

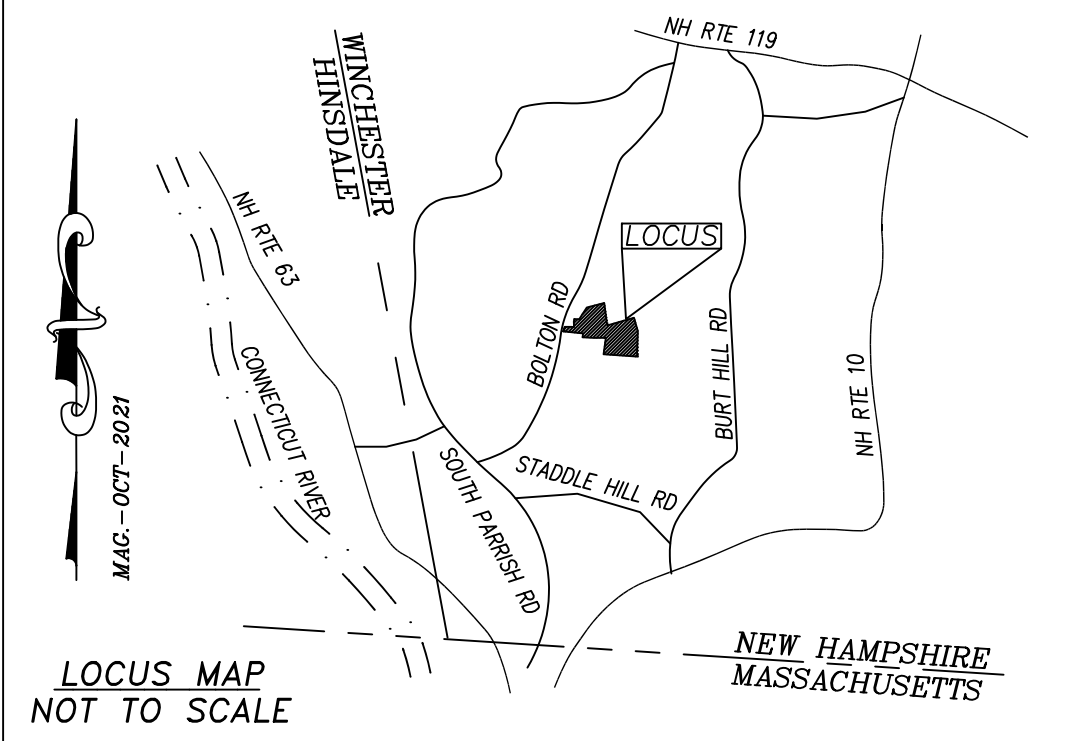
