

BOUNDARY LINE ADJUSTMENT PLAN

THORNE FAMILY REV. TRUST AND DANIEL R. LAJOIE

TAX MAP R9, LOTS 53-1 AND 53-6

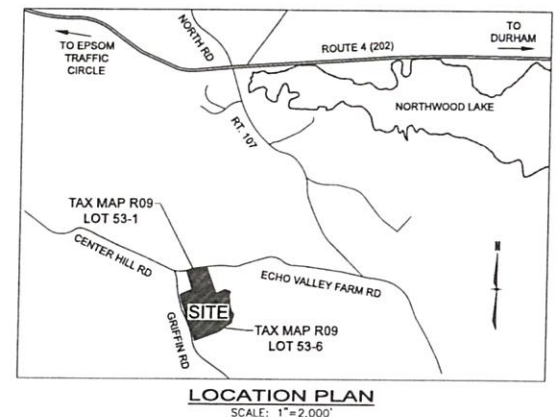
ECHO VALLEY FARM ROAD AND GRIFFIN ROAD EPSOM, NH 03234

MERRIMACK CO.

RECEIVED
APR 29 2024
EPSOM SELECT BOARD

- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO SHOW A BOUNDARY LINE ADJUSTMENT BETWEEN TAX MAP R9 LOT 53-1 AND TAX MAP R9 LOT 53-6.
 - THE PROPERTY IS DESIGNATED AS TAX MAP R9, LOTS 53-1 AND 53-6.
 - THE CURRENT OWNERS/APPLICANTS FOR THE LOT LINE ADJUSTMENT:
TAX MAP R9 LOT 53-1
DANIEL R. LAJOIE
12 ECHO VALLEY FARM ROAD
EPSOM, N.H. 03234
BOOK 3599 PAGE 2124
AREA=166,057 SQ.FT. 3.81 ACRES.

TAX MAP R9 LOT 53-6
THORNE FAMILY REV. TRUST
31 GRIFFIN ROAD
EPSOM, N.H. 03234
BOOK 3668 PAGE 2256
AREA=911,932 SQ.FT. 20.94 ACRES.
 - THE ZONING DESIGNATION FOR THE PROPERTY IS RES./AGRI. DISTRICT.
 - DIMENSIONAL REQUIREMENTS PROVIDED FOR ZONE RES./AGRI. DISTRICT:
MIN. ROAD FRONTAGE =200'
MIN. LOT SIZE =87,120 SF (2 ACRES)
MIN. ROAD SETBACK =50'
MIN. SIDE SETBACK =15'
MIN. REAR SETBACK =20'
WETLAND/WATERBODY SETBACK =50'
MAXIMUM STRUCTURE HEIGHT =2 1/2 STORIES
SEPTIC SETBACK =50'/75' HYDRIC SOILS
OVERLAY DISTRICTS: (STEEP SLOPES, SOILS, WETLANDS, CONSERVATION)
 - THE EXISTING AND PROPOSED USE OF ALL LOTS ARE SINGLE FAMILY HOMES.
 - SEWER TO BE PROVIDED BY ON-SITE SEPTIC SYSTEMS.
 - WATER TO BE PROVIDED BY ON-SITE WELLS.
 - RIGHT OF WAY WIDTH DETERMINED BY SURVEY, FIELD INVESTIGATION, RECORDED DEEDS AND PLANS OF REFERENCE.
 - ABUTTING PROPERTY INFORMATION PROVIDED BY A COMBINATION OF ON-LINE TAX MAP DATA AND DATA PROVIDED BY gronitview.unh.edu.
 - SHEET 4 OF 5 THIS SET WILL BE RECORDED, A COMPLETE PLAN SET WILL BE FILED AT THE TOWN OF EPSOM.
 - THE FEMA MAP NUMBER FOR THIS SITE IS 33013C0583E, EFFECTIVE DATE: 04/19/2010.
 - ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN OF EPSOM SUBDIVISION PLAN REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
 - IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE OWNER SHALL BE REQUIRED TO CORRECT DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
 - IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE TOWN.
 - ELEVATIONS AND COORDINATES ARE BASED ON STATE PLANE COORDINATES FROM A SOLUTION GENERATED BY NGS OPUS. THE OPUS SOLUTION IS BASED ON THE NAD 83 (2011) REF. FRAME AND THE NAVD 88.
 - NRCS SOILS DATA:
66B-PAXTON, FINE SANDY LOAM 3-8% SLOPES.
66D-PAXTON, FINE SANDY LOAM 15-25% SLOPES VERY STONEY.
67D-PAXTON, FINE SANDY LOAM 15-25% SLOPES VERY STONEY.
67E-PAXTON, FINE SANDY LOAM 25-35% SLOPES VERY STONEY.



SHEET INDEX

DWG	SHT. NO.	DESCRIPTION
CVR	1 OF 5	COVER SHEET
OP	2 OF 5	OVERALL PLAN
ECP	3 OF 5	EXISTING CONDITIONS
PCP	4 OF 5	BOUNDARY LINE ADJUSTMENT PLAN
PBLAP	5 OF 5	PROPOSED CONDITIONS PLAN



THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. NEW HAMPSHIRE LAND CONSULTANTS, PLLC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ANY UTILITIES WHETHER THEY BE ABOVE OR BELOW GROUND. PRIOR TO ANY EXCAVATION ON SITE, THE CONTRACTOR SHALL CONTACT DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233).

PROFESSIONAL CONSULTANTS LIST

SURVEYOR: NEW HAMPSHIRE LAND CONSULTANTS, PLLC.
683C FIRST NH TURNPIKE (RT.4)
NORTHWOOD, NH 03261
PH: (603) 942-9220

WETLAND SCIENTIST: HURLEY ENVIRONMENTAL AND LAND PLANNING, LLC
LUKE HURLEY, CWS
P.O. BOX 356
EPSOM, NH 03234
PH: (603) 583-1745

INITIAL PLAN SET SUBMISSION DATE

APRIL 26, 2024
Latest revision date: _____

OWNER/APPLICANT:
LOT R9 53-6
THORNE FAMILY REV. TRUST
31 GRIFFIN ROAD
EPSOM N.H. 03234
BOOK 3668 PAGE 2256

LOT R9 53-1
DANIEL R. LAJOIE
12 ECHO VALLEY FARM ROAD
EPSOM N.H. 03234
BOOK 3599 PAGE 2124

- WETLAND NOTES:**
- THE LIMITS OF JURISDICTIONAL WETLAND AS SHOWN ON THIS PLAN WERE DELINEATED BY LUKE HURLEY, CWS #232 IN MARCH OF 2024 IN ACCORDANCE WITH:
- US ARMY CORPS OF ENGINEERS REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, TECHNICAL REPORT ERDC/EL TR-12-1 VERSION 2.0, JANUARY 2012.
 - FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 2.0.
 - NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.2.1 (2009)
 - CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES, USFW MANUAL FWS/OBS-79/31 (1979)

NOTE:
ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE TOWN OF EPSOM REGULATIONS AND THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.

