

- REFERENCE PLANS:**
1. "PLAN OF LAND, SHEET MEADOW, SAINT LAURENT STREET, EPPING, NH, PREPARED FOR NORMAN PELLETIER & JOHN GRACE", BY FREDRICK ASSOCIATES, INC., DATED JANUARY 1988.
  2. "ACCESS/EGRESS AND UTILITY EASEMENT BOSTON & MAINE CORPORATION TO NORMAN PELLETIER & JOHN GRACE", BY FREDRICK ASSOCIATES, INC., DATED JULY 1987, R.C.R.D. PLAN D-18386.
  3. "LAND IN EPPING, NH, BOSTON AND MAINE RAILROAD TO THE HOME GAS CORPORATION OF GOFFSTOWN", DATED OCTOBER 1982, R.C.R.D. PLAN B-18.
  4. "RIGHT-OF-WAY AND TRUCK BUS CONCORD AND PORTSMOUTH R.R., OPERATED BY THE BOSTON & A.B. STATION 877-80 TO STATION 930-60, SHEET 125/167", BY THE OFFICE OF VALUATION ENGINEER, DATED JUNE 30, 1914.
  5. "SURVEY PLAN LAND OF DONNA L. KEETE REVOCABLE TRUST, ASSESSOR'S MAP 29, LOT 220, ST. LAURENT STREET, EPPING, NH, PREPARED BY JAMES E. FRANKLIN, L.L.C., DATED MAY 21, 2013, R.C.R.D. PLAN D-37832.
  6. "PLAN OF LAND FOR BISSASSO REALTY TRUST, 76 RAILROAD AVENUE, EPPING, NH", BY E.J. COTE & ASSOCIATES, INC., DATED JUNE 1, 2010, RECEIVED FROM THE CURRENT OWNER OF TAX MAP 29, LOT 237.
  7. "LOT LINE ADJUSTMENT PLAT MAP 093, 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 2696, PAGE 498.
  9. "LOT LINE ADJUSTMENT PLAN FOR MICHAEL J. FECTEAU", BY JONES & BEACH ENGINEERS, INC., DATED AUGUST 28, 1998, R.C.R.D. PLAN D-26688.
  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-15544.
  11. "A SURVEY AND PLAT OF A SUBDIVISION SURVEYED FOR JOHN C. & KATHERINE M. BAST 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 JR., DATED MARCH 3, 1974, R.C.R.D. PLAN D-4536.
  13. "SUBDIVISION PLAN OF LAND OF JOHN H. & JULIA ST. LAURENT", BY ERNEST J. COTE, R.L.S. SURVEYOR, DATED DECEMBER 1973, R.C.R.D. PLAN D-4506.
  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-18809.
  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-16837.
  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 GRIFFIN 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 ENGINEERS, INC.
  20. "SUBDIVISION & BOUNDARY LINE ADJUSTMENT PLAN FOR HARBOR STREET LIMITED PARTNERSHIP, LAND OF LEONARD & JULIETTE LAVOIE REVOCABLE TRUST AND LAND OF PISCASSO REAL ESTATE LIMITED PARTNERSHIP", BY DOUCET SURVEY, LLC, DATED APRIL 2, 2020, TO BE RECORDED.