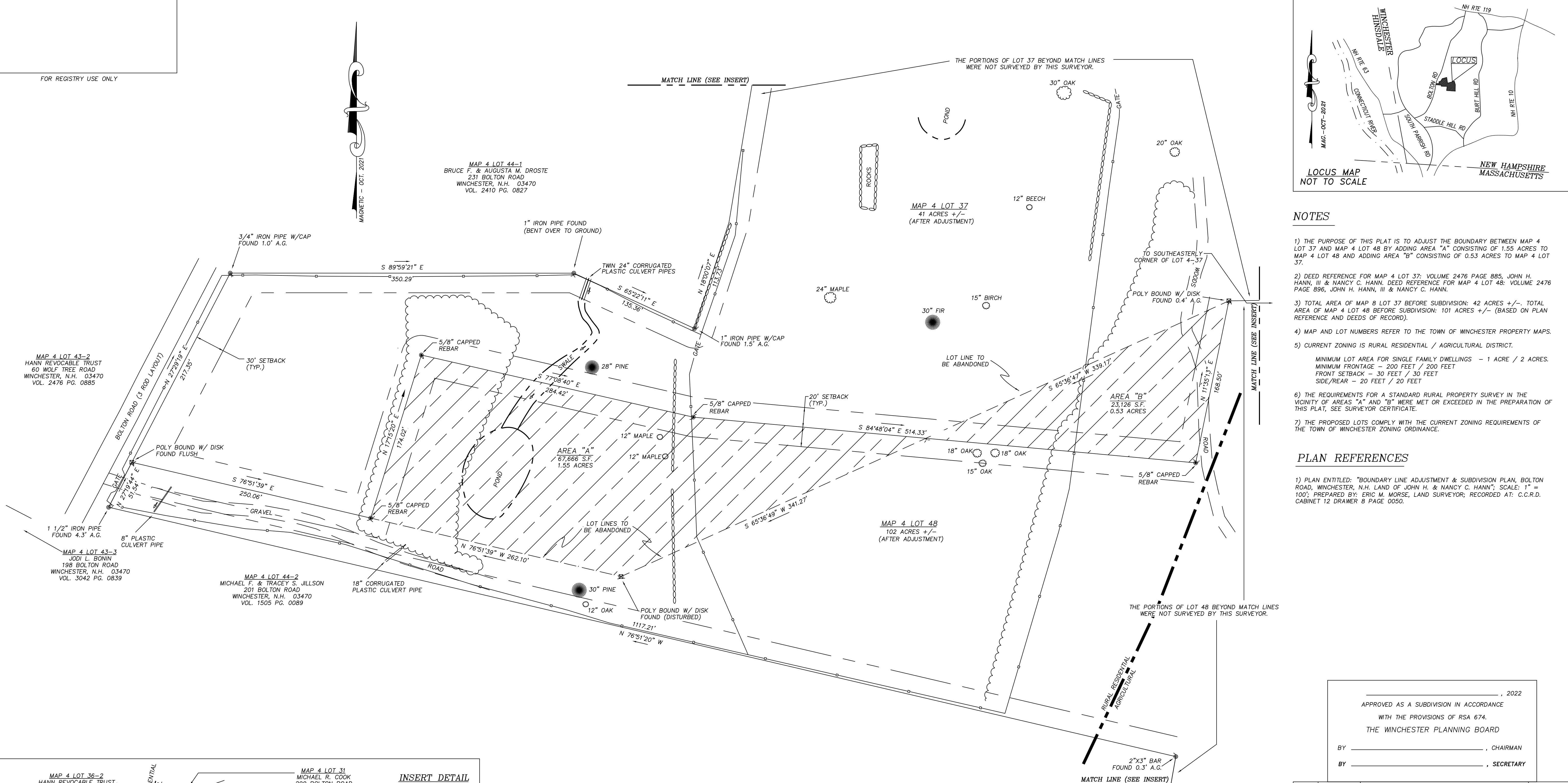
FOR REGISTRY USE ONLY

