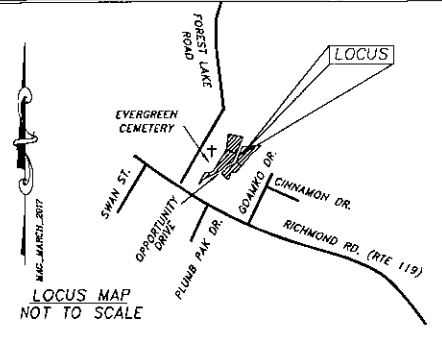
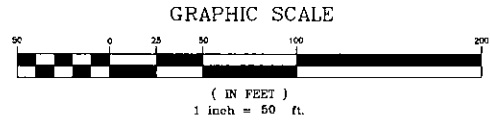


EVERGREEN CEMETERY
TOWN OF WINCHESTER
C/O EVERGREEN CEMETERY
1 RICHMOND ROAD
WINCHESTER, NH 03470
VOL. 650 PG. 107

MAP 6 LOT 15
WINCHESTER ECONOMIC DEVELOPMENT CORPORATION
P.O. BOX 51
WINCHESTER, NH 03470
VOL. 3052 PG. 353

- LEGEND**
- — PIPE FOUND
 - B.G. — BELOW GRADE
 - A.G. — ABOVE GRADE
 - ⊕ — REBAR FOUND/SET
 - ⊗ — CATCH BASIN
 - — UTILITY POLE
 - — HYDRANT
 - W— — WATER LINE
 - S— — SEWER MAN HOLE
 - S— — SEWER LINE
 - ⊞ — DELINEATED WETLANDS

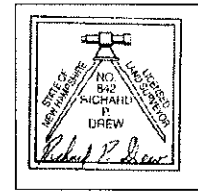


- NOTES**
- THE PURPOSE OF THIS PLAT IS TO MERGE MAP 6 LOTS 15-1 AND 15-2 THEN SUBDIVIDE THE RESULTING LOT INTO THREE COMMERCIAL BUILDING LOTS. ALSO TO ADJUST THE LOT LINE BETWEEN MAP 6 LOTS 15-3 AND 15-4 THIS IS AN EQUAL AREA LAND EXCHANGE OF TWO PARCELS OF 7,652 S.F. EACH. THERE WILL BE NO NET GAIN OF AREA FOR EITHER LOT.
 - DEED REFERENCE FOR MAP 6 LOTS 15-1, 15-2, 15-3, AND 15-4: VOLUME 3052 PG. 353 WINCHESTER ECONOMIC DEVELOPMENT CORP.
 - MAP AND LOT NUMBERS REFER TO THE TOWN OF WINCHESTER PROPERTY MAPS.
 - THE REQUIREMENTS FOR A STANDARD RURAL PROPERTY SURVEY WERE MET OR EXCEEDED IN THE PREPARATION OF THIS PLAT.
 - THE WATER AND SEWER LOCATIONS SHOWN ON THIS PLAT ARE BASED ON AS-BUILT INFORMATION PROVIDED BY THE PHILIP H. MATHEWSON COMPANIES, INC., JULY 21, 2021.
 - CURRENT ZONING IS COMMERCIAL AND AQUIFER PROTECTION OVERLAY DISTRICT.
MINIMUM LOT AREA — 20,000 S.F.
MINIMUM FRONTAGE — 150'
MINIMUM YARD REQUIREMENTS
FRONT — 20 FEET
SIDE & REAR — 10 FEET
 - THE SITE IS SERVED BY MUNICIPAL WATER AND SEWER.
 - MAP 6 LOT 15 IS SUBJECT TO AN ACCESS AND EGRESS EASEMENT EXTENDING FROM ROUTE 119 TO MAP 6 LOT 14 FOR THE BENEFIT OF MAP 6 LOT 14. SEE VOL. 2531 PG. 543. MAP 6 LOT 19 IS ALSO SUBJECT TO THIS EASEMENT. THE RIGHT TO RELOCATE THIS RIGHT-OF-WAY HAS BEEN RESERVED TO THE TOWN OF WINCHESTER AS LONG AS SAID RIGHT-OF-WAY PROVIDES EQUIVALENT ACCESS TO MAP 6 LOT 14. SEE CONDITION 6 OF VOL. 2531 PG. 543.
 - WETLANDS WERE DELINEATED DURING MARCH, 2017 BY SHARON MONAHAN OF SITE SUCCOR DESIGN 3 CENTRAL STREET PETERBOROUGH, NH 03458.
 - ANY FUTURE DEVELOPMENT OF THE LOTS WITHIN THIS SUBDIVISION WILL REQUIRE AN ALTERATION OF TERRAIN PERMIT FROM NHDES EVEN IF THE PROPOSED DISTURBANCE IS LESS THAN 100,000 SQUARE FEET.

