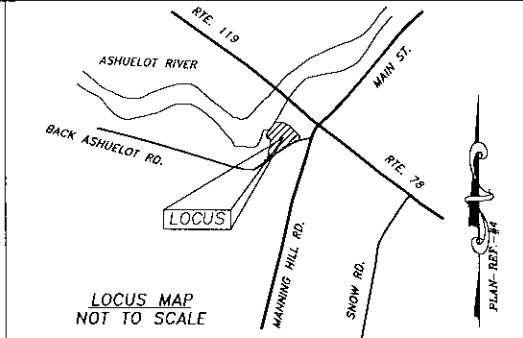


FOR REGISTRY USE ONLY

LEGEND

- — PIPE FOUND
- A.G. — ABOVE GRADE
- ⊙ — REBAR FOUND/SET
- - - - CHAIN LINK FENCE
- x — BARBED WIRE FENCE
- — — STONE WALL/HEAD WALL
- — — DIRECTION OF FLOW
- CMP — CORRUGATED METAL PIPE
- ○ — UTILITY POLE
- — — HYDRANT
- — — PREVIOUSLY DELINEATED WETLAND (SEE PLAN REFERENCE #1)



NOTES

- 1) THE PURPOSE OF THIS PLAT IS TO ADJUST THE BOUNDARY BETWEEN MAP 5 LOT 22 AND MAP 5 LOT 22-2 BY ADDING PARCEL "A" CONSISTING OF 0.18 ACRES TO MAP 5 LOT 22-2 FROM MAP 5 LOT 22 AND ADDING PARCEL "B" CONSISTING OF 3.56± ACRES TO MAP 5 LOT 22 FROM MAP 5 LOT 22-2.
- 2) DEED REFERENCE FOR MAP 5 LOT 22 AND MAP 5 LOT 22-2: VOL. 3208 PG. 33, SNOW BROOK, LLC.
- 3) TOTAL AREA OF MAP 5 LOT 22 PRIOR TO SUBDIVISION: 6.3± ACRES. TOTAL AREA OF MAP 5 LOT 22-2 PRIOR TO SUBDIVISION: 4.2± ACRES.
- 4) MAP AND LOT NUMBERS REFER TO THE TOWN OF WINCHESTER PROPERTY MAPS.
- 5) CURRENT ZONING IS COMMERCIAL, RESIDENTIAL, AND AQUIFER PROTECTION OVERLAY DISTRICT.
- 6) ZONING REQUIREMENTS: COMMERCIAL/RESIDENTIAL/AQUIFER PROTECTION OVERLAY:
 - MINIMUM LOT AREA — COM. 35,000 S. F./RES. 1 ACRE/APD. 3 ACRES
 - MINIMUM FRONTAGE — COM. 150 FEET/RES. 100 FEET
 - MINIMUM YARD REQUIREMENTS:
 - FRONT — COM. 20 FEET/RES. 30 FEET
 - SIDE — COM. 10 FEET/RES. 10 FEET
 - REAR — COM. 10 FEET/RES. 10 FEET
- 7) THE REQUIREMENTS FOR A STANDARD RURAL PROPERTY SURVEY WERE MET OR EXCEEDED IN THE PREPARATION OF THIS PLAT IN THE VICINITY OF PARCELS "A" AND "B".
- 8) THE PROPOSED LOTS COMPLY WITH THE CURRENT ZONING REQUIREMENTS OF THE TOWN OF WINCHESTER ZONING ORDINANCE.
- 9) MAP 5 LOT 22-2 IS SERVED BY TOWN WATER SUPPLY.

PLAN REFERENCES

- 1) PLAN ENTITLED "SUBDIVISION PLAT MAP 5 LOT 22 BACK ASHUELOT ROAD", PREPARED FOR: TIMOTHY L. DIRT; PREPARED BY: RICHARD P. DREW, LLC, DATED: NOVEMBER 9, 2009; SCALE: 1" = 50'; RECORDED AT C.C.R.D. PLAN CABINET 13 DRAWER 6 PLAN #113.
- 2) PLAN ENTITLED: "IN TOWN OF WINCHESTER N.H. PLAN OF SUBDIVISION FOR EDSON R. & NINA V. HERMAN"; PREPARED BY: FRANK A. GUINE JR.; DATED: JANUARY 29, 1975; SCALE: 1"=100'; RECORDED AT C.C.R.D.: PLAN BOOK 32 PG. 45.
- 3) PLAN ENTITLED: "TWO LOT SUBDIVISION LAND OF NORMAN G. & SANDRA R. HENRY LOCATED AT TAX MAP 5, LOT 29 BACK ASHUELOT ROAD, WINCHESTER, CHESHIRE COUNTY, NEW HAMPSHIRE"; PREPARED BY: SVE ASSOCIATES, DATED: DECEMBER 30, 2006; SCALE: 1"=60'; RECORDED AT C.C.R.D. CABINET 13 DRAWER 3 PLAN #95.
- 4) PLAN ENTITLED: "SUBDIVISION PLAT MAP 5 LOT 21 MANNING HILL ROAD & BACK ASHUELOT ROAD WINCHESTER, N.H. 03470"; PREPARED FOR: RICHARD N. ROUNDS; PREPARED BY: RICHARD P. DREW L.L.C.; DATED: MARCH 13, 2009; SCALE: 1"=100'; RECORDED AT C.C.R.D.: CABINET 13 DRAWER 5 PLAN #158.

APPROVED BY THE WINCHESTER PLANNING BOARD DATE: _____, 2022

BY _____, CHAIRMAN
BY _____, SECRETARY

NO.	DATE	REVISION	BY

LOT LINE ADJUSTMENT PLAT

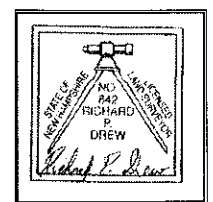
MAP 5 LOT 22 & LOT 22-2
BACK ASHUELOT ROAD
WINCHESTER, N.H. 03470

DATE: AUGUST 12, 2022 SCALE: 1" = 50'

PREPARED FOR: SNOW BROOK, LLC
P.O. BOX 31
WINCHESTER, NH 03470

RICHARD P. DREW LLC
266 TULLY BROOK ROAD, RICHMOND, N.H. 03470
TEL. (603) 239-4701 FAX 239-7412

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.



AUGUST 15, 2022
DATE

MARK TIGAN DATE

I HEREBY CERTIFY THAT I, MARK TIGAN, AS AN AUTHORIZED COMPANY REPRESENTATIVE OF THE OWNER OF MAP 5 LOT 22 & MAP 5 LOT 22-2 AS DEPICTED HEREON, WITNESS THE DEED RECORDED IN CHESHIRE COUNTY REGISTRY OF DEEDS VOL. 3208 PG. 33 AND APPROVE OF THIS SUBDIVISION.

EASEMENT LINE TABLE

LI	S 15°36'48" E	38.83'
L2	S 77°29'22" W	20.53'