MAGNETIC - OCT. 2021

MAP 4 LOT 44-1
BRUCE F. & AUGUSTA W. DROSTE
231 BOLTON ROAD
WINCHESTER, N.H. 03470
VOL. 2410 PG. 0827

MAP 4 LOT 37
41 ACRES +/-
(AFTER ADJUSTMENT)

MAP 4 LOT 48
102 ACRES +/-
(AFTER ADJUSTMENT)



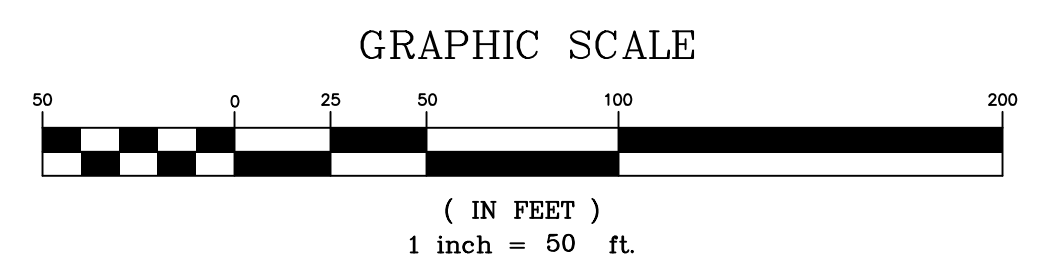
NOTES

- 1) THE PURPOSE OF THIS PLAT IS TO ADJUST THE BOUNDARY BETWEEN MAP 4 LOT 37 AND MAP 4 LOT 48 BY ADDING AREA "A" CONSISTING OF 1.55 ACRES TO MAP 4 LOT 48 AND ADDING AREA "B" CONSISTING OF 0.53 ACRES TO MAP 4 LOT 37.
2) DEED REFERENCE FOR MAP 4 LOT 37: VOLUME 2476 PAGE 885, JOHN H. HANN, III & NANCY C. HANN, DEED REFERENCE FOR MAP 4 LOT 48: VOLUME 2476 PAGE 896, JOHN H. HANN, III & NANCY C. HANN.
3) TOTAL AREA OF MAP 4 LOT 37 BEFORE SUBDIVISION: 42 ACRES +/-, TOTAL AREA OF MAP 4 LOT 48 BEFORE SUBDIVISION: 101 ACRES +/- (BASED ON PLAN REFERENCE AND DEEDS OF RECORD).
4) MAP AND LOT NUMBERS REFER TO THE TOWN OF WINCHESTER PROPERTY MAPS.
5) CURRENT ZONING IS RURAL RESIDENTIAL / AGRICULTURAL DISTRICT.
MINIMUM LOT AREA FOR SINGLE FAMILY DWELLINGS - 1 ACRE / 2 ACRES.
MINIMUM FRONTAGE - 200 FEET / 200 FEET
FRONT SETBACK - 30 FEET / 30 FEET
SIDE/REAR - 20 FEET / 20 FEET
6) THE REQUIREMENTS FOR A STANDARD RURAL PROPERTY SURVEY IN THE VICINITY OF AREAS "A" AND "B" WERE MET OR EXCEEDED IN THE PREPARATION OF THIS PLAT, SEE SURVEYOR CERTIFICATE.
7) THE PROPOSED LOTS COMPLY WITH THE CURRENT ZONING REQUIREMENTS OF THE TOWN OF WINCHESTER ZONING ORDINANCE.

PLAN REFERENCES

1) PLAN ENTITLED: "BOUNDARY LINE ADJUSTMENT & SUBDIVISION PLAN, BOLTON ROAD, WINCHESTER, N.H. LAND OF JOHN H. & NANCY C. HANN", SCALE: 1" = 100', PREPARED BY: ERIC M. MORSE, LAND SURVEYOR; RECORDED AT: C.C.R.D. CABINET 12 DRAWER 8 PAGE 0050.

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



- LEGEND
- REBAR SET/FOUND
- BOUND FOUND (POLYROC W/ DISK)
- IRON PIPE/PIN FOUND
- DRILL HOLE FOUND
- ABOVE GRADE
- FENCE LINE
- STONE WALL
- TREE LINE
- DIRECTION OF FLOW

IT IS HEREBY CERTIFIED THAT WE, JOHN H. HANN, III & NANCY C. HANN, AS JOINT OWNERS OF MAP 4 LOT 37 AS DEPICTED HEREON, WITNESS OUR DEED RECORDED IN THE CHESHIRE COUNTY REGISTRY OF DEEDS IN VOLUME 2476 PAGE 885, AND ALSO AS JOINT OWNERS OF MAP 4 LOT 48 AS DEPICTED HEREON, WITNESS OUR DEED RECORDED IN THE CHESHIRE COUNTY REGISTRY OF DEEDS IN VOLUME 2476 PAGE 896, AND APPROVE OF THIS SUBDIVISION.

JOHN H. HANN, III DATE
NANCY C. HANN 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.