AGENCY APPROVALS
NHDES SUBDIVISION : _____

REVISIONS			
NO.	DATE	DESCRIPTION	BY

N.H. LAND CONSULTANTS
SURVEYING • LAND PLANNING • REAL ESTATE
A VETERAN OWNED COMPANY
683C FIRST NH TURNPIKE, NORTHWOOD, NH 03261 PH: 603-942-9220 WEBSITE: NH.LANDCONSULTANTS.COM

COVER SHEET
BOUNDARY LINE ADJUSTMENT
TAX MAP R9 LOTS 53-6
THORNE FAMILY REV. TRUST
31 GRIFFIN RD, EPSOM N.H. 03234
AND
TAX MAP R9 LOTS 53-1
DANIEL R. LAJOIE
12 ECHO VALLEY FARM RD, EPSOM N.H. 03234

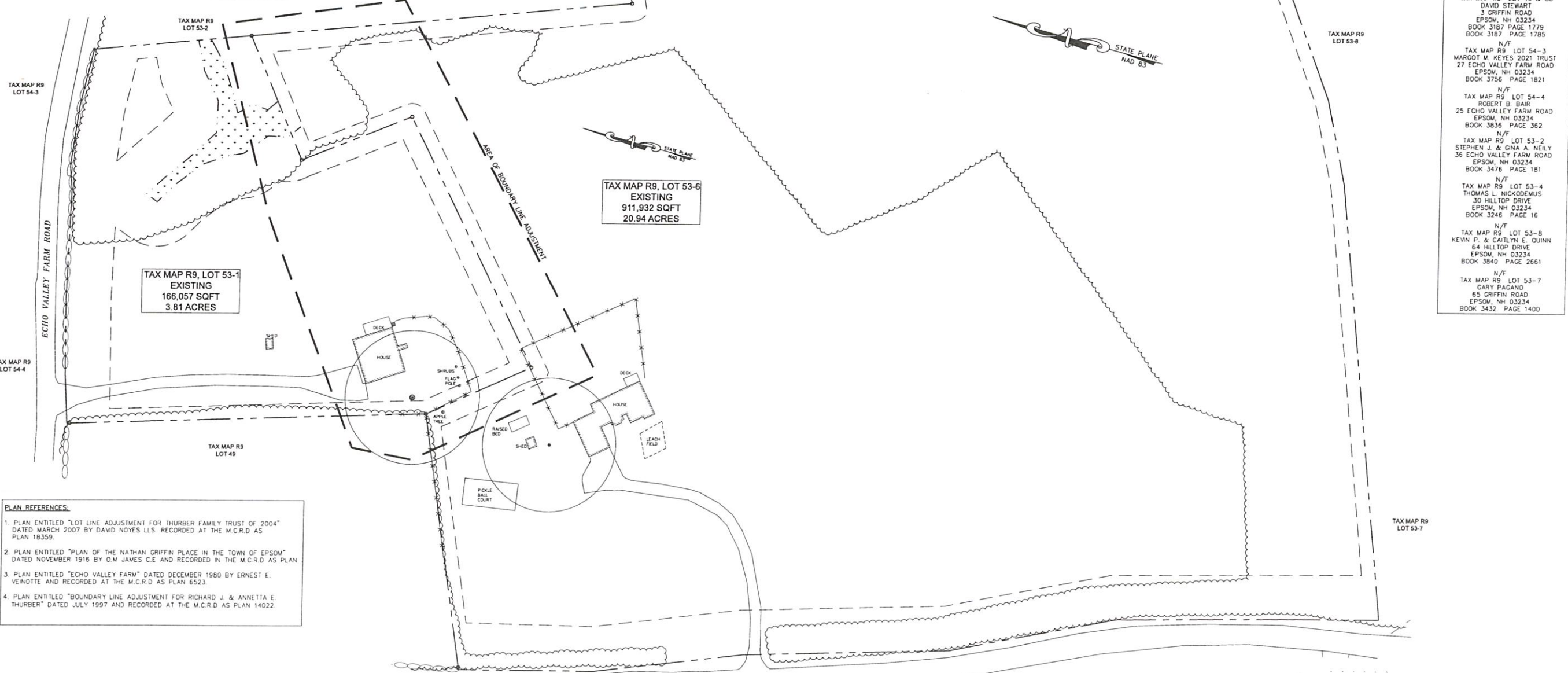
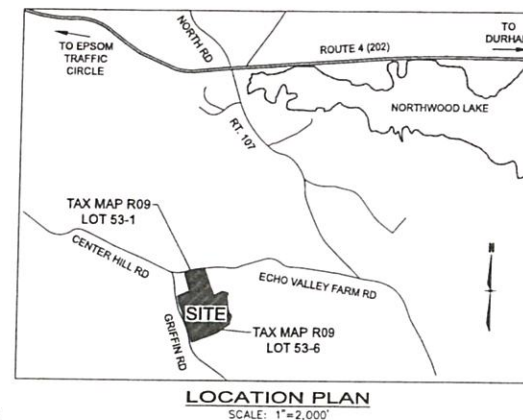
MERRIMACK CO.
JOB NO: 909.00
DATE: APRIL 26, 2024

CVR

SHT. 1 of 5

NOTES:

- THE PURPOSE OF THIS PLAN IS TO SHOW A BOUNDARY LINE ADJUSTMENT BETWEEN TAX MAP R9 53-1 AND TAX MAP R9 53-6
- THE PROPERTY IS DESIGNATED AS TAX MAP R9, LOTS 53-1 AND 53-6
- THE CURRENT OWNERS/APPLICANTS FOR THE LOT LINE ADJUSTMENT:
 TAX MAP R9 LOT 53-1
 DANIEL R. LAJOIE
 12 ECHO VALLEY FARM ROAD
 EPSOM, N.H. 03234
 BOOK 3599 PAGE 2124
 AREA=166,057 SQ.FT. 3.81 ACRES.
 TAX MAP R9 LOT 53-6
 THORNE FAMILY REV. TRUST
 31 GRIFFIN ROAD
 EPSOM, N.H. 03234
 BOOK 3668 PAGE 2256
 AREA=911,932 SQ.FT. 20.94 ACRES.
- THE ZONING DESIGNATION FOR THE PROPERTY IS RES./AGRI. DISTRICT.
- DIMENSIONAL REQUIREMENTS PROVIDED FOR ZONE RES./AGRI. DISTRICT:
 M.N. ROAD FRONTAGE =200'
 MIN. LOT SIZE =87,120 SF (2 ACRES)
 M.N. ROAD SETBACK =50'
 MIN. SIDE SETBACK =15'
 MIN. REAR SETBACK =20'
 WETLAND/WATERBODY SETBACK =50'
 MAXIMUM STRUCTURE HEIGHT =2 1/2 STORIES
 SEPTIC SETBACK =50'/75' HYDRIC SOILS
 OVERLAY DISTRICTS: (STEEP SLOPES, SOILS, WETLANDS, CONSERVATION)
- THE EXISTING AND PROPOSED USE OF ALL LOTS ARE SINGLE FAMILY HOMES.
- SEWER TO BE PROVIDED BY ON-SITE SEPTIC SYSTEMS.
- WATER TO BE PROVIDED BY ON-SITE WELLS.
- RIGHT OF WAY WIDTH DETERMINED BY SURVEY, FIELD INVESTIGATION, RECORDED DEEDS AND PLANS OF REFERENCE.
- ABUTTING PROPERTY INFORMATION PROVIDED BY A COMBINATION OF ON-LINE TAX MAP DATA AND DATA PROVIDED BY gronitview.unh.edu.
- SHEET 4 OF 5 THIS SET WILL BE RECORDED, A COMPLETE PLAN SET WILL BE FILED AT THE TOWN OF EPSOM.
- THE FEMA MAP NUMBER FOR THIS SITE IS 33013C0583E. EFFECTIVE DATE: 04/19/2010
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN OF EPSOM SUBDIVISION PLAN REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE OWNER SHALL BE REQUIRED TO CORRECT DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
- IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE TOWN.
- ELEVATIONS AND COORDINATES ARE BASED ON STATE PLANE COORDINATES FROM A SOLUTION GENERATED BY NGS OPUS. THE OPUS SOLUTION IS BASED ON THE NAD 83 (2011) REF. FRAME AND THE NAVD 88.
- NRCS SOILS DATA:
 66B-PAXTON, FINE SANDY LOAM 3-8% SLOPES
 66D-PAXTON, FINE SANDY LOAM 15-25% SLOPES VERY STONEY.
 67D-PAXTON, FINE SANDY LOAM 15-25% SLOPES VERY STONEY.
 67E-PAXTON, FINE SANDY LOAM 25-35% SLOPES VERY STONEY.