- PLAN ENTITLED: "BOUNDARY & MERGER PLAT MAP 6 LOTS 15, 16, 17, & 20 RICHMOND ROAD & FOREST LAKE ROAD, WINCHESTER, N. H.", PREPARED BY: RICHARD P. DREW, LLC.; PREPARED FOR: TOWN OF WINCHESTER; SCALE: 1" = 200'; DATED: JUNE 17, 2008; RECORDED AT: C.C.R.D. PLAN #17,064.
- PLAN ENTITLED: "BOUNDARY LINE ADJUSTMENT PLAT MAP 6 LOTS 15 & 19 RICHMOND ROAD & FOREST LAKE ROAD, WINCHESTER, N. H.", PREPARED BY: RICHARD P. DREW, LLC.; PREPARED FOR: TOWN OF WINCHESTER; SCALE: 1" = 200'; DATED: JULY 22, 2019; RECORDED AT: C.C.R.D. PLAN #19,105.
- PLAN ENTITLED: "SUBDIVISION PLAT MAP 6 LOT 15 RICHMOND ROAD & FOREST LAKE ROAD, WINCHESTER, N. H.", PREPARED BY: RICHARD P. DREW, LLC.; PREPARED FOR: WINCHESTER ECONOMIC DEVELOPMENT CORP.; SCALE: 1" = 50'; DATED: MARCH 28, 2017; LAST REVISED 1/31/20; RECORDED AT: C.C.R.D. PLAN #2064-2067.

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

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.



MAP 6 LOT 51
STONE MOUNTAIN, LLC
C/O OF CAPITAL CORPORATION
16 LANDMARK SQUARE, 20TH FLOOR
STAMFORD, CT 06901
VOL. 2589 PG. 348

IT IS HEREBY CERTIFIED THAT THE WINCHESTER ECONOMIC DEVELOPMENT CORP. IS THE OWNER OF MAP 6 LOT 15 AS DEPICTED HEREON. WITNESS ITS DEED RECORDED IN CHESHIRE COUNTY REGISTRY OF DEEDS VOL. 3052 PG. 353 AND APPROVES OF THIS SUBDIVISION PLAT.

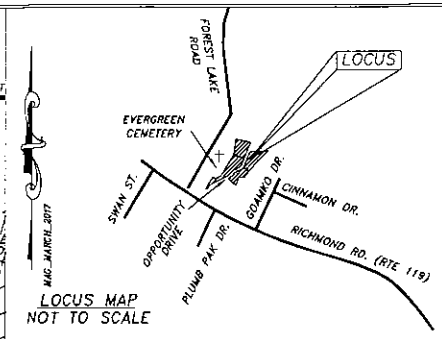
AUTHORIZED SIGNATURE _____ DATE 9/26/2022

NO.	DATE	REVISION	BY
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SUBDIVISION AND BOUNDARY LINE ADJUSTMENT PLAT OPPORTUNITY DRIVE WINCHESTER, N.H.