- DIRECT ABUTTERS:**
- TAX MAP 29, LOT 224  
 72 ST. LAURENT STREET  
 D.S.I. PROJECT NO. 5912
- 186.579 SQ. FT. OR 4.28 AC.
- LEONARD & JULIETTE LAVOIE REVOCABLE TRUST  
 PO BOX 162  
 EPPING, NH 03042  
 R.C.R.D. BOOK 4925, PAGE 2332  
 R.C.R.D. BOOK 3038, PAGE 1156 (LOT MERGER)
- ZONE: HIGH DENSITY RESIDENTIAL**
- DIMENSIONAL REQUIREMENTS:**
- |                        |                |
|------------------------|----------------|
| HDB                    | DUPLEX         |
| MIN. LOT AREA          | 20,000 sq. ft. |
| MIN. FRONTAGE          | 100 ft.        |
| MIN. SIDE SETBACK      | 15 ft.         |
| MIN. REAR SETBACK      | 15 ft.         |
| MAX. BUILDING HEIGHT   | 35 ft.         |
| MAX. BUILDING COVERAGE | 40 %           |
- WETLAND SETBACKS 15 ft. (50' FOR WETLANDS GREATER THAN 10,000 sq. ft.)
- ZONING INFORMATION LISTED HEREON IS BASED ON THE TOWN OF EPPING ZONING ORDINANCE DATED 2019 AS AVAILABLE ON THE TOWN OF EPPING WEBSITE ON MAY 16, 2019. 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.
5. FIELD SURVEY PERFORMED BY D.J.B. & J.H.H. DURING MAY 2019 USING A TRIMBLE S7 TOTAL STATION AND A TRIMBLE R10 SURVEY GRADE GPS WITH A TRIMBLE TSC3 DATA COLLECTOR AND A SONAR B21 AUTO LEVEL. INVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
6. FLOOD HAZARD ZONE "X", PER FIRM MAP #3301500215E, DATED 05/17/05.
7. HORIZONTAL DATUM BASED ON NEW HAMPSHIRE STATE PLANE (NAD83) NAD83(2011) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KENNET GPS VSS NETWORK.
8. VERTICAL DATUM IS BASED ON APPROXIMATE NAVD83(GEOD12A) (+2.7) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KENNET GPS VSS NETWORK.
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11. DUE TO THE COMPLEXITY OF RESEARCHING ROAD RECORDS AS A RESULT OF INCOMPLETE, UNRECORDED, UNRECORDED, OBLITERATED, OR LOST DOCUMENTS, THERE IS AN INHERENT UNCERTAINTY IN THE LOCATION OF THE BOUNDARIES OF THE RAILROAD AVENUE AND ST. LAURENT STREET AS DEPICTED HEREON IS/ARE BASED ON RESEARCH CONDUCTED AT THE TOWN OF EPPING AND ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- RAILROAD AVENUE**  
 NO RECORD LAYOUT OR WIDTH WAS FOUND FOR RAILROAD AVENUE. FRONTAGE ALONG RAILROAD AVENUE WAS DETERMINED BY WING INTO REFERENCE PLAN 3 AND THEN OFFSETTING THE SOUTHERLY EDGE OF WAY ALIGNMENT 42.15 TO HOLD THE 1-1/4" IRON PIPE FIELD PER REFERENCE PLAN 1.
- ST. LAURENT STREET**  
 ST. LAURENT STREET (AKA CHICKEN STREET) IS DETERMINED TO BE A 4' ROD (66' WIDE) RIGHT OF WAY PER N.H. HIGHWAY DEPARTMENT RECORDS 2-48.
12. ALL UNDERGROUND UTILITIES (ELECTRIC, GAS, TEL., WATER, SEWER DRAIN SERVICES) ARE SHOWN WORK WHATSOEVER SHALL BE UNDERTAKEN USING THIS PLAN TO LOCATE THE ABOVE SERVICES. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE LOCATIONS FOR INFORMATION REGARDING SUCH. CALL DIG-SAFE AT 1-888-DIG-SAFE.
13. UNITS 1A & 1B HAVE BEEN DECLARED BUT NOT YET BUILT.
14. EACH BUILDING PARCEL IS CONVERTIBLE LAND, WHICH CAN BE CONVERTED INTO UNITS, LIMITED COMMON AREA AND COMMON AREA IN ONE OR MORE PHASES.
15. UPON SUBSTANTIAL COMPLETION OF A UNIT, AS-BUILT FLOOR PLANS AND A CONDOMINIUM SITE PLAN WILL BE RECORDED.

