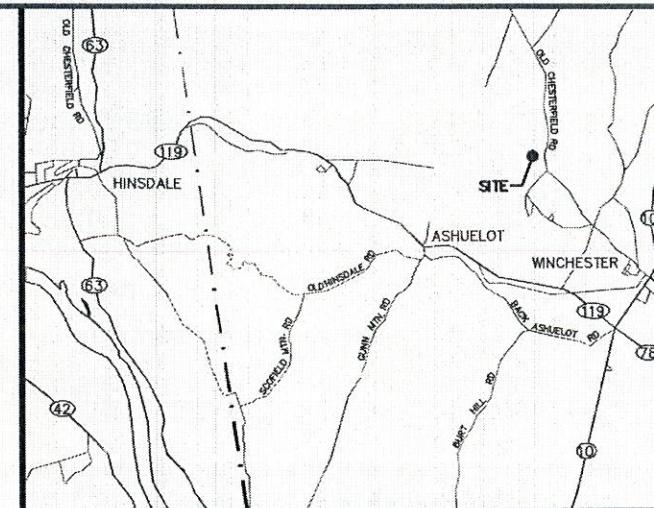
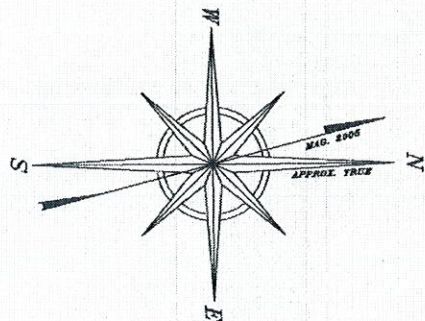


~ CERTIFICATION ~

THE SUBDIVISION REGULATIONS OF THE TOWN OF WINCHESTER, N.H. ARE A PART OF THIS PLAT, AND APPROVAL OF THIS PLAT IS CONTINGENT ON COMPLETION OF ALL THE REQUIREMENTS OF SAID SUBDIVISION REGULATIONS EXCEPTING ONLY ANY VARIANCES OR MODIFICATIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO, TOGETHER WITH THE FOLLOWING INFORMATION.

APPROVED BY THE WINCHESTER PLANNING BOARD ON _____
 CERTIFIED BY CHAIRMAN _____
 AND SECRETARY _____

**FRANK E. LINNENBRINGER
 WHITNEY A. LAWTON-LINNENBRINGER**
 174 CLARK ROAD
 WINCHESTER, NH 03470
 TAX MAP 8 LOT 27-1



~ LOCATION MAP ~

~ REFERENCE DEEDS ~

RECORDED AT CHESHIRE COUNTY REGISTRY OF DEEDS

- DEED FROM JENNIFER AULD AND SEAN AULD TO DENISE SUZANNE COTE AND SCOTT RAYMOND DUPLISEA. RECORDED IN BOOK 2842 AT PAGE 187 ON OCTOBER 1, 2013.
- DEED FROM EARL B. BEAMAN AND KATHY J. BEAMAN TO BRUCE D. GURNRY AND LYNN A. GURNEY. RECORDED IN BOOK 2339 AT PAGE 305 ON APRIL 21, 2006.