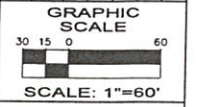


ABUTTERS LIST:

N/F	TAX MAP R9 LOT 49 & 50
	DAVID STEWART
	3 GRIFFIN ROAD
	EPSOM, NH 03234
	BOOK 3187 PAGE 1779
	BOOK 3187 PAGE 1785
N/F	TAX MAP R9 LOT 54-3
	MARGOT M. KEYES 2021 TRUST
	27 ECHO VALLEY FARM ROAD
	EPSOM, NH 03234
	BOOK 3756 PAGE 1821
N/F	TAX MAP R9 LOT 54-4
	ROBERT B. BAIR
	25 ECHO VALLEY FARM ROAD
	EPSOM, NH 03234
	BOOK 3836 PAGE 362
N/F	TAX MAP R9 LOT 53-2
	STEPHEN J. & QINA A. NEELY
	36 ECHO VALLEY FARM ROAD
	EPSOM, NH 03234
	BOOK 3476 PAGE 181
N/F	TAX MAP R9 LOT 53-4
	THOMAS L. NICKODEMUS
	30 HILLTOP DRIVE
	EPSOM, NH 03234
	BOOK 3246 PAGE 16
N/F	TAX MAP R9 LOT 53-8
	KEVIN P. & CAITLYN E. QUINN
	64 HILLTOP DRIVE
	EPSOM, NH 03234
	BOOK 3840 PAGE 2661
N/F	TAX MAP R9 LOT 53-7
	GARY PAGANO
	65 GRIFFIN ROAD
	EPSOM, NH 03234
	BOOK 3432 PAGE 1400

REVISIONS

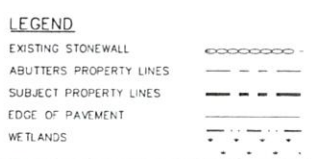
NO.	DATE	DESCRIPTION	BY



N.H. LAND Consultants
 SURVEYING • LAND PLANNING • REAL ESTATE
 A Veteran Owned Company

WEBSITE: NH.LANDCONSULTANTS.COM
 PH: 603-942-9270
 885C FIRST NH TURNPIKE, NORTHWOOD, NH 03281

- PLAN REFERENCES:**
- PLAN ENTITLED "LOT LINE ADJUSTMENT FOR THURBER FAMILY TRUST OF 2004" DATED MARCH 2007 BY DAVID NOYES LLS. RECORDED AT THE M.C.R.D AS PLAN 18359.
 - PLAN ENTITLED "PLAN OF THE NATHAN GRIFFIN PLACE IN THE TOWN OF EPSOM" DATED NOVEMBER 1916 BY O.M. JAMES C.E. AND RECORDED IN THE M.C.R.D AS PLAN 6523.
 - PLAN ENTITLED "ECHO VALLEY FARM" DATED DECEMBER 1980 BY ERNEST E. VEINOTTE AND RECORDED AT THE M.C.R.D AS PLAN 6523.
 - PLAN ENTITLED "BOUNDARY LINE ADJUSTMENT FOR RICHARD J. & ANNETTA E. THURBER" DATED JULY 1997 AND RECORDED AT THE M.C.R.D AS PLAN 14022.



NO. STATE SURVEY
 No. 1050
 JOHN P. NEWMAN
 SIGNATURE

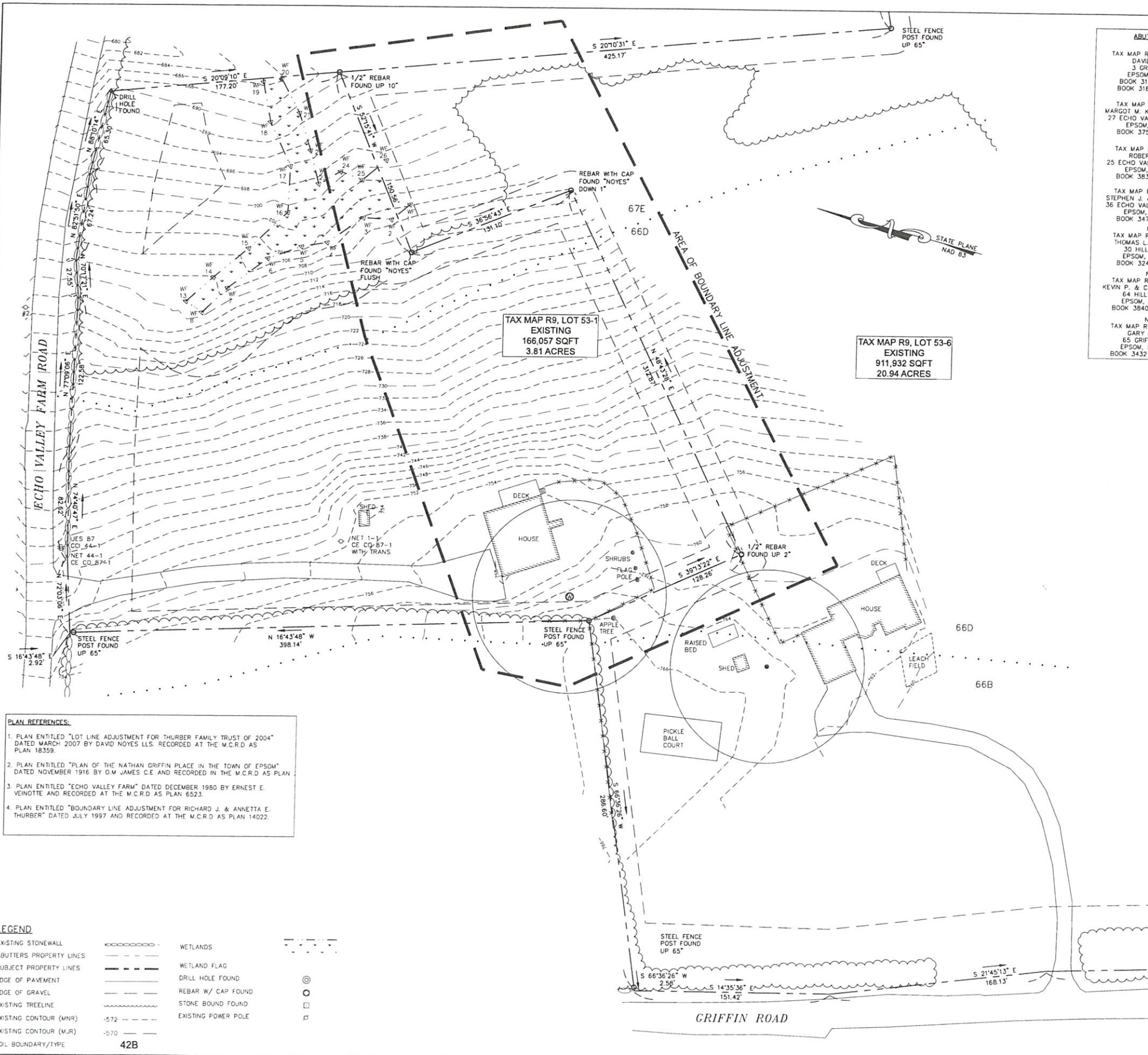
I CERTIFY THAT THIS PLAT IS BASED UPON THE PLAN REFERENCES AND A FIELD SURVEY CONDUCTED ON THE GROUND IN SPRING OF 2023, MEETING THE MINIMUM REQUIREMENTS FOR ACCURACY, 1:10,000 AND COMPLETENESS PER THE STATE OF NEW HAMPSHIRE AND THE TOWN OF EPSOM, NH.

