

MAP 8 LOT 120-2  
STANLEY L. CONANT  
44 MELVIN BRIDGE ROAD  
WINCHESTER, N.H. 03470  
VOL. 1524 PG. 0613

MAP 35 LOT 1  
DAVID J. LARABA &  
KRISTI L. LARABA  
392 KEENE ROAD  
WINCHESTER, N.H. 03470  
VOL. 3016 PG. 0216

MAP 8 LOT 121  
104,463 S.F.  
2.40 AC.  
(AFTER ADJUSTMENT)

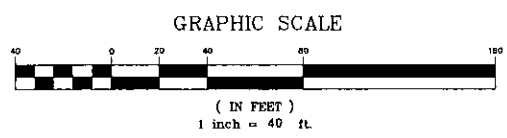
MAP 8 LOT 120-1  
STANLEY L. CONANT  
44 MELVIN BRIDGE ROAD  
WINCHESTER, N.H. 03470  
VOL. 3007 PG. 1158

MAP 34 LOT 78  
TRAVIS ROUNDS  
374 KEENE ROAD  
WINCHESTER, N.H. 03470  
VOL. 2941 PG. 0473

MAP 34 LOT 57  
ESPERANZA D. &  
EDUARDO DEGALA DAVIS  
P.O. BOX 41  
KEENE, N.H. 03431  
VOL. 2706 PG. 0401

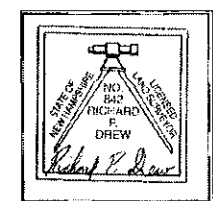
MAP 34 LOT 58  
JORDEN HUBBARD  
387 KEENE ROAD  
WINCHESTER, N.H. 03470  
VOL. 3007 PG. 1144

- LEGEND**
- ⊙ — REBAR SET
  - ⊙ — REBAR / IRON ROD FOUND
  - — IRON PIPE FOUND
  - ⊠ — STONE BOUND FOUND
  - A.G. — ABOVE GRADE
  - B.G. — BELOW GRADE
  - ⊕ — FENCE POST
  - — UTILITY POLE
  - — TREE LINE
  - ⊕ — WATER SHUT-OFF
  - ⊕ — HYDRANT

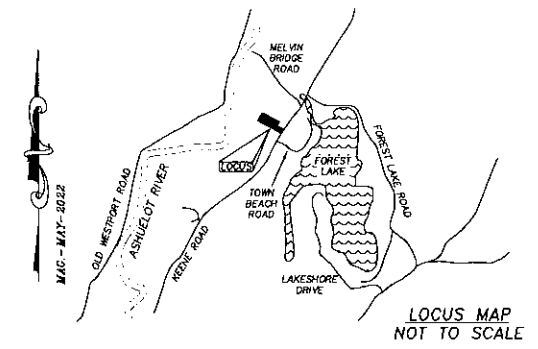


IT IS HEREBY CERTIFIED THAT I, DAVID BOISVERT, AN AUTHORIZED MEMBER OF BOISVERT CONSTRUCTION OF WINCHESTER, LLC, AM THE OWNER OF MAP 34 LOT 78 AND MAP 8 LOT 121 AS DEPICTED HEREON. WITNESS OUR DEED RECORDED IN THE CHESHIRE COUNTY REGISTRY OF DEEDS IN VOLUME 3193 PAGE 559, AND APPROVE OF THIS SUBDIVISION.

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.



DAVID BOISVERT DATE AUGUST 23, 2022



**NOTES**

- 1) THE PURPOSE OF THIS PLAT IS TO ADJUST THE BOUNDARY BETWEEN MAP 34 LOT 78 AND MAP 8 LOT 121 BY ADDING AREA "A" CONSISTING OF 0.16 ACRES TO MAP 34 LOT 78 FROM MAP 8 LOT 121.
- 2) DEED REFERENCE FOR MAP 34 LOT 78 AND MAP 8 LOT 121: VOLUME 3193 PAGE 559, BOISVERT CONSTRUCTION OF WINCHESTER, LLC, 401 KEENE ROAD, WINCHESTER, N.H. 03470.
- 3) TOTAL AREA OF MAP 34 LOT 78 BEFORE SUBDIVISION: 0.27 ACRES. TOTAL AREA OF MAP 8 LOT 121 BEFORE SUBDIVISION: 2.56 ACRES.
- 4) MAP AND LOT NUMBERS REFER TO THE TOWN OF WINCHESTER PROPERTY MAPS.
- 5) CURRENT ZONING IS RESIDENTIAL DISTRICT.  
MINIMUM LOT AREA - 1 ACRE (WITHOUT TOWN WATER & SEWER)  
MINIMUM FRONTAGE - 100 FEET  
FRONT SETBACK - 30 FEET  
SIDE/REAR - 10 FEET
- 6) THE REQUIREMENTS FOR A STANDARD RURAL PROPERTY SURVEY WERE MET OR EXCEEDED IN THE PREPARATION OF THIS PLAT. SEE SURVEYOR CERTIFICATE.
- 7) THE EXISTING LOTS ARE NON-CONFORMING LOTS BASED ON THE CURRENT WINCHESTER ZONING ORDINANCE. THIS PROPOSED LOT LINE ADJUSTMENT DOES NOT MAKE THEM MORE NON-CONFORMING.

**PLAN REFERENCES**

- 1) PLAN ENTITLED: "IN THE TOWN OF WINCHESTER, N.H. PLAN OF A LINE ADJUSTMENT FOR GILBERT E. & MARGARET R. CONANT"; PREPARED BY: FRANK GJINE DATED: APRIL 20, 1990; PLAN SCALE: 1"=200'; RECORDED AT C.C.R.D. CAB. 11 DR. 3 PG. 109.

NO.	DATE	REVISION	BY
2			
1			

**LOT LINE ADJUSTMENT PLAT**  
MAP 34 LOT 78 & MAP 8 LOT 121  
KEENE ROAD WINCHESTER, N.H.

DATE: MAY 1, 2022 SCALE: 1" = 40'

PREPARED FOR: BOISVERT CONSTRUCTION OF WINCHESTER, LLC  
401 KEENE ROAD  
WINCHESTER, N.H. 03470

RICHARD P. DREW LLC  
266 TULLY BROOK ROAD, RICHMOND, N.H. 03470  
TEL. (603) 239-4147 email rpdrewllc@gmail.com