- TAX MAP 29, LOT 227  
 80 ST. LAURENT STREET  
 EPPING, NH 03042  
 R.C.R.D. BOOK 5817, PAGE 216
- WENDY L. JACKSON  
 85 ST. LAURENT STREET  
 EPPING, NH 03042  
 R.C.R.D. BOOK 5681, PAGE 245
- TAX MAP 29, LOT 226  
 LAUREN B. WAIN  
 80 ST. LAURENT STREET  
 EPPING, NH 03042  
 R.C.R.D. BOOK 5817, PAGE 216
- TAX MAP 29, LOT 225  
 WENDY L. JACKSON  
 85 ST. LAURENT STREET  
 EPPING, NH 03042  
 R.C.R.D. BOOK 5681, PAGE 245
- TAX MAP 29, LOT 227  
 LEOPOLD DUNNE  
 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 237  
 PISCASSO REAL PROPERTY  
 LIMITED PARTNERSHIP  
 EPPING, NH 03042  
 R.C.R.D. BOOK 4725, PAGE 2988
- TAX MAP 29, LOT 313  
 AT&T COMPANY  
 PO BOX 7207  
 BEDMINSTER, NJ 07921
- ABUTTERS ACROSS ST. LAURENT STREET**
- TAX MAP 29, LOT 13  
 DEARBORN PROPERTIES REALTY TRUST  
 C/O LORRAINE LAVOIE  
 PO BOX 897  
 EPPING, NH 03042  
 R.C.R.D. BOOK 2796, PAGE 2403
- TAX MAP 29, LOT 14  
 MAUREEN A. DENYON  
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 EPPING, NH 03042  
 R.C.R.D. BOOK 5508, PAGE 1431
- TAX MAP 29, LOT 15  
 61 ST. LAURENT STREET  
 EPPING, NH 03042  
 R.C.R.D. BOOK 5897, PAGE 1972
- ABUTTERS ACROSS RAILROAD AVENUE**
- TAX MAP 29, LOT 296  
 C/O AMERIGAS PROPRANE, LP  
 PO BOX 798  
 VALLEY FORGE, PA 19482-9908
- TAX MAP 29, LOT 298  
 WAYNE & IRENE C. FROST  
 61 RAILROAD AVENUE, APT 3  
 EPPING, NH 03042  
 R.C.R.D. BOOK 2770, PAGE 588
- TAX MAP 29, LOT 314  
 STATE OF NEW HAMPSHIRE  
 DEPARTMENT OF TRANSPORTATION  
 DIVISION #5  
 DUNHAM, NH 03824