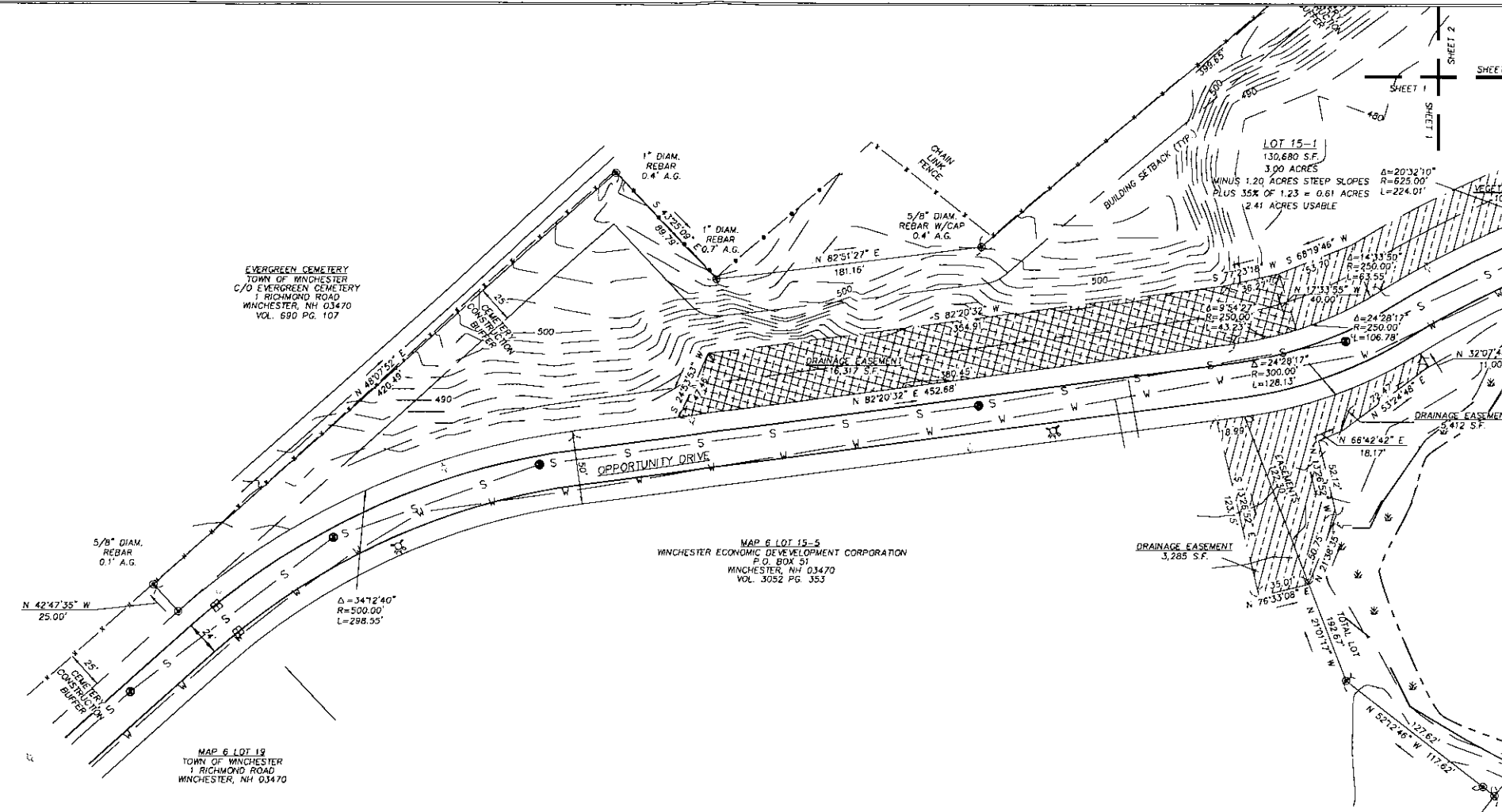
DATE: SEPTEMBER 26, 2022 SCALE: 1" = 50'
PREPARED FOR: WINCHESTER ECONOMIC DEVELOPMENT CORP.
P.O. BOX 51
WINCHESTER, N.H. 03470

