQUE, 54 ST. LAURENT STREET, EPPING, NH 03042, R.C.R.D. BOOK 5167, PAGE 855
 - TAX MAP 29, LOT 221, DONNA & GREGORY KEEFE JACKSON, 84 ST. LAURENT STREET, EPPING, NH 03042, R.C.R.D. BOOK 4587, PAGE 2440
 - TAX MAP 29, LOT 222, 3RD GREER PROPERTY MANAGEMENT LLC, 60 ST. LAURENT STREET, EPPING, NH 03042, R.C.R.D. BOOK 6086, PAGE 2171
 - TAX MAP 29, LOT 225, 76 ST. LAURENT STREET, EPPING, NH 03042, R.C.R.D. BOOK 5681, PAGE 245
 - TAX MAP 29, LOT 226, LAUREN B. WAIN, 3RD GREER STREET, EPPING, NH 03042, R.C.R.D. BOOK 5817, PAGE 216
 - TAX MAP 29, LOT 227, MICHAEL DIORNE, LEOPOLD DIORNE, 84 ST. LAURENT STREET, EPPING, NH 03042, R.C.R.D. BOOK 4800, PAGE 454
 - TAX MAP 29, LOT 230, NO INFO
 - TAX MAP 29, LOT 313, TAXI COMPANY, PO BOX 721, BEDMINSTER, NJ 07921
 - TAX MAP 29, LOT 235, MICHAEL J. FECTEAU REV. TRUST, EPPING, NH 03042, R.C.R.D. BOOK 5936, PAGE 1080
 - TAX MAP 29, LOT 236, PO BOX 364, NANCY L. FECTEAU, EPPING, NH 03042, R.C.R.D. BOOK 3651, PAGE 284
 - ABUTTERS ACROSS ST. LAURENT STREET, LEO & PATRICIA BERNIER, PO BOX 52, SAINT LAURENT STREET, EPPING, NH 03042
 - TAX MAP 29, LOT 13, ABUTTERS ACROSS RAILROAD AVENUE, C/O LORRAINE LAVOIE, EPPING, NH 03042, R.C.R.D. BOOK 2798, PAGE 2403
 - TAX MAP 29, LOT 14, WALTER D. ROBBINS, 65 ST. LAURENT STREET, EPPING, NH 03042, R.C.R.D. BOOK 5506, PAGE 1431
 - TAX MAP 29, LOT 15, JUDY FORREST, EPPING, NH 03042, R.C.R.D. BOOK 5897, PAGE 1972
 - TAX MAP 29, LOT 16, VELLEUS FAMILY REV. TRUST, DAVID & LINDA VELLEUX, TRUSTEES, EPPING, NH 03042, R.C.R.D. BOOK 5878, PAGE 2471
 - ABUTTERS ACROSS RAILROAD AVENUE, COLUMBIA PROPANE, P/O MERRIS EAGLE PROPANE, LP, VALLEY FORGE, PA 19482-9908
 - TAX MAP 29, LOT 298, WAYNE & IRINE C. FROST, 74 RAILROAD AVE, APT 3, EPPING, NH 03042, R.C.R.D. BOOK 2770, PAGE 588
 - TAX MAP 29, LOT 311, STATE OF NEW HAMPSHIRE, DIVISION #6, DURHAM, NH 03824