- NOTES:**
1. REFERENCE:
  2. TOTAL PARCEL AREA:
  3. OWNER OF RECORD:
  4. ZONE: HIGH DENSITY RESIDENTIAL
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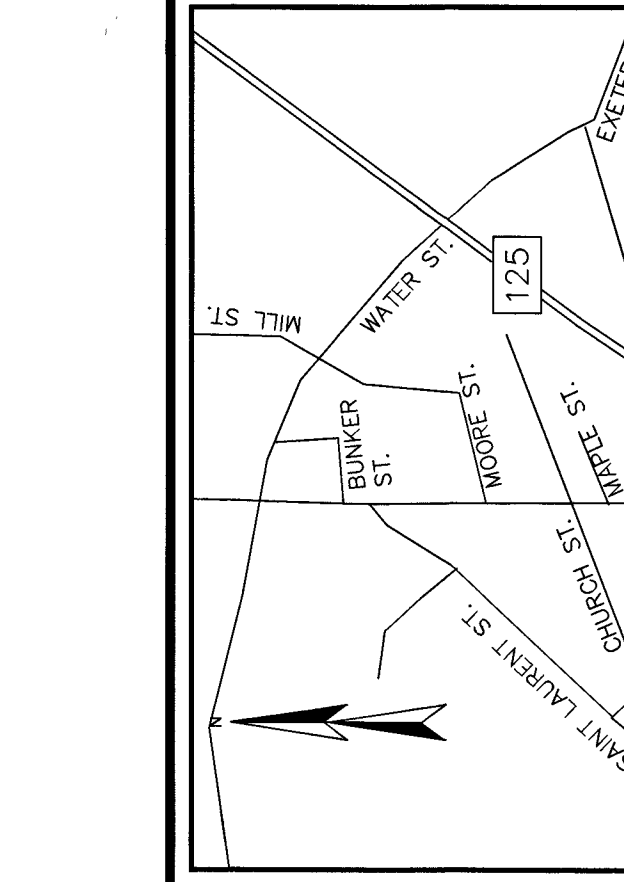
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 R.C.R.D. BOOK 5817, PAGE 216
- WENDY L. JACKSON  
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 NO INFO
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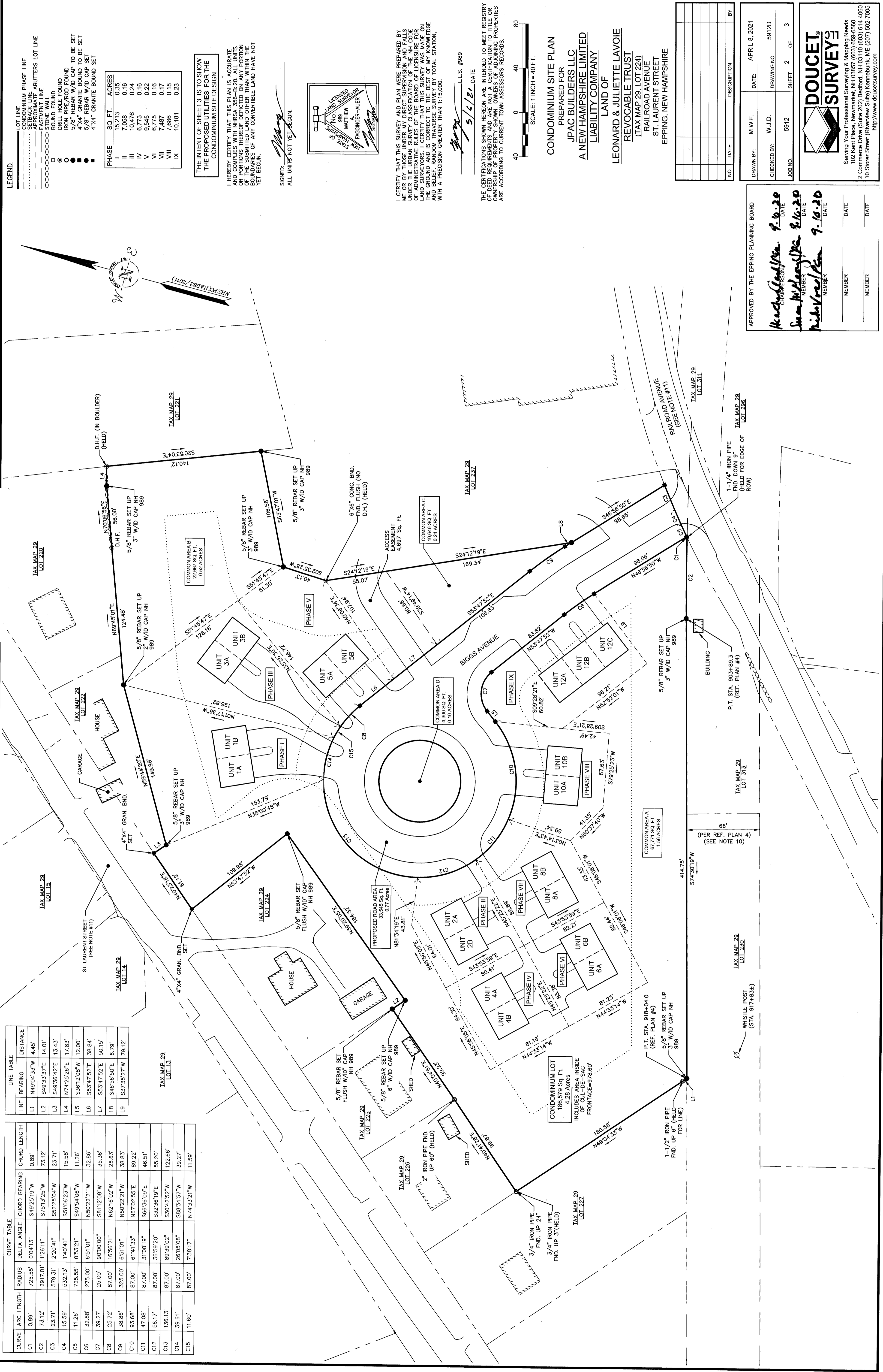
- DIRECT ABUTTERS:**
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 D.S.I. PROJECT NO. 5912
- 186.579 SQ. FT. OR 4.28 AC.
- LEONARD & JULIETTE LAVOIE REVOCABLE TRUST  
 PO BOX 162  
 EPPING, NH 03042  
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- |                        |                |
|------------------------|----------------|
| HDB                    | DUPLEX         |
| MIN. LOT AREA          | 20,000 sq. ft. |
| MIN. FRONTAGE          | 100 ft.        |
| MIN. SIDE SETBACK      | 15 ft.         |
| MIN. REAR SETBACK      | 15 ft.         |
| MAX. BUILDING HEIGHT   | 35 ft.         |
| MAX. BUILDING COVERAGE | 40 %           |
- WETLAND SETBACKS 15 ft. (50' FOR WETLANDS GREATER THAN 10,000 sq. ft.)
- ZONING INFORMATION LISTED HEREON IS BASED ON THE TOWN OF EPPING ZONING ORDINANCE DATED 2019 AS AVAILABLE ON THE TOWN OF EPPING WEBSITE ON MAY 16, 2019. 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.
5. FIELD SURVEY PERFORMED BY D.J.B. & J.H.H. DURING MAY 2019 USING A TRIMBLE S7 TOTAL STATION AND A TRIMBLE R10 SURVEY GRADE GPS WITH A TRIMBLE TSC3 DATA COLLECTOR AND A SONAR B21 AUTO LEVEL. INVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
6. FLOOD HAZARD ZONE "X", PER FIRM MAP #3301500215E, DATED 05/17/05.
7. HORIZONTAL DATUM BASED ON NEW HAMPSHIRE STATE PLANE (NAD83) NAD83(2011) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KENNET GPS VSS NETWORK.
8. VERTICAL DATUM IS BASED ON APPROXIMATE NAVD83(GEOD12A) (+2.7) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KENNET GPS VSS NETWORK.
9. THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE. 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.
11. DUE TO THE COMPLEXITY OF RESEARCHING ROAD RECORDS AS A RESULT OF INCOMPLETE, UNRECORDED, UNRECORDED, OBLITERATED, OR LOST DOCUMENTS, THERE IS AN INHERENT UNCERTAINTY IN THE LOCATION OF THE BOUNDARIES OF THE RAILROAD AVENUE AND ST. LAURENT STREET AS DEPICTED HEREON IS/ARE BASED ON RESEARCH CONDUCTED AT THE TOWN OF EPPING AND ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- RAILROAD AVENUE**  
 NO RECORD LAYOUT OR WIDTH WAS FOUND FOR RAILROAD AVENUE. FRONTAGE ALONG RAILROAD AVENUE WAS DETERMINED BY WING INTO REFERENCE PLAN 3 AND THEN OFFSETTING THE SOUTHERLY EDGE OF WAY ALIGNMENT 42.15 TO HOLD THE 1-1/4" IRON PIPE FIELD PER REFERENCE PLAN 1.
- ST. LAURENT STREET**  
 ST. LAURENT STREET (AKA CHICKEN STREET) IS DETERMINED TO BE A 4' ROD (66' WIDE) RIGHT OF WAY PER N.H. HIGHWAY DEPARTMENT RECORDS 2-48.
12. ALL UNDERGROUND UTILITIES (ELECTRIC, GAS, TEL., WATER, SEWER DRAIN SERVICES) ARE SHOWN WORK WHATSOEVER SHALL BE UNDERTAKEN USING THIS PLAN TO LOCATE THE ABOVE SERVICES. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE LOCATIONS FOR INFORMATION REGARDING SUCH. CALL DIG-SAFE AT 1-888-DIG-SAFE.
13. UNITS 1A & 1B HAVE BEEN DECLARED BUT NOT YET BUILT.
14. EACH BUILDING PARCEL IS CONVERTIBLE LAND, WHICH CAN BE CONVERTED INTO UNITS, LIMITED COMMON AREA AND COMMON AREA IN ONE OR MORE PHASES.
15. UPON SUBSTANTIAL COMPLETION OF A UNIT, AS-BUILT FLOOR PLANS AND A CONDOMINIUM SITE PLAN WILL BE RECORDED.