JOHN P. NEWMAN, LLS. DATE: _____

OVERALL PLAN
 BOUNDARY LINE ADJUSTMENT
 TAX MAP R9 LOTS 53-1 & 53-6
 THORNE FAMILY REV. TRUST
 31 GRIFFIN RD., EPSOM, N.H. 03234
 AND
 TAX MAP R9 LOTS 53-1
 DANIEL R. LAJOIE
 12 ECHO VALLEY FARM RD., EPSOM, N.H. 03234

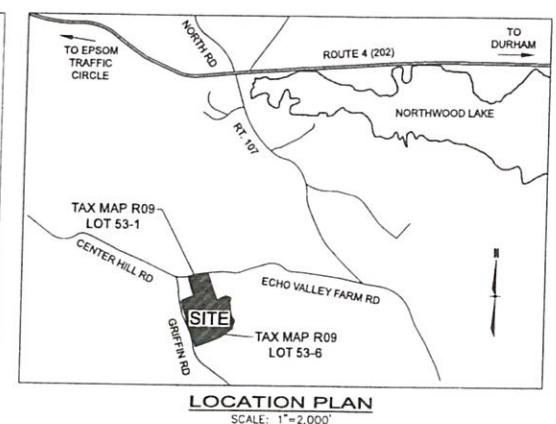
ROCKINGHAM CO.
 JOB NO: 909.00
 DATE: APRIL 26, 2024

OP
 SHT. 2 of 5



ABUTTERS LIST:

N/F	TAX MAP R9 LOT 49 & 50
	DAVID STEWART
	3 GRIFFIN ROAD
	EPSOM, NH 03234
	BOOK 3187 PAGE 1779
	BOOK 3187 PAGE 1785
N/F	TAX MAP R9 LOT 54-3
	MARGOT M. KEYES 2021 TRUST
	27 ECHO VALLEY FARM ROAD
	EPSOM, NH 03234
	BOOK 3756 PAGE 1821
N/F	TAX MAP R9 LOT 54-4
	ROBERT B. BAIR
	25 ECHO VALLEY FARM ROAD
	EPSOM, NH 03234
	BOOK 3836 PAGE 362
N/F	TAX MAP R9 LOT 53-2
	STEPHEN J. & GINA A. NEELY
	36 ECHO VALLEY FARM ROAD
	EPSOM, NH 03234
	BOOK 3476 PAGE 181
N/F	TAX MAP R9 LOT 53-4
	THOMAS L. NICKODEMUS
	30 HILLTOP DRIVE
	EPSOM, NH 03234
	BOOK 3246 PAGE 16
N/F	TAX MAP R9 LOT 53-B
	KEVIN P. & CATHY E. QUINN
	64 HILLTOP DRIVE
	EPSOM, NH 03234
	BOOK 3840 PAGE 2661
N/F	TAX MAP R9 LOT 53-7
	GARY PAGANO
	65 GRIFFIN ROAD
	EPSOM, NH 03234
	BOOK 3432 PAGE 1400



- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO SHOW A BOUNDARY LINE ADJUSTMENT BETWEEN TAX MAP R9 53-1 AND TAX MAP R9 53-6.
 - THE PROPERTY IS DESIGNATED AS TAX MAP R9, LOTS 53-1 AND 53-6.
 - THE CURRENT OWNERS/APPLICANTS FOR THE LOT LINE ADJUSTMENT:
 TAX MAP R9 LOT 53-1
 DANIEL R. LAJOIE
 12 ECHO VALLEY FARM ROAD
 EPSOM, N.H. 03234
 BOOK 3599 PAGE 2124
 AREA=166,057 SQ.FT. 3.81 ACRES.
 TAX MAP R9 LOT 53-6
 THORNE FAMILY REV. TRUST
 31 GRIFFIN ROAD
 EPSOM, N.H. 03234
 BOOK 3668 PAGE 2256
 AREA=911,932 SQ.FT. 20.94 ACRES.
 - THE ZONING DESIGNATION FOR THE PROPERTY IS RES./AGRI DISTRICT.
 - DIMENSIONAL REQUIREMENTS PROVIDED FOR ZONE RES./AGRI DISTRICT:
 MIN. ROAD FRONTAGE =200'
 MIN. LOT SIZE =87,120 SF (2 ACRES)
 MIN. ROAD SETBACK =50'
 MIN. SIDE SETBACK =15'
 MIN. REAR SETBACK =20'
 WETLAND/WATERBODY SETBACK =50'
 MAXIMUM STRUCTURE HEIGHT =2 1/2 STORIES
 SEPTIC SETBACK =50'/75' HYDRIC SOILS
 OVERLAY DISTRICTS: (STEEP SLOPES, SOILS, WETLANDS, CONSERVATION)
 - THE EXISTING AND PROPOSED USE OF ALL LOTS ARE SINGLE FAMILY HOMES.
 - SEWER TO BE PROVIDED BY ON-SITE SEPTIC SYSTEMS.
 - WATER TO BE PROVIDED BY ON-SITE WELLS.
 - RIGHT OF WAY WIDTH DETERMINED BY SURVEY, FIELD INVESTIGATION, RECORDED DEEDS AND PLANS OF REFERENCE.
 - ABUTTING PROPERTY INFORMATION PROVIDED BY A COMBINATION OF ON-LINE TAX MAP DATA AND DATA PROVIDED BY gritview.unh.edu.
 - SHEET 4 OF 5 THIS SET WILL BE RECORDED. A COMPLETE PLAN SET WILL BE FILED AT THE TOWN OF EPSOM.
 - THE FEMA MAP NUMBER FOR THIS SITE IS 33013C0583E, EFFECTIVE DATE: 04/19/2010
 - ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN OF EPSOM SUBDIVISION PLAN REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
 - IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE OWNER SHALL BE REQUIRED TO CORRECT DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
 - IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE TOWN.
 - ELEVATIONS AND COORDINATES ARE BASED ON STATE PLANE COORDINATES FROM A SOLUTION GENERATED BY NGS OPUS. THE OPUS SOLUTION IS BASED ON THE NAD 83 (2011) REF. FRAME AND THE NAVD 88.
 - NRCS SOILS DATA:
 66B-PAXTON, FINE SANDY LOAM 3-8% SLOPES
 66D-PAXTON, FINE SANDY LOAM 15-25% SLOPES VERY STONEY.
 67D-PAXTON, FINE SANDY LOAM 15-25% SLOPES VERY STONEY.
 67E-PAXTON, FINE SANDY LOAM 25-35% SLOPES VERY STONEY.