- REFERENCE PLANS:**
1. PLAN OF LAND, SWEET MEADOW, SAINT LAURENT STREET, EPPING, NH PREPARED FOR NORMAN PELLETIER & JOHN GRACE, BY FREDETTE ASSOCIATES, INC., DATED JANUARY 1988.
 2. ACCESS/EGRESS AND UTILITY EASEMENT BOSTON & MAINE CORPORATION TO NORMAN PELLETIER & JOHN GRACE, BY FREDETTE ASSOCIATES, INC., DATED JULY 1987, R.C.R.D. PLAN D-183586.
 3. LAND IN EPPING, NH, BOSTON AND MAINE RAILROAD TO THE HOME GAS CORPORATION OF GORPSTOWN, DATED OCTOBER 1962, R.C.R.D. PLAN B-16.
 4. "RIGHT-OF-WAY AND TRACK MAP, CONCORD AND PORTSMOUTH R.R., OPERATED BY THE BOSTON AND MAINE RAILROAD CO., DATED OCTOBER 1904, SHEET V28/18", BY THE OFFICE OF VALUATION ENGINEER, DATED JUNE 30, 1914.
 5. "SURVEY PLAN LAND OF DONNA L. KEEFE REVOCABLE TRUST, ASSESSOR'S MAP 29, LOT 220, ST. LAURENT STREET & CHURCH STREET AND LAND OF PENNY L. WATSON AND ELFREDE SHAW, FRANKLIN, NH, DATED MAY 21, 2015, R.C.R.D. PLAN D-37632.
 6. "PLAN OF LAND FOR PISCASSIC REALTY TRUST, 75 RAILROAD AVENUE, EPPING, NH", BY E.J. COLE & ASSOCIATES, INC., DATED JUNE 1, 2010, RECEIVED FROM THE CURRENT OWNER OF TAX MAP 29, LOT 237.
 7. "LOT LINE ADJUSTMENT PLAT, MAP 029, LOTS 244 & 237, PREPARED FOR DAVID & MAUREEN KENNEDY, BY PROMISE LAND SURVEY, LLC, DATED OCTOBER 18, 2010, RECEIVED FROM THE CURRENT OWNER OF TAX MAP 29, LOT 237.
 8. "SUBDIVISION - LAND OF ELIZA NICHOLS, EPPING, NH", BY M.E. JENKINS, DATED SEPTEMBER 1970, R.C.R.D. PLAN BOOK 2046, PAGE 496.
 9. "LOT LINE ADJUSTMENT PLAN FOR MICHAEL J. FECTEAU", BY JONES & BEACH ENGINEERS, INC., DATED AUGUST 28, 1998, R.C.R.D. PLAN D-266668.
 10. "LAND IN EPPING, NH, BOSTON & MAINE CORPORATION TO HUNTER AUTO PARTS, INC.", BY K.E. MOORE & B.G. STAPLES LAND SURVEYORS, DATED JUNE 1983, R.C.R.D. PLAN D-15344.
 11. "A SURVEY AND PLAT OF A SUBDIVISION SURVEYED FOR JOHN C. & KATHERINE M. EAST AND SITUATED IN EPPING, NH", BY R.S.L. LAYOUT & DESIGN, INC., DATED MAY 15, 1984, R.C.R.D. PLAN D-12519.
 12. "SUBDIVISION OF LAND OWNED BY JOSEPH J. CONNORS & ANNE E. CONNORS, SITUATED IN EPPING, NH", BY HENRY A. PETERSON SR., DATED MARCH 3, 1974, R.C.R.D. PLAN D-4538.
 13. "SUBDIVISION PLAN OF LAND OF JOHN H. & JULIA ST. LAURENT", BY ERNEST J. COTE, LAND SURVEYOR, DATED DECEMBER 1973, R.C.R.D. PLAN D-4508.
 14. "SUBDIVISION OF LAND FOR MICHAEL J. & NANCY L. FECTEAU", BY ERNEST J. COTE, R.L.S., DATED SEPTEMBER 1, 1988, R.C.R.D. PLAN C-18869.
 15. "LOT LINE REVISION LAND OF JULIA ST. LAURENT", BY ERNEST J. COTE, R.L.S., 387, DATED JULY 20, 1988, R.C.R.D. PLAN B-18637.
 16. "WHITE LAND (2148-109), FOR JOSEPH E. & GAIL E. WHITE", BY DAVID R. NOYES, DATED MARCH 31, 1976, R.C.R.D. PLAN B-5943.
 17. "SUBDIVISION OF LAND OWNED BY FRANKLIN & ADA GREEN, SITUATED IN EPPING, NH", BY HENRY A. PETERSON, JR., DATED JUNE 1974, R.C.R.D. PLAN B-4861.
 18. "LAND IN EPPING, NH, BOSTON & MAINE CORPORATION TO W.S. GOODRICH COMPANY, INC., DATED MARCH 1966, R.C.R.D. PLAN B-781.
 19. "PLAT OF LAND FOR DONALD A. KEACH AND NANCY S. KEACH IN EPPING, NH", BY PARKER SURVEY ASSOCIATES, INC., DATED FEBRUARY 1979, ON FILE AT MILLENNIUM ENGINEERING, INC.

- UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON OBSERVED PHYSICAL EVIDENCE AND PAINT MARKS FOUND ON-SITE.**
11. THE ACCURACY OF MEASURED UTILITY INVERTS AND PIPE SIZES/TYPES IS SUBJECT TO NUMEROUS FIELD CONDITIONS, INCLUDING, THE ABILITY TO MAKE VISUAL OBSERVATIONS, DIRECT ACCESS TO THE VARIOUS ELEMENTS, MANHOLE CONFIGURATION, ETC.
 12. 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.
 13. THE EDGE OF THE FORMER RAILROAD RIGHT OF WAY IS BASED ON REFERENCE PLANS 3&4 AND THE ALIGNMENT OF SAID PLANS TO MONUMENTS FOUND ALONG THE SOUTHERLY EDGE OF RAILROAD AVENUE CORRESPONDING TO REFERENCE PLAN 3.
 14. DUE TO THE COMPLEXITY OF RESEARCHING ROAD RECORDS AS A RESULT OF INCOMPLETE, UNSTABLE, INCONCLUSIVE, OBLITERATED, OR LOST DOCUMENTS, THERE IS AN INHERENT UNCERTAINTY IN THE LOCATION OF BOUNDARIES, MONUMENTS, AND THE MONUMENTATION ROADWAY RIGHT OF WAY. THE EXTENT OF RAILROAD AVENUE & ST. LAURENT STREET AS DEPICTED HEREON IS/ARE BASED ON RESEARCH CONDUCTED AT THE TOWN OF EPPING AND ROCKINGHAM COUNTY REGISTRY OF DEEDS.
 16. ALL UNDERGROUND UTILITIES (ELECTRIC, GAS, TEL, WATER, SEWER, DRAIN SERVICES) ARE SHOWN IN SCHEMATIC FASHION, THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN USING THIS PLAN TO LOCATE THE ABOVE SERVICES. FIELD SURVEYS SHALL BE UNDERTAKEN AND COMPLETED WITH THE SUBJECT SERVICE LOCATIONS FOR INFORMATION REGARDING SUCH. CALL 800-SAFE AT 1-888-310-SAFE.
 17. THE 200'X100' AREA SHOWN WAS CONVEYED TO ANNE H. ROULLARD AS PART OF A LARGER TRACT (200'X200') BY GEORGE W. GADE PER R.C.R.D. BOOK 1046, PAGE 364, DATED 10/19/40. ANNE H. ROULLARD PARCEL (TAX MAP 29, LOT 225) TO ARTHUR J. ANNE & ANNE H. ROULLARD PER R.C.R.D. BOOK 1844, PAGE 455, DATED 10/16/51. OUT OF A 100'X100' PARCEL (TAX MAP 29, LOT 228) TO AMEDEE & MARIE C. BERNIER PER R.C.R.D. BOOK 1164, PAGE 194, DATED 11/5/49. NO DEED FOR THE CONVEYANCE ON THE REMAINING 100'X200' AREA HAS BEEN FOUND. SEE R.C.R.D. BOOK 6221, PAGE 1874.
 18. TAX MAP 29, LOT 224 IS EITHER SUBJECT TO OR IN BENEFIT OF, BUT NOT LIMITED TO, THE FOLLOWING EASEMENTS/RIGHTS OF RECORD:
 - A) 15' WIDE ACCESS EASEMENT IN FAVOR OF TAX MAP 29, LOT 224. SEE R.C.R.D. BOOK 1882, PAGE 480. EASEMENT TO BE RELEASED.
 - B) PAGE 363. EASEMENT TO BE RELEASED.
 - C) "SUBJECT TO RIGHTS, RESTRICTIONS AND EASEMENTS OF RECORD INsofar AS THE SAME ARE IN EFFECT AND APPLICABLE BUT NOT INTENDING TO REPOSE THE SAME ANEW", SEE THE RECORDED DEED PAGE 700.
 - D) THE DESCRIBED AREA IS TO BE CONVEYED TOGETHER WITH ANY AND ALL RIGHTS AND PRIVILEGES RESERVED BY THE GRANTOR IN PREMISES ADJACENT TO THE PREMISES HEREIN CONVEYED". SEE R.C.R.D. BOOK 2122, PAGE 282.
 19. NHDES SEWER CONNECTION PERMIT #02020-0902, DATED 9/29/2020.
 20. NHDES AOT PERMIT #A07-1938, DATED 4/19/21.

LOCATION MAP (n.t.s.)



SUBDIVISION & BOUNDARY LINE ADJUSTMENT PLAN FOR HARBOR STREET LIMITED PARTNERSHIP LAND OF LEONARD & JULIETTE LAVOIE REVOCABLE TRUST (TAX MAP 29, LOT 224) AND LAND OF PISCASSIC REAL PROPERTY LIMITED PARTNERSHIP (TAX MAP 29, LOT 237) EPPING, NEW HAMPSHIRE

NO.	DATE	REVISION SUBDIVISION LAYOUT	MWF	BY
1	7/17/20	REVISE SUBDIVISION LAYOUT		

DRAWN BY: M.W.F.	DATE: APRIL 2, 2020
CHECKED BY: W.J.D.	DRAWING NO. 5912C
JOB NO. 5912	SHEET 1 OF 3

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10 Stoner Street (Riverview Suite) Kennebunk, ME (207) 502-7005
http://www.doucetsurvey.com

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 SALES AND CONVEYANCES. I AM A MEMBER OF THE NEW HAMPSHIRE BOARD OF LICENSING FOR LAND SURVEYORS. I CERTIFY THAT I HAVE EXAMINED THE LAND SURVEY RECORDS, THAT THE SURVEY AND PLAN SHOW 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.