RICHARD P. DREW LLC
266 TULLY BROOK ROAD, RICHMOND, N.H. 03470
TEL. (603) 239-4147 rpdrewllc@gmail.com
CLIENT: WINCHESTER JOB NO. 786 F.B. 20 SHEET 3 OF 3



- NOTES**
- 1) THE PURPOSE OF THIS PLAT IS TO MERGE MAP 6 LOTS 15-1 AND 15-2 THEN SUBDIVIDE THE RESULTING LOT INTO THREE COMMERCIAL BUILDING LOTS. ALSO TO ADJUST THE LOT LINE BETWEEN MAP 6 LOTS 15-3 AND 15-4 THIS IS AN EQUAL AREA LAND EXCHANGE OF TWO PARCELS OF 7,652 S.F. EACH. THERE WILL BE NO NET GAIN OF AREA FOR EITHER LOT.
 - 2) DEED REFERENCE FOR MAP 6 LOTS 15-1, 15-2, 15-3, AND 15-4: VOLUME 3052 PG. 353 WINCHESTER ECONOMIC DEVELOPMENT CORP.
 - 3) MAP AND LOT NUMBERS REFER TO THE TOWN OF WINCHESTER PROPERTY MAPS.
 - 4) THE REQUIREMENTS FOR A STANDARD RURAL PROPERTY SURVEY WERE MET OR EXCEEDED IN THE PREPARATION OF THIS PLAT.
 - 5) THE WATER AND SEWER LOCATIONS SHOWN ON THIS PLAT ARE BASED ON AS-BUILT INFORMATION PROVIDED BY THE PHILIP H. MATHEWSON COMPANIES, INC., JULY 21, 2021.
 - 6) CURRENT ZONING IS COMMERCIAL AND AQUIFER PROTECTION OVERLAY DISTRICT.
 MINIMUM LOT AREA - 20,000 S.F.
 MINIMUM FRONTAGE - 150'
 MINIMUM YARD REQUIREMENTS
 FRONT - 20 FEET
 SIDE & REAR - 10 FEET
 - 7) THE SITE IS SERVED BY MUNICIPAL WATER AND SEWER.
 - 8) MAP 6 LOT 15 IS SUBJECT TO AN ACCESS AND EGRESS EASEMENT EXTENDING FROM ROUTE 119 TO MAP 6 LOT 14 FOR THE BENEFIT OF MAP 6 LOT 14. SEE VOL. 2531 PG. 543. MAP 6 LOT 15 IS ALSO SUBJECT TO THIS EASEMENT. THE RIGHT TO RELOCATE THIS RIGHT-OF-WAY HAS BEEN RESERVED TO THE TOWN OF WINCHESTER AS LONG AS SAID RIGHT-OF-WAY PROVIDES EQUIVALENT ACCESS TO MAP 6 LOT 14. SEE CONDITION 6 OF VOL. 2531 PG. 543.
 - 9) WETLANDS WERE DELINEATED DURING MARCH, 2017 BY SHARON MONAHAN OF SITE SUCCOR DESIGN 3 CENTRAL STREET PETERBOROUGH, NH 03458.
 - 6) ANY FUTURE DEVELOPMENT OF THE LOTS WITHIN THIS SUBDIVISION WILL REQUIRE AN ALTERATION OF TERRAIN PERMIT FROM NHDES EVEN IF THE PROPOSED DISTURBANCE IS LESS THAN 100,000 SQUARE FEET.

