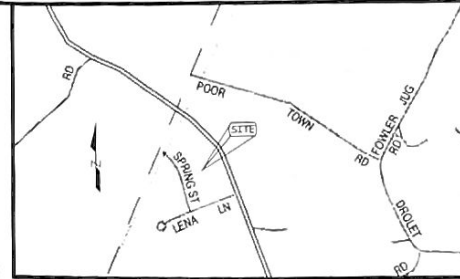


General Notes

1. Field Procedures: Trimble S6 Robotic Total Station Instrument
Error of closure better than 1 in 10,000
Standard Property Survey - Rural
2. Plan Orientation: Plan Reference a
3. Deed References:
 - a. Michael D. Keeler to Michael D. Keeler 2011 Revocable Trust, Recorded at MCRD Book 3295, Page 1960.
 - b. Karen N. Keeler to Karen N. Keeler 2011 Revocable Trust, Recorded at MCRD Book 3295, Page 1962.
 - c. David J. Harby and Rebecca M. Harby to Nicole A. Burrows and Connor R. Burrows, Recorded at MCRD Book 3696, Page 60.
4. Plan References:
 - a. Proposed Subdivision Phase 1 Clearwater Trust, Inc. North Pembroke Road, Epsom, NH, Dated October 1985, Recorded at MCRD Plan 8656.
 - b. Proposed Subdivision Phase 2 Clearwater Trust, Inc. North Pembroke Road, Epsom, NH, Dated May 1986, Recorded at MCRD Plan 10712.

notes continued:

5. Zoning District - Residential / Agricultural Zone
Minimum Lot Area - 2 Acres
Minimum Lot Frontage - 200'
Minimum Setback - Front - 50'
Side - 15'
Rear - 20'
6. The intention of this plan is to Annex a portion of Tax Map R1, Lot 30-5 (Parcel a) to Tax Map R1, Lot 30-9. Parcel a is not to be considered a separate building lot.
Also to Annex a portion of Tax Map R1, Lot 30-9 (Parcel b) to Tax Map R1, Lot 30-5. Parcel b is not to be considered a separate building lot.
7. This Lot Line Adjustment will allow for an existing shed to remain and meet the required building setback. The area of each lot will remain the same before and after and does not effect the septic, well or building areas that have been previously developed.



Location Map

TM R1, Lot 29-07
Steven R. Spigola
Amy P. Pervanos
150 North Pembroke Road
Epsom, NH 03234

TM R1, Lot 29-08
John P. Thermen
Lisa S. Thermen
144 North Pembroke Road
Epsom, NH 03234