Matthew Auer L.L.S. #899
DATE: 5/2/21

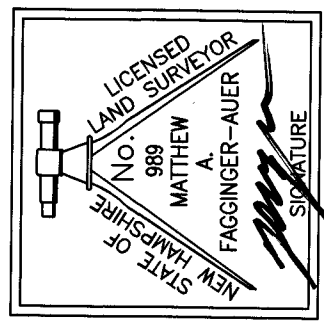
THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEED REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR TO CURRENT TOWN ASSESSORS RECORDS.

APPROVED BY THE EPPING PLANNING BOARD

CHAIRPERSON	DATE
<i>Michele Good</i>	9/10/20
MEMBER	DATE
<i>Sam McLaughlin</i>	9/10/20
MEMBER	DATE
<i>Mike Vesper</i>	9/10/20

D-42757 sheet 1 of 2

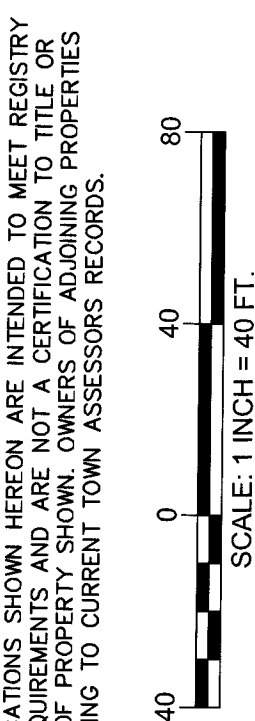
LEGEND:
 LOT LINE
 PROPOSED LOT LINE
 APPROXIMATE ABUTTERS LOT LINE
 STONE WALL
 EASEMENT LINE
 BOUND FOUND
 DRILL HOLE FOUND
 IRON PIPE/ROD FOUND
 IRON PIPE/ROD FOUND TO BE SET
 4"x4" GRANITE BOUND TO BE SET
 5/8" REBAR W/D CAP SET
 4"x4" GRANITE BOUND SET



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 ADMINISTRATION. I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I HAVE NOT BEEN AWARE OF ANY SURVEY BY TOTAL STATION WITH A PRECISION GREATER THAN 1:15,000.

DATE: 5/3/21 L.L.S. #889

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY REQUIREMENTS AND DO NOT CONSTITUTE A GUARANTEE OF TITLE OR OWNERSHIP OF PROPERTY SHOWN HEREON. OWNERS OF ADJACENT PROPERTIES ARE ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.



SUBDIVISION & BOUNDARY LINE ADJUSTMENT PLAN
 FOR
 HARBOR STREET LIMITED PARTNERSHIP
 LAND OF
 LEONARD & JULIETTE LAVOIE
 REVOCABLE TRUST
 (TAX MAP 29, LOT 224)
 AND LAND OF
 PISCASSIC REAL PROPERTY LIMITED
 PARTNERSHIP
 (TAX MAP 29, LOT 237)
 EPPING, NEW HAMPSHIRE