[Signature Box]

DATE

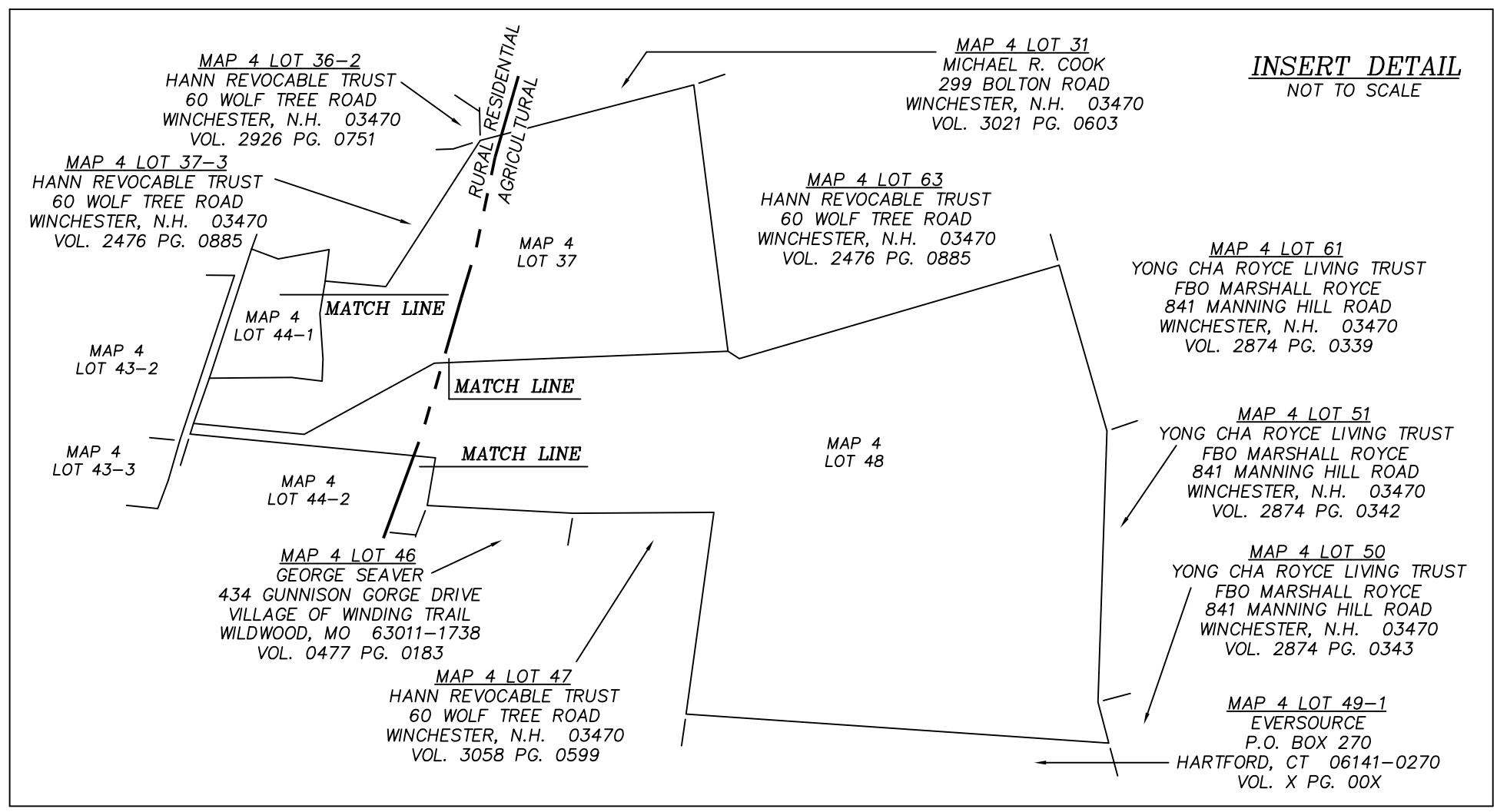


Table with 4 columns: NO., DATE, REVISION, BY.

LOT LINE ADJUSTMENT PLAT

MAP 4 LOTS 37 & 48
BOLTON ROAD WINCHESTER, N.H.

DATE: OCTOBER 10, 2021 SCALE: 1" = 50'

PREPARED FOR: JOHN H. & NANCY C. HANN
253 BOLTON ROAD
WINCHESTER, NH 03470

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