Approved by the Epsom Planning Board

Date _____
Signature _____

Boundary Line Adjustment

Between

Tax Map R1, Lot 30-9

Mike and Karen Keeler

and

Tax Map R1, Lot 30-5

Connor & Nicole Burrows

Spring Street and North Pembroke Road

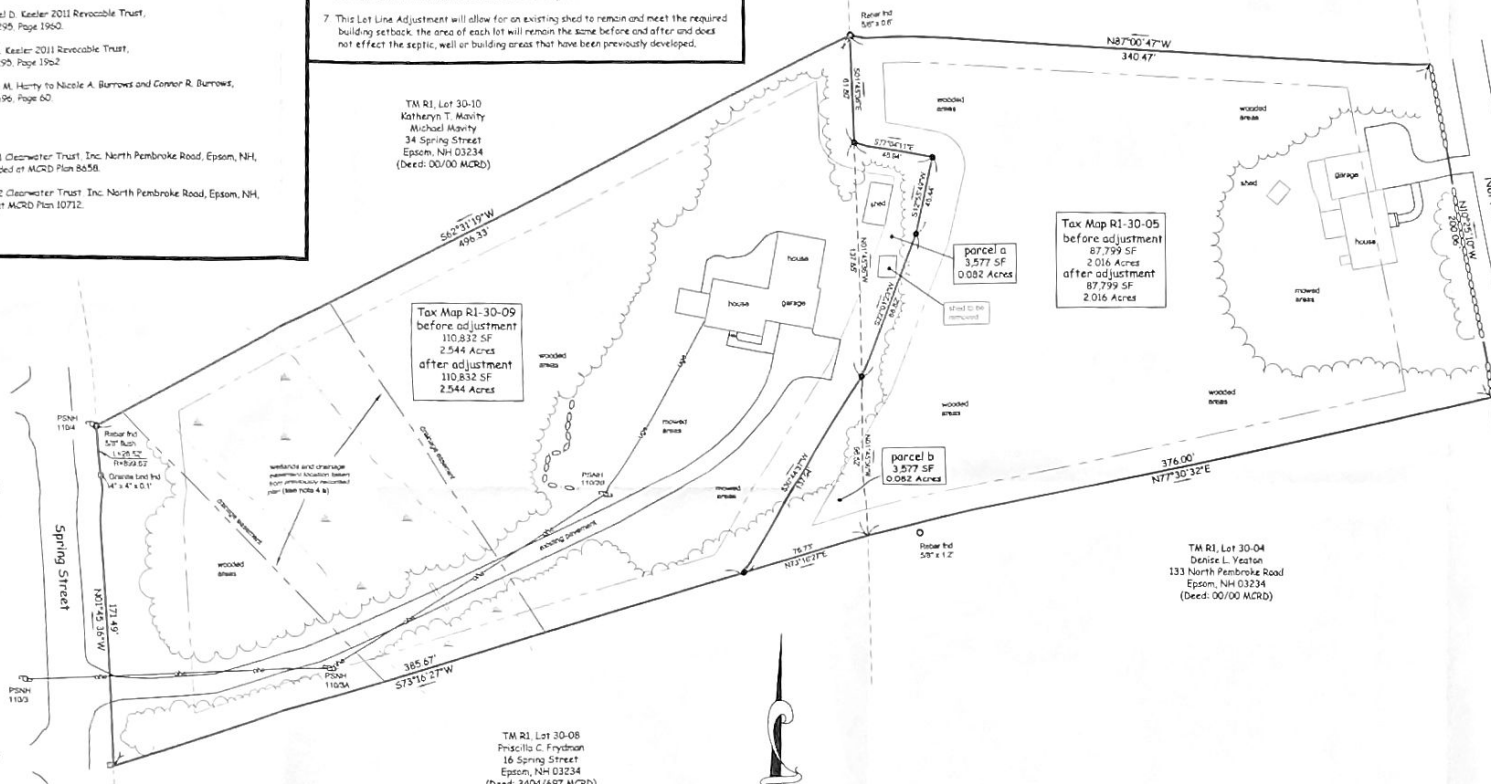
Epsom, New Hampshire

Merrimack County

Scale 1" = 40' June 23, 2021

Owners of Record
Mike D. Keeler 2011 Revocable Trust
Karen N. Keeler 2011 Revocable Trust
22 Spring Street
Epsom, NH 03234

Owners of Record
Nicole A. Burrows
Connor R. Burrows
149 North Pembroke Road
Epsom, NH 03234



Tax Map R1-30-09
before adjustment
110,832 SF
after adjustment
110,832 SF
2.544 Acres

Tax Map R1-30-05
before adjustment
87,799 SF
after adjustment
87,799 SF
2.016 Acres

parcel a
3,577 SF
0.082 Acres

parcel b
3,577 SF
0.082 Acres

TM R1, Lot 30-08
Francis C. Frydman
16 Spring Street
Epsom, NH 03234
(Deed: 3404/697 MCRB)

TM R1, Lot 30-15
Danielle Y. Richard
Travis J. Richard
23 Spring Street
Epsom, NH 03234

TM R1, Lot 30-16
Danielle E. Boisvert
17 Spring Street
Epsom, NH 03234

Legend

- Stone Wall
- Boundary Line
- Contour Line (2')
- Contour Line (10')
- Edge of Wet
- Sets Division Line
- Setback Line
- Tree Line
- Culvert
- Monument to be Set
- Bound Fnd (6/29/2021)
- Drill Hole Fnd (6/29/2021)
- Iron Pipe or Rebar Fnd (6/29/2021)
- Utility Pole
- Existing Well
- Tree, Stump
- Sign
- Wetlands

Certification
"I certify that this plan was prepared by me or those under my direct supervision."

Date July 7, 2021

Jeffrey L. Green
Boundary Subdivision Topography
Wetland Location, Plat Plans, 3/4" Plate
411 South Main Street
Epsom, NH 03235
Phone: 603.881.2222
jlg@epsmass.com