- TAX MAP 29, LOT 227  
 80 ST. LAURENT STREET  
 EPPING, NH 03042  
 R.C.R.D. BOOK 5817, PAGE 216
- WENDY L. JACKSON  
 85 ST. LAURENT STREET  
 EPPING, NH 03042  
 R.C.R.D. BOOK 5681, PAGE 245
- TAX MAP 29, LOT 226  
 LAUREN B. WAIN  
 80 ST. LAURENT STREET  
 EPPING, NH 03042  
 R.C.R.D. BOOK 5817, PAGE 216
- TAX MAP 29, LOT 225  
 WENDY L. JACKSON  
 85 ST. LAURENT STREET  
 EPPING, NH 03042  
 R.C.R.D. BOOK 5681, PAGE 245
- TAX MAP 29, LOT 227  
 LEOPOLD DUNNE  
 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 237  
 PISCASSO REAL PROPERTY  
 LIMITED PARTNERSHIP  
 EPPING, NH 03042  
 R.C.R.D. BOOK 4725, PAGE 2988
- TAX MAP 29, LOT 313  
 AT&T COMPANY  
 PO BOX 7207  
 BEDMINSTER, NJ 07921
- ABUTTERS ACROSS ST. LAURENT STREET**
- TAX MAP 29, LOT 13  
 DEARBORN PROPERTIES REALTY TRUST  
 C/O LORRAINE LAVOIE  
 PO BOX 897  
 EPPING, NH 03042  
 R.C.R.D. BOOK 2796, PAGE 2403
- TAX MAP 29, LOT 14  
 MAUREEN A. DENYON  
 65 ST. LAURENT STREET  
 EPPING, NH 03042  
 R.C.R.D. BOOK 5508, PAGE 1431
- TAX MAP 29, LOT 15  
 61 ST. LAURENT STREET  
 EPPING, NH 03042  
 R.C.R.D. BOOK 5897, PAGE 1972
- ABUTTERS ACROSS RAILROAD AVENUE**
- TAX MAP 29, LOT 296  
 C/O AMERIGAS PROPRANE, LP  
 PO BOX 798  
 VALLEY FORGE, PA 19482-9908
- TAX MAP 29, LOT 298  
 WAYNE & IRENE C. FROST  
 61 RAILROAD AVENUE, APT 3  
 EPPING, NH 03042  
 R.C.R.D. BOOK 2770, PAGE 588
- TAX MAP 29, LOT 314  
 STATE OF NEW HAMPSHIRE  
 DEPARTMENT OF TRANSPORTATION  
 DIVISION #5  
 DUNHAM, NH 03824