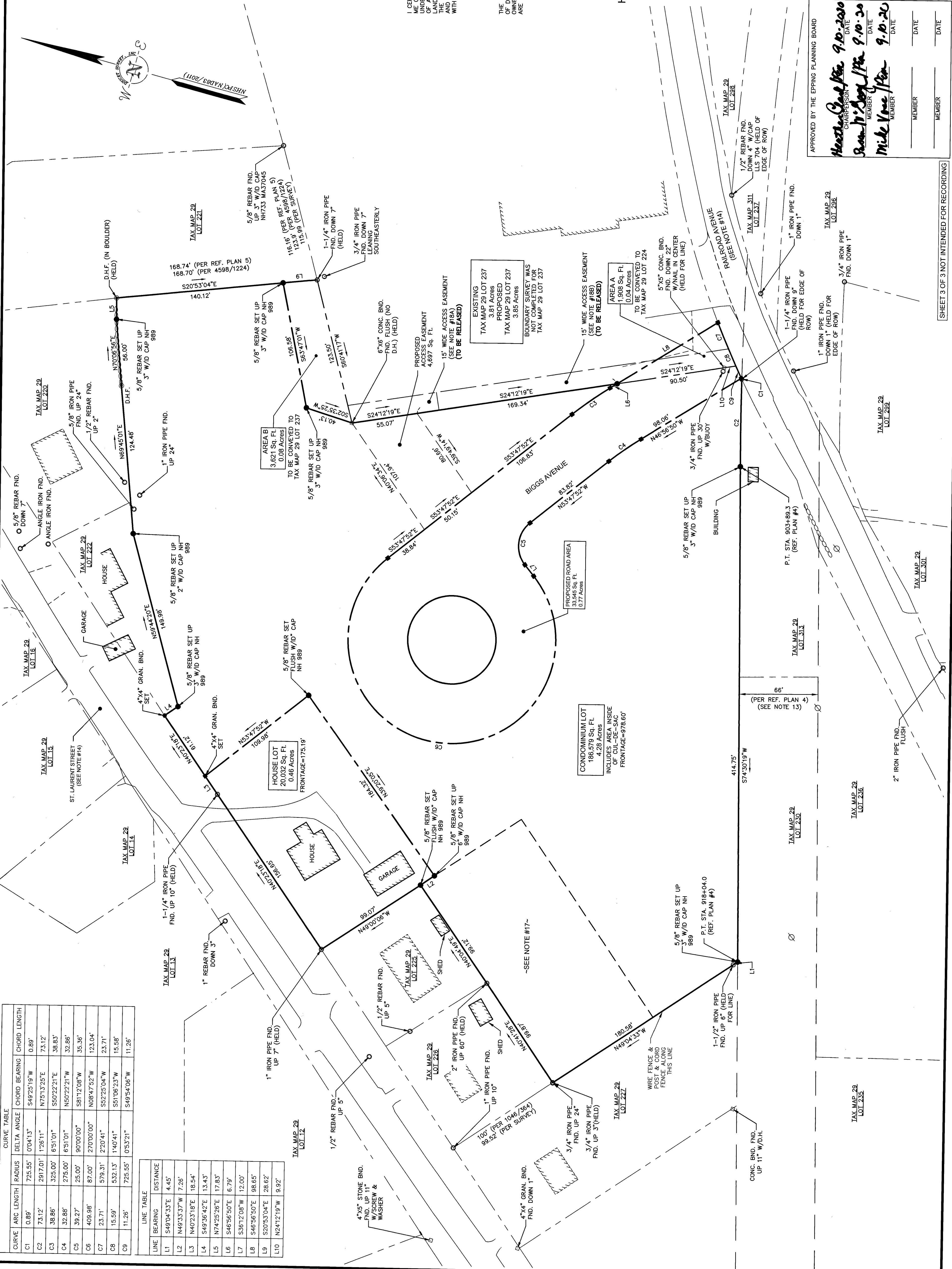
NO.	DATE	REVISION DESCRIPTION	BY
1	7/17/20	REVISE SUBDIVISION LAYOUT	MWF

DRAWN BY:	M.W.F.	DATE:	APRIL 2, 2020
CHECKED BY:	W.J.D.	DRAWING NO.:	5912C
JOB NO.:	5912	SHEET 2	OF 3

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APPROVED BY THE EPPING PLANNING BOARD

MEMBER	DATE
Heath Chappin	9.10.20
Sam N. Day	9.10.20
Mike Vane	9.10.20



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	0.89'	725.55'	0°04'13"	S49°25'19"W	0.89'
C2	73.12'	2817.01'	1°26'11"	N75°12'25"E	73.12'
C3	38.86'	325.00'	6°51'01"	S50°22'21"E	38.83'
C4	32.88'	275.00'	6°51'01"	N50°22'21"W	32.86'
C5	39.27'	25.00'	90°00'00"	S81°12'08"W	35.36'
C6	409.98'	87.00'	270°00'00"	N08°47'52"W	123.04'
C7	23.71'	579.31'	2°20'41"	S52°25'04"W	23.71'
C8	15.59'	532.13'	1°40'41"	S51°06'23"W	15.58'
C9	11.26'	725.55'	0°33'21"	S49°54'06"W	11.26'

LINE	BEARING	DISTANCE
L1	S48°04'33"E	4.45'
L2	N49°33'37"W	7.26'
L3	N40°23'18"E	18.54'
L4	S49°36'42"E	13.43'
L5	N74°25'26"E	17.83'
L6	S46°56'50"E	6.79'
L7	S38°12'08"W	12.00'
L8	S46°56'50"E	98.65'
L9	S20°53'04"E	28.62'
L10	N24°12'19"W	9.92'

SHEET 3 OF 3 NOT INTENDED FOR RECORDING

D-42757 sheet 2 of 2