- PLAN REFERENCES**
- 1) PLAN ENTITLED: "BOUNDARY & MERGER PLAT MAP 6 LOTS 15, 16, 17, & 20 RICHMOND ROAD & FOREST LAKE ROAD, WINCHESTER, N. H.", PREPARED BY: RICHARD P. DREW, LLC.; PREPARED FOR: TOWN OF WINCHESTER, SCALE: 1" = 200'; DATED: JUNE 17, 2008; RECORDED AT: C.C.R.D. PLAN #17,064.
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 - 3) PLAN ENTITLED: "SUBDIVISION PLAT MAP 6 LOT 15 RICHMOND ROAD & FOREST LAKE ROAD, WINCHESTER, N. H."; PREPARED BY: RICHARD P. DREW, LLC.; PREPARED FOR: WINCHESTER ECONOMIC DEVELOPMENT CORP.; SCALE: 1" = 50'; DATED: MARCH 28, 2017; LAST REVISED 1/31/20; RECORDED AT: C.C.R.D. PLAN #2064-20067.

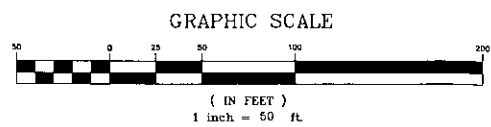


EVERGREEN CEMETERY
 TOWN OF WINCHESTER
 C/O EVERGREEN CEMETERY
 1 RICHMOND ROAD
 WINCHESTER, NH 03470
 VOL. 690 PG. 107

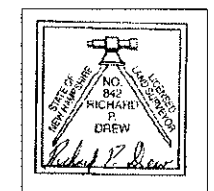
MAP 6 LOT 15-5
 WINCHESTER ECONOMIC DEVELOPMENT CORPORATION
 P.O. BOX 51
 WINCHESTER, NH 03470
 VOL. 3052 PG. 353

MAP 6 LOT 19
 TOWN OF WINCHESTER
 1 RICHMOND ROAD
 WINCHESTER, NH 03470

- LEGEND**
- — PIPE FOUND
 - B.G. — BELOW GRADE
 - A.G. — ABOVE GRADE
 - ⊙ — REBAR FOUND/SET
 - ⊞ — CATCH BASIN
 - — UTILITY POLE
 - ⊞ — HYDRANT
 - W — WATER LINE
 - ⊞ — SEWER MAN HOLE
 - S — SEWER LINE
 - ⊞ — DELINEATED WETLANDS



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.