- REFERENCE PLANS:**
1. "PLAN OF LAND, SHEET MEADOW, SAINT LAURENT STREET, EPPING, NH, PREPARED FOR NORMAN PELLETIER & JOHN GRACE", BY FREDRICK ASSOCIATES, INC., DATED JANUARY 1988.
  2. "ACCESS/EGRESS AND UTILITY EASEMENT BOSTON & MAINE CORPORATION TO NORMAN PELLETIER & JOHN GRACE", BY FREDRICK ASSOCIATES, INC., DATED JULY 1987, R.C.R.D. PLAN D-18386.
  3. "LAND IN EPPING, NH, BOSTON AND MAINE RAILROAD TO THE HOME GAS CORPORATION OF GOFFSTOWN", DATED OCTOBER 1982, R.C.R.D. PLAN B-18.
  4. "RIGHT-OF-WAY AND TRUCK BUS CONCORD AND PORTSMOUTH R.R., OPERATED BY THE BOSTON & A.B. STATION 877-80 TO STATION 930-60, SHEET 125/167", BY THE OFFICE OF VALUATION ENGINEER, DATED JUNE 30, 1914.
  5. "SURVEY PLAN LAND OF DONNA L. KEETE REVOCABLE TRUST, ASSESSOR'S MAP 29, LOT 220, ST. LAURENT STREET, EPPING, NH, PREPARED BY JAMES E. FRANKLIN, L.L.C., DATED MAY 21, 2013, R.C.R.D. PLAN D-37832.
  6. "PLAN OF LAND FOR BISSASSO REALTY TRUST, 76 RAILROAD AVENUE, EPPING, NH", BY E.J. COTE & ASSOCIATES, INC., DATED JUNE 1, 2010, RECEIVED FROM THE CURRENT OWNER OF TAX MAP 29, LOT 237.
  7. "LOT LINE ADJUSTMENT PLAT MAP 093, 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 2696, PAGE 498.
  9. "LOT LINE ADJUSTMENT PLAN FOR MICHAEL J. FECTEAU", BY JONES & BEACH ENGINEERS, INC., DATED AUGUST 28, 1998, R.C.R.D. PLAN D-26688.
  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-15544.
  11. "A SURVEY AND PLAT OF A SUBDIVISION SURVEYED FOR JOHN C. & KATHERINE M. BAST 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 JR., DATED MARCH 3, 1974, R.C.R.D. PLAN D-4536.
  13. "SUBDIVISION PLAN OF LAND OF JOHN H. & JULIA ST. LAURENT", BY ERNEST J. COTE, R.L.S. SURVEYOR, DATED DECEMBER 1973, R.C.R.D. PLAN D-4506.
  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-18809.
  15. "LOT LINE REVISION LAND OF JULIA ST. LAURE