**RANDY S. MATHEWS
 CAROLYN MATHEWS**
 6979 ATLANTA CIRCLE
 SEAFORD, DE 19973
 TAX MAP 8 LOT 53-1-1

**FRANK E. LINNENBRINGER
 WHITNEY A. LAWTON-LINNENBRINGER**
 174 CLARK ROAD
 WINCHESTER, NH 03470
 TAX MAP 8 LOT 53

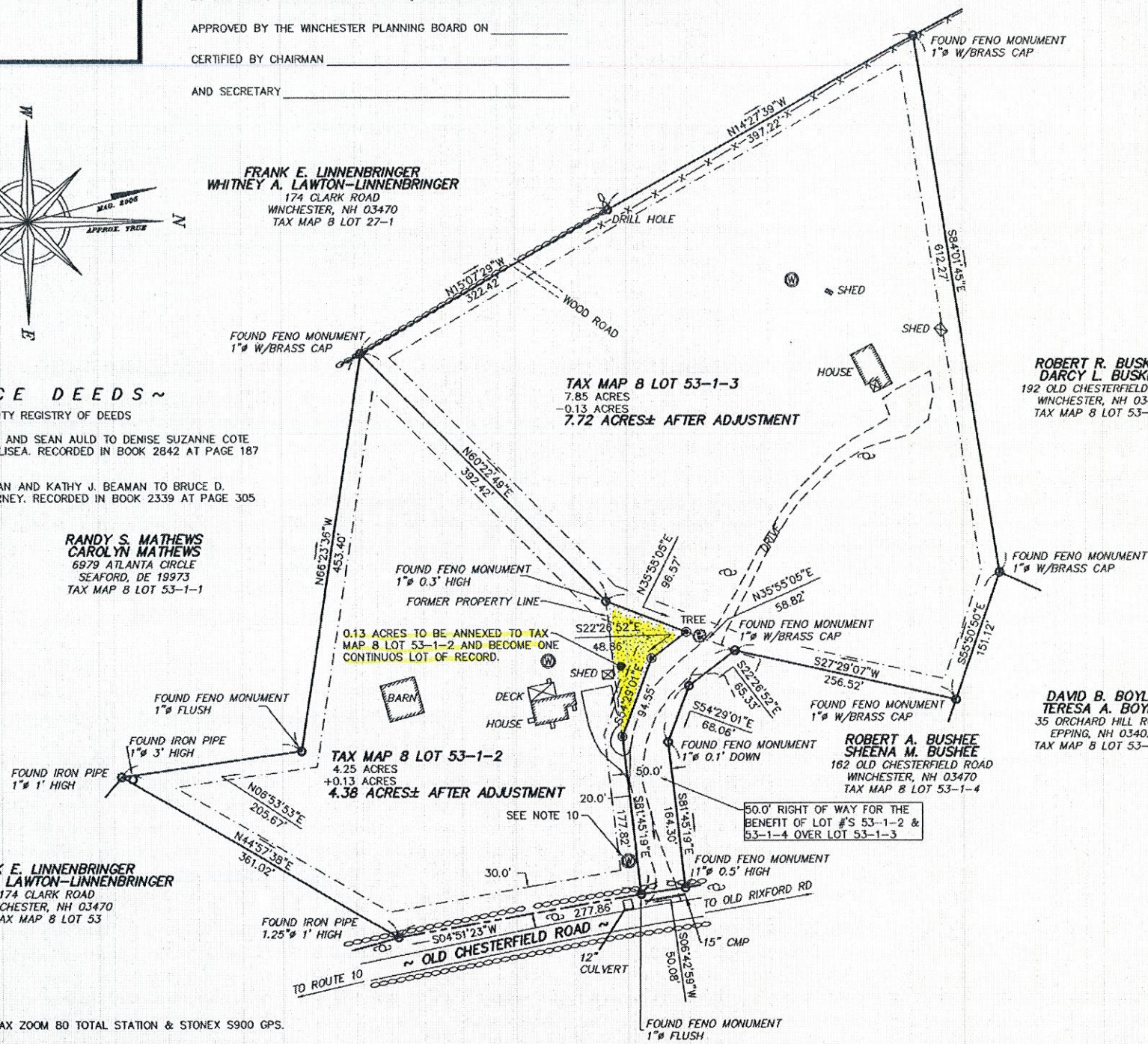
TAX MAP 8 LOT 53-1-3
 7.85 ACRES
 -0.13 ACRES
7.72 ACRES± AFTER ADJUSTMENT

