

- NOTES**
- 1) THE PURPOSE OF THIS PLAT IS TO ADJUST THE LOT LINE BETWEEN MAP 4 LOT 23 AND MAP 4 LOT 24 BY ADDING PARCEL "A" CONSISTING OF 7.18 ACRES TO MAP 4 LOT 23 FROM MAP 4 LOT 24.
 - 2) DEED REFERENCE FOR MAP 4 LOT 23: VOL. 3071 PG. 835 MARK T. AND LAURIE D'AMICO TIGAN 2015 REVOCABLE TRUST; FOR MAP 4 LOT 24: LORI J. PLIFKA 2007 REVOCABLE TRUST VOL. 2461 PG. 308.
 - 3) THE TOTAL AREA OF MAP 4 LOT 24 BEFORE ADJUSTMENT IS 28.8 ACRES BASED ON TAX MAP AND PLAN REFERENCE #2 INFORMATION; THE TOTAL AREA OF MAP 4 LOT 23 BEFORE ADJUSTMENT IS 7.2 ACRES BASED ON PLAN REFERENCE #A.
 - 4) MAP AND LOT NUMBERS REFER TO THE TOWN OF WINCHESTER PROPERTY MAPS.
 - 5) CURRENT ZONING IS RURAL RESIDENTIAL/AGRICULTURAL DISTRICTS.
 MINIMUM LOT AREA - 1 ACRE/2 ALRES
 MINIMUM FRONTAGE - 200 FEET
 MINIMUM YARD REQUIREMENTS:
 FRONT - 30 FEET
 SIDE/REAR - 20 FEET
 - 6) THE REQUIREMENTS FOR A STANDARD RURAL PROPERTY SURVEY WERE MET OR EXCEEDED IN THE PREPARATION OF THIS PLAT IN THE VICINITY OF PARCEL "A".
 - 7) THE REMAINING DIMENSIONS OF MAP 4 LOTS 23 AND 24 ARE BASED ON PLANS AND DEEDS OF RECORD.

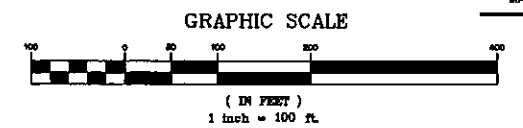
- PLAN REFERENCES**
- 1) PLAN ENTITLED: "PROPERTY OF MRS. HAMILTON HARVEY WINCHESTER, NH"; SCALE: 1"=200'; DATED: AUG. 1959 & AUG. 1960; PREPARED BY: HARRY J. BENNETT; ON FILE WITH TIMOTHY HILL 484 SCOFIELD MTH. ROAD WINCHESTER, NH.
 - 2) PLAN ENTITLED: "PLAN OF LAND OF JOSEPH C. & MARY CATHERINE HARVEY WINCHESTER, N.H."; SCALE: 1"=200'; DATED: JUNE 16, 1994; PREPARED BY: WILLIAM P.HOUSE; RECORDED AT THE C.C.R.D. CAB 5 #178.
 - 3) PLAN ENTITLED: "BOUNDARY SURVEY TAX MAP 4- LOT 33-1 SCOFIELD MOUNTAIN ROAD WINCHESTER, NH"; SCALE: 1"=100'; DATED: JUNE 13, 2008; PREPARED FOR: MARK TIGAN; PREPARED BY: LAWRENCE ASSOCIATES; RECORDED AT THE C.C.R.D. CAB 13 DRAWER 2 #082.
 - 4) PLAN ENTITLED: "SKETCH PLAN MAP 4 LOT 23 LAND OFF SCOFIELD MOUNTAIN ROAD WINCHESTER, N.H."; SCALE: 1"=200'; DATED: OCTOBER 10, 2019; PREPARED FOR: MARK TIGAN; PREPARED BY: RICHARD P. DREW, LLC; ON FILE AT THIS OFFICE.
 - 5) PLAN ENTITLED: "PLAN SHOWING SUBDIVISION OF PROPERTY OF LORI J. PLIFKA 2007 REVOCABLE TRUST PO BOX 459 WINCHESTER, NH 03470 TAX MAP 4 LOT 24 SCOFIELD MTH. RD. & OLD HINSDALE RD. - CHESHIRE COUNTY - WINCHESTER, NH"; SCALE: 1"=100'; DATED: APRIL 28, 2020; PREPARED BY: DIBERNADO ASSOCIATES, LLC; RECORDED AT THE C.C.R.D. PLAN #20121.

APPROVED AS A SUBDIVISION IN ACCORDANCE WITH THE PROVISIONS OF RSA 674.
 THE WINCHESTER PLANNING BOARD
 BY _____, CHAIRMAN
 BY _____, SECRETARY

NO.	DATE	REVISION	BY

BOUNDARY LINE ADJUSTMENT PLAT
MAP 4 LOTS 23 & 24
SCOFIELD MOUNTAIN ROAD
WINCHESTER, NH 03470
 DATE: DECEMBER 3, 2020 SCALE: 1" = 100'
 PREPARED FOR: LORI J. PLIFKA 2007 REV. TRUST MARK T. AND LAURIE D'AMICO
 435 SCOFIELD MOUNTAIN ROAD TIGAN REVOCABLE TRUST
 WINCHESTER, NH 03470 P.O. BOX 31
 WINCHESTER, NH 03470
 RICHARD P. DREW LLC
 266 TULLY BROOK ROAD, RICHMOND, N.H. 03470
 TEL. (603) 239-4147 email: rpdrewllc@gmail.com
 CLIENT: TIGAN JOB NO. 889 F.B.: 19 SHEET 1 OF 1

- LEGEND**
- PIPE FOUND
 - △ FIELD STONE BOUND
 - REBAR SET
 - ⊥ ANGLE IRON
 - ⊥ T-BAR
 - ABOVE GRADE
 - WELL
 - UTILITY POLE
 - CORRUGATED PLASTIC PIPE
 - DIRECTION OF FLOW



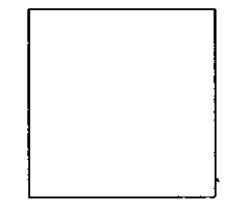
IT IS HEREBY CERTIFIED THAT THE LORI J. PLIFKA 2007 REVOCABLE TRUST IS THE OWNER OF MAP 4 LOT 24 AS DEPICTED HEREON, WITNESS THE DEED VOLUME 2948 PAGE 214 RECORDED IN CHESHIRE COUNTY REGISTER OF DEEDS AND APPROVES OF THIS BOUNDARY LINE ADJUSTMENT.

LORI J. PLIFKA, TRUSTEE DATE _____
 STANLEY S. PLIFKA, JR., TRUSTEE DATE _____

IT IS HEREBY CERTIFIED THAT THE MARK T. AND LAURIE D. TIGAN 2015 REVOCABLE TRUST IS THE OWNER OF MAP 4 LOT 23 AS DEPICTED HEREON, WITNESS THE DEED VOLUME 3071 PAGE 835 RECORDED IN CHESHIRE COUNTY REGISTER OF DEEDS AND APPROVES OF THIS BOUNDARY LINE ADJUSTMENT.

MARK T. TIGAN, TRUSTEE DATE _____
 LAURIE D'AMICO TIGAN, TRUSTEE DATE _____

I HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL FIELD SURVEY HAVING A MAXIMUM ERROR OF CLOSURE OF 1 PART IN 10,000 IN THE VICINITY OF MAP 4 LOT 24 PARCEL "A".



DATE _____