- PLAN REFERENCES:**
- PLAN ENTITLED "LOT LINE ADJUSTMENT FOR THURBER FAMILY TRUST OF 2004" DATED MARCH 2007 BY DAVID NOYES LLS. RECORDED AT THE M.C.R.D AS PLAN 18359.
 - PLAN ENTITLED "PLAN OF THE NATHAN GRIFFIN PLACE IN THE TOWN OF EPSOM" DATED NOVEMBER 1916 BY O.M. JAMES C.E. AND RECORDED IN THE M.C.R.D AS PLAN 6523.
 - PLAN ENTITLED "ECHO VALLEY FARM" DATED DECEMBER 1980 BY ERNEST E. VEINOTTE AND RECORDED AT THE M.C.R.D AS PLAN 6523.
 - PLAN ENTITLED "BOUNDARY LINE ADJUSTMENT FOR RICHARD J. & ANNETTA E. THURBER" DATED JULY 1997 AND RECORDED AT THE M.C.R.D AS PLAN 14022.

LEGEND

EXISTING STONEWALL	---o---o---	WETLANDS	-----
ABUTTERS PROPERTY LINES	-----	WETLAND FLAG	-----
SUBJECT PROPERTY LINES	-----	DRILL HOLE FOUND	⊙
EDGE OF PAVEMENT	-----	REBAR W/ CAP FOUND	⊠
EDGE OF GRAVEL	-----	STONE BOUND FOUND	⊡
EXISTING TREELINE	-----	EXISTING POWER POLE	⊞
EXISTING CONTOUR (MNR)	-5.72		
EXISTING CONTOUR (MJR)	-5.70		
SOL BOUNDARY/TYPE			

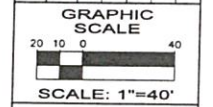
I CERTIFY THAT THIS PLAN IS BASED UPON THE PLAN REFERENCES AND A FIELD SURVEY CONDUCTED ON THE GROUND IN SPRING OF 2023, MEETING THE MINIMUM REQUIREMENTS FOR ACCURACY, 1:10,000 AND COMPLETENESS PER THE STATE OF NEW HAMPSHIRE AND THE TOWN OF EPSOM, NH.

NO. 1050
JOHN P. NEWMAN
SIGNATURE

DATE: _____

REVISIONS

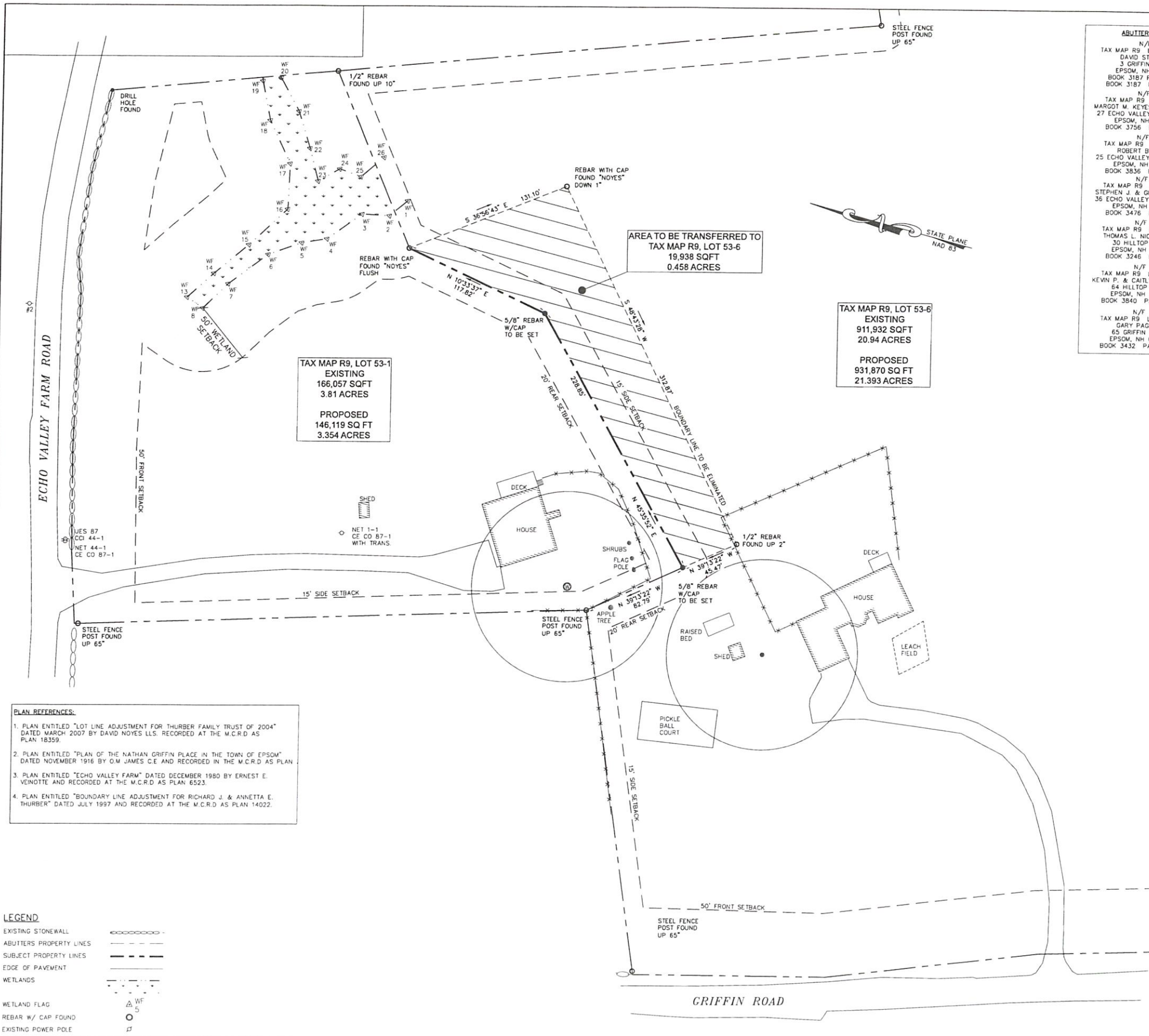
NO.	DATE	DESCRIPTION	BY



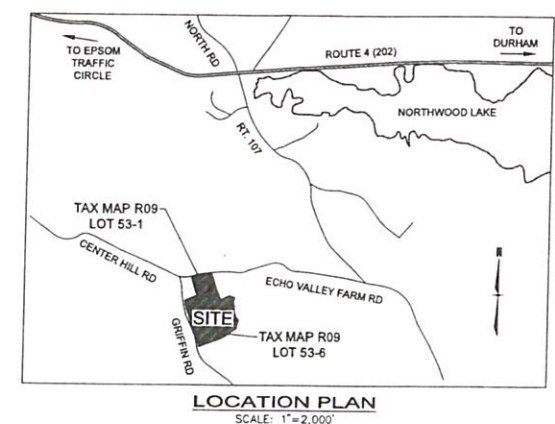
N.H. LAND Consultants
 SURVEYING-LAND PLANNING-REAL ESTATE
 A Veteran Owned Company

EXISTING CONDITIONS PLAN
BOUNDARY LINE ADJUSTMENT
 TAX MAP R9 LOTS 53-1 & 6
 THORNE FAMILY REV. TRUST
 31 GRIFFIN RD, EPSOM, N.H. 03234
 AND
 TAX MAP R9 LOTS 53-1
 DANIEL R. LAJOIE
 12 ECHO VALLEY FARM RD, EPSOM, N.H. 03234