D - 42756  
 Register of Deeds, Rockingham County  
 LCHP PLAN  
 05/07/2021 03:04:56 PM  
 ROASG21R 25.00  
 76.00



LINE	BEARING	DISTANCE
L1	N49°04'33"W	4.45'
L2	S49°33'37"E	14.01'
L3	S49°36'42"E	13.43'
L4	N74°25'26"E	17.83'
L5	S36°12'08"W	12.00'
L6	S53°47'52"E	38.84'
L7	S37°35'27"W	6.79'
L8	S46°56'50"E	6.79'
L9	S37°35'27"W	79.12'

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'	2917.01'	1°26'11"	S75°13'25"W	73.12'
C3	23.71'	579.31'	2°20'41"	S82°25'04"W	23.71'
C4	15.59'	532.13'	1°40'41"	S51°06'23"W	15.58'
C5	11.26'	725.55'	0°53'21"	S49°54'05"W	11.26'
C6	32.88'	275.00'	6°31'01"	N50°22'21"W	32.88'
C7	39.27'	25.00'	90°00'00"	S81°12'08"W	35.36'
C8	25.72'	87.00'	16°56'21"	N62°16'02"W	25.63'
C9	38.86'	325.00'	6°51'01"	N50°22'21"W	38.83'
C10	93.68'	87.00'	61°41'33"	N67°02'55"E	89.22'
C11	47.08'	87.00'	31°00'19"	S66°36'09"E	46.51'
C12	56.17'	87.00'	36°59'20"	S32°36'19"E	55.20'
C13	136.13'	87.00'	89°39'02"	S30°42'52"W	122.66'
C14	39.61'	87.00'	26°05'08"	S68°54'57"W	39.27'
C15	11.60'	87.00'	7°38'17"	N74°33'21"W	11.59'

PHASE	SQ. FT.	ACRES
I	15,213	0.35
II	7,058	0.16
III	10,476	0.24
IV	6,773	0.16
V	9,545	0.22
VI	6,775	0.16
VII	7,487	0.17
VIII	7,686	0.18
IX	10,181	0.23

THE INTENT OF SHEET 3 IS TO SHOW THE PROPOSED UTILITIES FOR THE CONDOMINIUM SITE DESIGN.

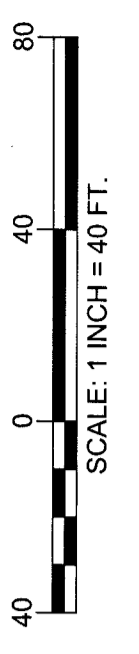
I HEREBY CERTIFY THAT THIS PLAN IS ACCURATE AND COMPLIES WITH NHRSA 356-B:20. ALL UNITS OF THE SUBMITTED LAND OTHER THAN WITHIN THE BOUNDARIES OF ANY CONVERTIBLE LAND HAVE NOT YET BEGUN.

SIGNED: *[Signature]*  
 ALL UNITS NOT YET BEGUN.

STATE OF NEW HAMPSHIRE  
 NO. 889  
 MATTHEW W. FAGGNER-AUER  
 SURVEYOR

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE PROVISIONS OF THE CONDOMINIUM ACT AND THE 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 AND THAT THE TOTAL AREA OF THE SUBMITTED LAND IS WITH A PRECISION GREATER THAN 1:15,000.