**ROBERT R. BUSKEY
 DARCY L. BUSKEY**
 192 OLD CHESTERFIELD ROAD
 WINCHESTER, NH 03470
 TAX MAP 8 LOT 53-1-7

**DAVID B. BOYLE
 TERESA A. BOYLE**
 35 ORCHARD HILL ROAD
 EPPING, NH 03402
 TAX MAP 8 LOT 53-1-5

**ROBERT A. BUSHEE
 SHEENA M. BUSHEE**
 162 OLD CHESTERFIELD ROAD
 WINCHESTER, NH 03470
 TAX MAP 8 LOT 53-1-4

ROBERT PATTON-SPRUILL
 133 OLD CHESTERFIELD RD.
 WINCHESTER, NH 03470
 TAX 8 LOT 54



~ LEGEND ~

- PROPERTY LINE
- - - RIGHT OF WAY LINE
- - - BUILDING SETBACK
- IRON PIN FOUND
- ⊙ 3/4" Ø IRON ROD SET
- — — STONE WALL
- x - x - BARBED WIRE FENCE
- ⊕ UTILITY POLE
- ⊗ WELL

~ REVISIONS ~

- 3-12-21 - REVISED LAYOUT. JAD

GRAPHIC SCALE



(IN FEET)
 1 inch = 100 ft.

~ NOTES ~

- METHOD OF SURVEY: GEOMAX ZOOM 80 TOTAL STATION & STONEX S900 GPS.
- BEARINGS ARE REFERENCED TO 2005 MAGNETIC OBSERVATION AS SHOWN ON REFERENCE PLAN A.
- DIBERNARDO ASSOCIATES IS NOT RESPONSIBLE FOR PROPERTY DESCRIPTIONS PREPARED BY OTHER PERSONS FOR CONVEYANCE OF THE PROPERTY SHOWN HEREON.
- THIS PLAN WAS PREPARED FOR THE SOLE USE OF SCOTT RAYMOND DUPLISEA, DENISE SUZANNE COTE & BRUCE D. & LYNN A. GURNEY AND IS NOT INTENDED TO BE USED BY ANY OTHER INDIVIDUAL OR BUSINESS WITHOUT THE CONSENT OF SAID PARTIES AND DIBERNARDO ASSOCIATES, LLC.
- THE PROPERTIES SHOWN HEREON ARE LOCATED IN THE RURAL RESIDENTIAL DISTRICT. DIMENSIONAL REQUIREMENTS ARE AS FOLLOWS:

MINIMUM LOT SIZE: 1 ACRE
 MINIMUM FRONTAGE: 200'
 MINIMUM LOT DEPTH: 100'
 FRONT YARD SETBACK: 30'
 SIDE & REAR YARD SETBACK: 20'

~ REFERENCE PLANS ~

- PLAN ENTITLED "TAX MAP 8 LOT 53-1 SUBDIVISION PLAN OLD CHESTERFIELD ROAD AND CLARK ROAD WINCHESTER, NEW HAMPSHIRE LAND OF EARL B. BEAMAN AND KATHY J. BEAMAN 465 BURT HILL ROAD WINCHESTER, NEW HAMPSHIRE 03471" PREPARED BY ERIC M. MORSE ON JUNE 29, 2005. JOB NUMBER 2206.

PLAN SHOWING BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTY OF
**SCOTT RAYMOND DUPLISEA
 DENISE SUZANNE COTE**
 142 OLD CHESTERFIELD ROAD
 WINCHESTER, NH 03470
 TAX MAP 8 LOT 53-1-2
 &
BRUCE D. & LYNN A. GURNEY
 152 OLD CHESTERFIELD ROAD
 WINCHESTER, NH 03470
 TAX MAP 8 LOT 53-1-3
 OLD CHESTERFIELD ROAD ~ CHESHIRE COUNTY ~ WINCHESTER, NH

DIBERNARDO ASSOCIATES, LLC
 VT NH
 LICENSED LAND SURVEYORS
 P.O. BOX 62
 BILLOWS FALLS, VT 05101
 802-483-9031 ~ 803-358-5509

DATE DECEMBER 4, 2020 SCALE 1"=100'
 DRAWN BY JW CK'D BY JAD
 SURVEYED BY BC
 DWG. NO. 3375 © COPYRIGHT 2020 DIBERNARDO ASSOCIATES, LLC.