ROCKINGHAM CO.
 JOB NO: 909.00
 DATE: APRIL 28, 2024
 EC
 SHT. 2 of 5

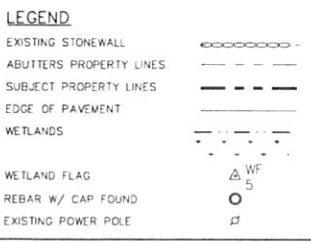


- ABUTTERS LIST:**
- N/F TAX MAP R9 LOT 49 & 50 DAVID STEWART 3 GRIFFIN ROAD EPSOM, NH 03234 BOOK 3187 PAGE 1779 BOOK 3187 PAGE 1785
 - N/F TAX MAP R9 LOT 54-3 MARGOT M. KEYES 2021 TRUST 27 ECHO VALLEY FARM ROAD EPSOM, NH 03234 BOOK 3756 PAGE 1821
 - N/F TAX MAP R9 LOT 54-4 ROBERT B. BAIR 25 ECHO VALLEY FARM ROAD EPSOM, NH 03234 BOOK 3836 PAGE 362
 - N/F TAX MAP R9 LOT 53-2 STEPHEN J. & GINA A. NEILY 36 ECHO VALLEY FARM ROAD EPSOM, NH 03234 BOOK 3476 PAGE 181
 - N/F TAX MAP R9 LOT 53-4 THOMAS L. NICKODEMUS 30 HILLTOP DRIVE EPSOM, NH 03234 BOOK 3246 PAGE 16
 - N/F TAX MAP R9 LOT 53-8 KEVIN P. & CAITLYN E. QUINN 64 HILLTOP DRIVE EPSOM, NH 03234 BOOK 3840 PAGE 2661
 - N/F TAX MAP R9 LOT 53-7 GARY PACANO 65 GRIFFIN ROAD EPSOM, NH 03234 BOOK 3432 PAGE 1400



- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO SHOW A BOUNDARY LINE ADJUSTMENT BETWEEN TAX MAP R9 53-1 AND TAX MAP R9 53-6.
 - THE PROPERTY IS DESIGNATED AS TAX MAP R9, LOTS 53-1 AND 53-6.
 - THE CURRENT OWNERS/APPLICANTS FOR THE LOT LINE ADJUSTMENT: TAX MAP R9 LOT 53-1 DANIEL R. LAJOIE 12 ECHO VALLEY FARM ROAD EPSOM, N.H. 03234 BOOK 3599 PAGE 2124 AREA=166,057 SQ.FT. 3.81 ACRES. TAX MAP R9 LOT 53-6 THORNE FAMILY REV. TRUST 31 GRIFFIN ROAD EPSOM, N.H. 03234 BOOK 3668 PAGE 2256 AREA=911,932 SQ.FT. 20.94 ACRES.
 - THE ZONING DESIGNATION FOR THE PROPERTY IS RES./AGRI. DISTRICT.
 - DIMENSIONAL REQUIREMENTS PROVIDED FOR ZONE RES./AGRI. DISTRICT:
 - MIN. ROAD FRONTAGE =200'
 - MIN. LOT SIZE =87,120 SF (2 ACRES)
 - MIN. ROAD SETBACK =50'
 - MIN. SIDE SETBACK =15'
 - MIN. REAR SETBACK =50'
 - WETLAND/WATERBODY SETBACK =50'
 - MAXIMUM STRUCTURE HEIGHT =2 1/2 STORIES
 - SEPTIC SETBACK =50'/75' HYDRIC SOILS
 - OVERLAY DISTRICTS: (STEEP SLOPES, SOILS, WETLANDS, CONSERVATION)
 - THE EXISTING AND PROPOSED USE OF ALL LOTS ARE SINGLE FAMILY HOMES.
 - SEWER TO BE PROVIDED BY ON-SITE SEPTIC SYSTEMS.
 - WATER TO BE PROVIDED BY ON-SITE WELLS.
 - RIGHT OF WAY WIDTH DETERMINED BY SURVEY, FIELD INVESTIGATION, RECORDED DEEDS AND PLANS OF REFERENCE.
 - ABUTTING PROPERTY INFORMATION PROVIDED BY A COMBINATION OF ON-LINE TAX MAP DATA AND DATA PROVIDED BY GRANITVIEW.UMH.EDU.
 - SHEET 4 OF 5 THIS SET WILL BE RECORDED, A COMPLETE PLAN SET WILL BE FILED AT THE TOWN OF EPSOM.
 - THE FEMA MAP NUMBER FOR THIS SITE IS 33013C05B3E, EFFECTIVE DATE: 04/19/2010
 - ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN OF EPSOM SUBDIVISION PLAN REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
 - IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE OWNER SHALL BE REQUIRED TO CORRECT DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
 - IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE TOWN.
 - ELEVATIONS AND COORDINATES ARE BASED ON STATE PLANE COORDINATES FROM A SOLUTION GENERATED BY NGS OPUS. THE OPUS SOLUTION IS BASED ON THE NAD 83 (2011) REF. FRAME AND THE NAVD 88.
 - NRCS SOILS DATA:
 - 66B-PAXTON, FINE SANDY LOAM 3-8% SLOPES.
 - 66D-PAXTON, FINE SANDY LOAM 15-25% SLOPES VERY STONEY.
 - 67D-PAXTON, FINE SANDY LOAM 15-25% SLOPES VERY STONEY.
 - 67E-PAXTON, FINE SANDY LOAM 25-35% SLOPES VERY STONEY.

- PLAN REFERENCES:**
- PLAN ENTITLED "LOT LINE ADJUSTMENT FOR THURBER FAMILY TRUST OF 2004" DATED MARCH 2007 BY DAVID NOYES LLS. RECORDED AT THE M.C.R.D AS PLAN 18359.
 - PLAN ENTITLED "PLAN OF THE NATHAN GRIFFIN PLACE IN THE TOWN OF EPSOM" DATED NOVEMBER 1916 BY O.M JAMES C.E AND RECORDED IN THE M.C.R.D AS PLAN 14022.
 - PLAN ENTITLED "ECHO VALLEY FARM" DATED DECEMBER 1980 BY ERNEST E. VEINOTTE AND RECORDED AT THE M.C.R.D AS PLAN 6523.
 - PLAN ENTITLED "BOUNDARY LINE ADJUSTMENT FOR RICHARD J. & ANNETTA E. THURBER" DATED JULY 1997 AND RECORDED AT THE M.C.R.D AS PLAN 14022.



APPROVED BY EPSOM, NH PLANNING BOARD

CHAIRMAN _____ DATE _____

NHDES SUBDIVISION APPROVAL: PENDING

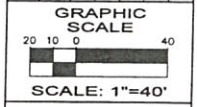
STATE OF NEW HAMPSHIRE
No. 1050
JOHN P. NEWMAN
SIGNATURE

I CERTIFY THAT THIS PLAT IS BASED UPON THE PLAN REFERENCES AND A FIELD SURVEY CONDUCTED ON THE GROUND IN SPRING OF 2023, MEETING THE MINIMUM REQUIREMENTS FOR ACCURACY, 1:10,000 AND COMPLETENESS PER THE STATE OF NEW HAMPSHIRE AND THE TOWN OF EPSOM, NH.