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET THE REQUIREMENTS OF THE CONDOMINIUM ACT AND THE ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.



CONDOMINIUM SITE PLAN  
 PREPARED FOR  
 JPAC BUILDERS LLC  
 A NEW HAMPSHIRE LIMITED LIABILITY COMPANY  
 LEONARD & JULIETTE LAVOIE  
 REVOCABLE TRUST  
 (TAX MAP 29, LOT 224)  
 RAILROAD AVENUE  
 ST. LAURENT STREET  
 EPPING, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY

DRAWN BY:	M.W.F.	DATE:	APRIL 8, 2021
CHECKED BY:	W.J.D.	DRAWING NO.	5912D
JOB NO.	5912	SHEET	2 OF 3

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 10 Starer Street (Riverview Suite) Kennebunk, ME (207) 802-7005  
<http://www.doucetsurvey.com>

APPROVED BY THE EPPING PLANNING BOARD

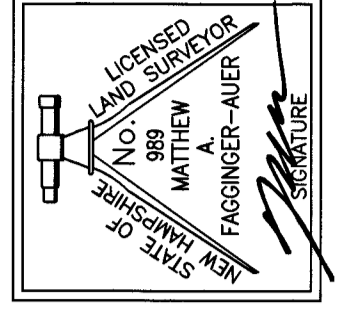
<i>[Signature]</i>	CHAIRPERSON	DATE	8.16.20
<i>[Signature]</i>	MEMBER	DATE	8.16.20
<i>[Signature]</i>	MEMBER	DATE	9.16.20
	MEMBER	DATE	
	MEMBER	DATE	

D-42756 sheet 2 of 3

- LEGEND**
- LOT LINE
  - - - APPROXIMATE ABUTTERS LOT LINE
  - STONE WALL
  - - - PROPOSED DRAIN LINE
  - - - EXISTING DRAIN LINE
  - - - PROPOSED WATER LINE
  - - - EXISTING WATER LINE
  - - - PROPOSED SEWER LINE
  - - - EXISTING SEWER LINE
  - ⊙ PROPOSED FIRE HYDRANT
  - ⊙ PROPOSED WATER GATE VALVE
  - ⊙ PROPOSED WATER SHUTOFF VALVE
  - ⊙ PROPOSED SEWER MANHOLE
  - ⊙ PROPOSED CATCH BASIN

I HEREBY CERTIFY THAT THIS PLAN IS ACCURATE AND COMPLIES WITH RSA 265-B:20. ALL UNITS OF THE SUBMITTED LAND OTHER THAN THOSE BOUNDARIES OF ANY CONVERTIBLE LAND HAVE NOT YET BEGUN.

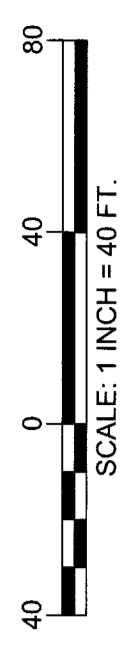
SIGNED: *[Signature]*  
 ALL UNITS NOT YET BEGUN.



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 PROFESSIONAL SURVEYING. THIS CERTIFICATION IS VALID ONLY IF 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]* L.L.S. #989  
 DATE 5/6/21

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



**CONDOMINIUM SITE PLAN**  
 PREPARED FOR  
 JPAC BUILDERS LLC  
 A NEW HAMPSHIRE LIMITED LIABILITY COMPANY  
 LAND OF  
 LEONARD & JULIETTE LAVOIE  
 REVOCABLE TRUST  
 RAILROAD AVENUE  
 ST. LAURENT STREET  
 EPPING, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY

DRAWN BY:	M.W.F.	DATE:	APRIL 8, 2021
CHECKED BY:	W.J.D.	DRAWING NO.	5912D
JOB NO.	5912	SHEET	3 OF 3

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

APPROVED BY THE EPPING PLANNING BOARD

CHAIRPERSON	<i>Kathleen Chapman</i>	DATE	9.10.20
MEMBER	<i>Dawn McLaughlin</i>	DATE	9.10.20
MEMBER	<i>Michelle Vaughan</i>	DATE	9.10.20
MEMBER		DATE	
MEMBER		DATE	