JOHN P. NEWMAN, LLS DATE: _____

REVISIONS

NO.	DATE	DESCRIPTION	BY



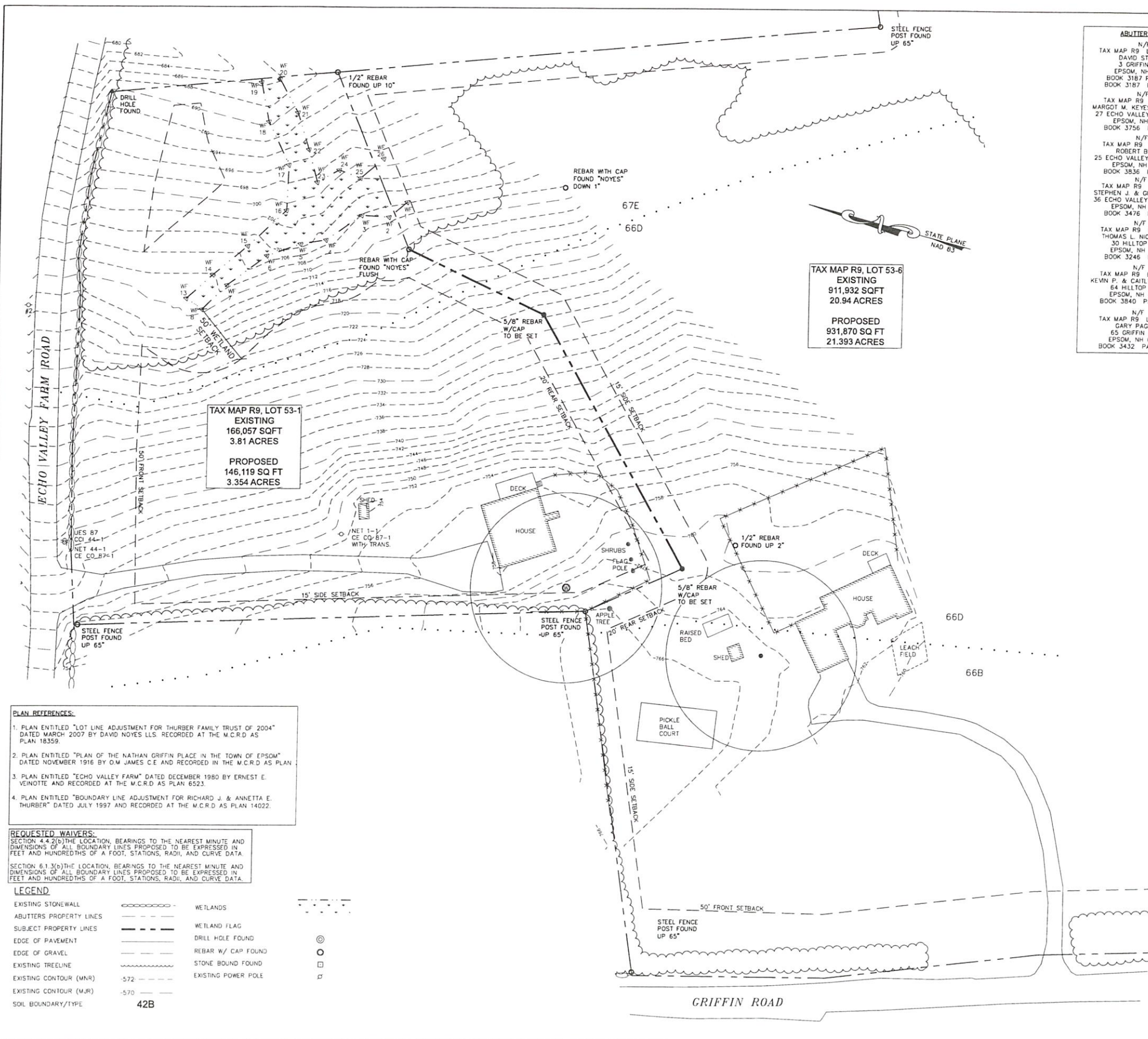
N.H. LAND Consultants
SURVEYING • LAND PLANNING • REAL ESTATE

663C FIRST NH TURNPIKE, NORTHWOOD, NH 03251 PH: 603-942-9420 WEBSITE: NH.LANDCONSULTANTS.COM

BOUNDARY LINE ADJUSTMENT
TAX MAP R9 LOTS 53-6 THORNE FAMILY REV. TRUST 31 GRIFFIN RD, EPSOM N.H. 03234 AND TAX MAP R9 LOTS 53-1 DANIEL R. LAJOIE 12 ECHO VALLEY FARM RD, EPSOM N.H. 03234

ROCKINGHAM CO.
JOB NO: 909.00
DATE: APRIL 26, 2024

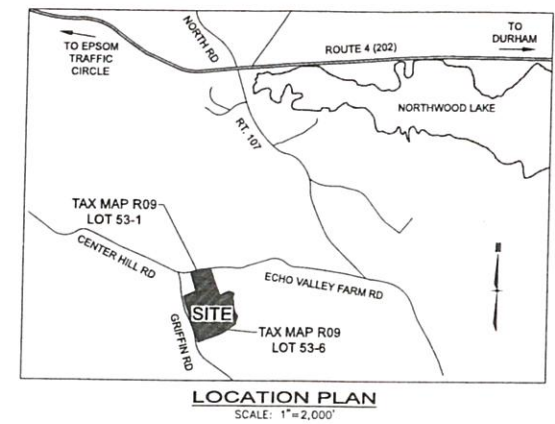
BLA
SHT. 4 of 5



TAX MAP R9, LOT 53-6
 EXISTING
 911,932 SQFT
 20.94 ACRES
 PROPOSED
 931,870 SQ FT
 21.393 ACRES

TAX MAP R9, LOT 53-1
 EXISTING
 166,057 SQFT
 3.81 ACRES
 PROPOSED
 146,119 SQ FT
 3.354 ACRES

- ADJUTERS LIST:**
- N/F
 TAX MAP R9 LOT 49 & 50
 DAVID STEWART
 3 GRIFFIN ROAD
 EPSOM, NH 03234
 BOOK 3187 PAGE 1779
 BOOK 3187 PAGE 1785
 - N/F
 TAX MAP R9 LOT 54-3
 MARGOT M. KEYES 2021 TRUST
 27 ECHO VALLEY FARM ROAD
 EPSOM, NH 03234
 BOOK 3756 PAGE 1821
 - N/F
 TAX MAP R9 LOT 54-4
 ROBERT B. BAIR
 25 ECHO VALLEY FARM ROAD
 EPSOM, NH 03234
 BOOK 3836 PAGE 362
 - N/F
 TAX MAP R9 LOT 53-2
 STEPHEN J. & GINA A. NEILY
 36 ECHO VALLEY FARM ROAD
 EPSOM, NH 03234
 BOOK 3476 PAGE 181
 - N/F
 TAX MAP R9 LOT 53-4
 THOMAS L. NICKODEMUS
 30 HILLTOP DRIVE
 EPSOM, NH 03234
 BOOK 3245 PAGE 16
 - N/F
 TAX MAP R9 LOT 53-8
 THORNE FAMILY REV. TRUST
 31 GRIFFIN ROAD
 EPSOM, NH 03234
 BOOK 3668 PAGE 2256
 AREA=911,932 SQ.FT. 20.94 ACRES.
 - N/F
 TAX MAP R9 LOT 53-7
 GARY PAGANO
 65 GRIFFIN ROAD
 EPSOM, NH 03234
 BOOK 3432 PAGE 1400



- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO SHOW A BOUNDARY LINE ADJUSTMENT BETWEEN TAX MAP R9 LOTS 53-1 AND TAX MAP R9 53-6.
 - THE PROPERTY IS DESIGNATED AS TAX MAP R9, LOTS 53-1 AND 53-6.
 - THE CURRENT OWNERS/APPLICANTS FOR THE LOT LINE ADJUSTMENT:
 TAX MAP R9 LOT 53-1
 DANIEL R. LAJOIE
 12 ECHO VALLEY FARM ROAD
 EPSOM, N.H. 03234
 BOOK 3559 PAGE 2124
 AREA=166,057 SQ.FT. 3.81 ACRES.
 TAX MAP R9 LOT 53-6
 THORNE FAMILY REV. TRUST
 31 GRIFFIN ROAD
 EPSOM, N.H. 03234
 BOOK 3668 PAGE 2256
 AREA=911,932 SQ.FT. 20.94 ACRES.
 - THE ZONING DESIGNATION FOR THE PROPERTY IS RES./AGRI. DISTRICT.
 - DIMENSIONAL REQUIREMENTS PROVIDED FOR ZONE RES./AGRI. DISTRICT:
 MIN. ROAD FRONTAGE =200'
 MIN. LOT SIZE =87,120 SF (2 ACRES)
 MIN. ROAD SETBACK =50'
 MIN. SIDE SETBACK =15'
 MIN. REAR SETBACK =20'
 WETLAND/WATERBODY SETBACK =50'
 MAXIMUM STRUCTURE HEIGHT =2 1/2 STORIES
 SEPTIC SETBACK =50'/75' HYDRIC SOILS
 OVERLAY DISTRICTS: (STEEP SLOPES, SOILS, WETLANDS, CONSERVATION)
 - THE EXISTING AND PROPOSED USE OF ALL LOTS ARE SINGLE FAMILY HOMES.
 - SEWER TO BE PROVIDED BY ON-SITE SEPTIC SYSTEMS.
 - WATER TO BE PROVIDED BY ON-SITE WELLS.
 - RIGHT OF WAY WIDTH DETERMINED BY SURVEY, FIELD INVESTIGATION, RECORDED DEEDS AND PLANS OF REFERENCE.
 - ADJUTING PROPERTY INFORMATION PROVIDED BY A COMBINATION OF ON-LINE TAX MAP DATA AND DATA PROVIDED BY gronitview.unh.edu.
 - SHEET 4 OF 5 THIS SET WILL BE RECORDED, A COMPLETE PLAN SET WILL BE FILED AT THE TOWN OF EPSOM.
 - THE FEMA MAP NUMBER FOR THIS SITE IS 33013C0583E, EFFECTIVE DATE: 04/19/2010
 - ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN OF EPSOM SUBDIVISION PLAN REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
 - IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE OWNER SHALL BE REQUIRED TO CORRECT DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
 - IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE TOWN.
 - ELEVATIONS AND COORDINATES ARE BASED ON STATE PLANE COORDINATES FROM A SOLUTION GENERATED BY NGS OPUS. THE OPUS SOLUTION IS BASED ON THE NAD 83 (2011) REF. FRAME AND THE NAVD 88.
 - NRCS SOILS DATA:
 66B-PAXTON, FINE SANDY LOAM 3-8% SLOPES.
 66D-PAXTON, FINE SANDY LOAM 15-25% SLOPES VERY STONEY.
 67D-PAXTON, FINE SANDY LOAM 15-25% SLOPES VERY STONEY.
 67E-PAXTON, FINE SANDY LOAM 25-35% SLOPES VERY STONEY.

- PLAN REFERENCES:**
- PLAN ENTITLED "LOT LINE ADJUSTMENT FOR THURBER FAMILY TRUST OF 2004" DATED MARCH 2007 BY DAVID NOYES LLS. RECORDED AT THE M.C.R.D AS PLAN 18359.
 - PLAN ENTITLED "PLAN OF THE NATHAN GRIFFIN PLACE IN THE TOWN OF EPSOM" DATED NOVEMBER 1916 BY O.M. JAMES C.E. AND RECORDED IN THE M.C.R.D AS PLAN 14022.
 - PLAN ENTITLED "ECHO VALLEY FARM" DATED DECEMBER 1980 BY ERNEST E. VEINOTTE AND RECORDED AT THE M.C.R.D AS PLAN 6523.
 - PLAN ENTITLED "BOUNDARY LINE ADJUSTMENT FOR RICHARD J. & ANNETTA E. THURBER" DATED JULY 1997 AND RECORDED AT THE M.C.R.D AS PLAN 14022.

REQUESTED WAIVERS:
 SECTION 4.4.2(d) THE LOCATION, BEARINGS TO THE NEAREST MINUTE AND DIMENSIONS OF ALL BOUNDARY LINES PROPOSED TO BE EXPRESSED IN FEET AND HUNDREDTHS OF A FOOT, STATIONS, RADI, AND CURVE DATA.
 SECTION 6.1.3(b) THE LOCATION, BEARINGS TO THE NEAREST MINUTE AND DIMENSIONS OF ALL BOUNDARY LINES PROPOSED TO BE EXPRESSED IN FEET AND HUNDREDTHS OF A FOOT, STATIONS, RADI, AND CURVE DATA.

LEGEND

EXISTING STONEWALL	-----	WETLANDS	~~~~~
ADJUTERS PROPERTY LINES	-----	WETLAND FLAG	-----
SUBJECT PROPERTY LINES	-----	DRILL HOLE FOUND	○
EDGE OF PAVEMENT	-----	REBAR W/ CAP FOUND	○
EDGE OF GRAVEL	-----	STONE BOUND FOUND	□
EXISTING TREELINE	-----	EXISTING POWER POLE	⊕
EXISTING CONTOUR (MNR)	-5.72		
EXISTING CONTOUR (MNR)	-5.70		
SOIL BOUNDARY/TYPE	42B		

APPROVED BY EPSOM, NH PLANNING BOARD
 CHAIRMAN _____ DATE _____
 NHDES SUBDIVISION APPROVAL: PENDING

NO. 1058
 JOHN P. NEWMAN
 SIGNATURE

I CERTIFY THAT THIS PLAT IS BASED UPON THE PLAN REFERENCES AND A FIELD SURVEY CONDUCTED ON THE GROUND IN SPRING OF 2023, MEETING THE MINIMUM REQUIREMENTS FOR ACCURACY, 1:10,000 AND COMPLETENESS PER THE STATE OF NEW HAMPSHIRE AND THE TOWN OF EPSOM, NH.
 JOHN P. NEWMAN, LLS DATE: _____

HAMPSHIRE
 Designer of
 Subsurface Disposal
 Systems

 Scott R. Frankiewicz
 No. 1348
 Department of Environmental Services

NO.	DATE	DESCRIPTION

GRAPHIC SCALE
 0 10 20 30 40
 SCALE: 1"=40'

N.H. LAND Consultants
 SURVEYING-LAND PLANNING-REAL ESTATE
 A Veteran Owned Company

PROPOSED CONDITIONS
 BOUNDARY LINE ADJUSTMENT
 TAX MAP R9 LOTS 53-6
 THORNE FAMILY REV. TRUST
 31 GRIFFIN RD, EPSOM N.H. 03234
 AND
 TAX MAP R9 LOTS 53-1
 DANIEL R. LAJOIE
 12 ECHO VALLEY FARM RD, EPSOM, N.H. 03234

ROCKINGHAM CO.
 JOB NO: 909.00
 DATE: APRIL 26, 2024

PC
 SH. 5 of 5