AUTHORIZED SIGNATURE _____ DATE _____

9/26/2022
 DATE

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

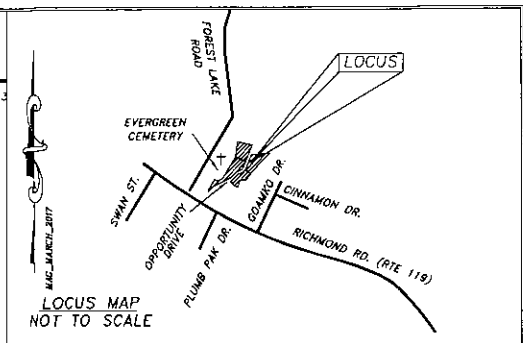
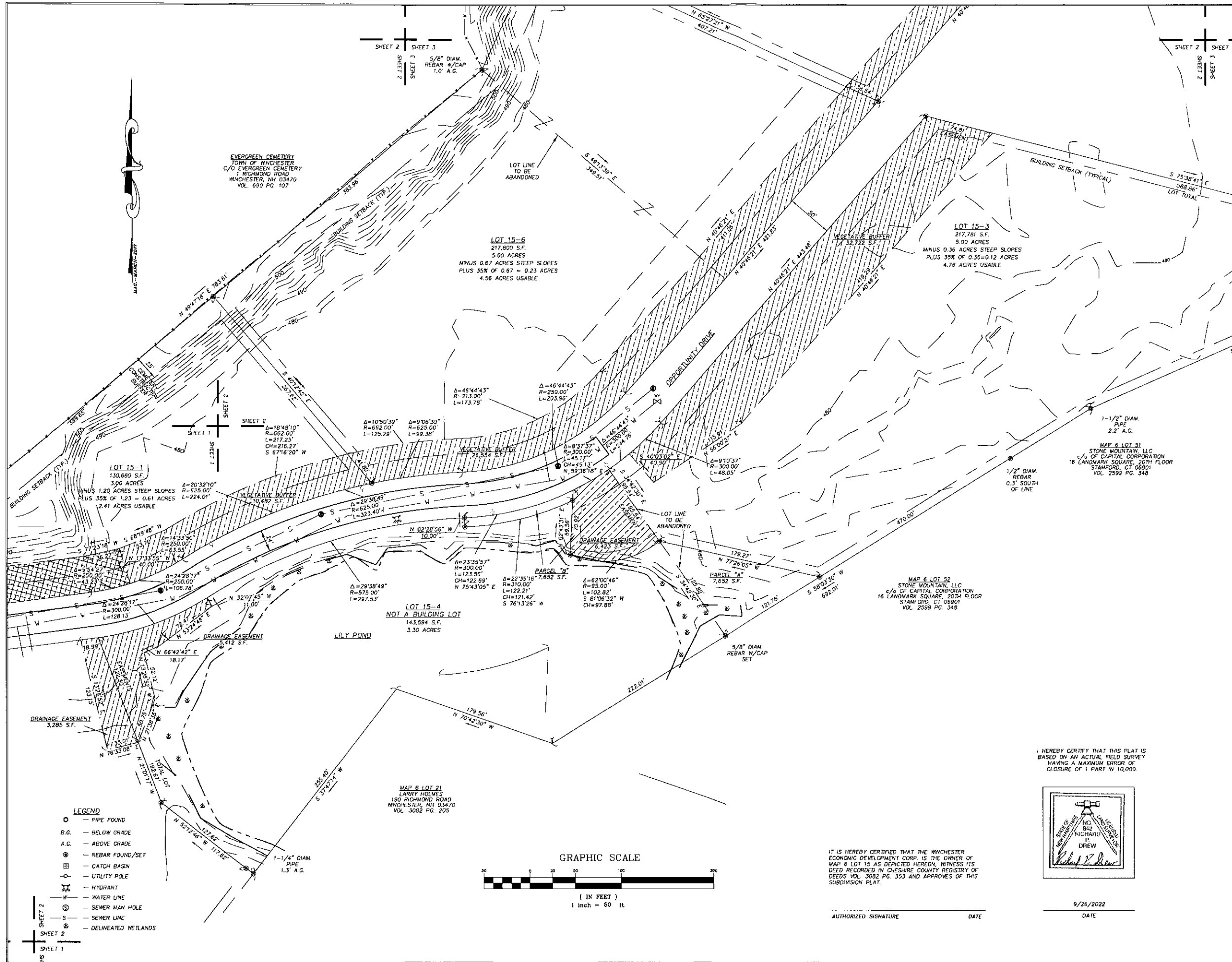
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SUBDIVISION AND BOUNDARY LINE ADJUSTMENT PLAT OPPORTUNITY DRIVE WINCHESTER, N.H.

DATE: SEPTEMBER 26, 2022 SCALE: 1" = 50'

PREPARED FOR: WINCHESTER ECONOMIC DEVELOPMENT CORP.
 P.O. BOX 51
 WINCHESTER, NH 03470

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



- NOTES**
- THE PURPOSE OF THIS PLAT IS TO MERGE MAP 6 LOTS 15-1 AND 15-2 THEN SUBDIVIDE THE RESULTING LOT INTO THREE COMMERCIAL BUILDING LOTS. ALSO TO ADJUST THE LOT LINE BETWEEN MAP 6 LOTS 15-3 AND 15-4 THIS IS AN EQUAL AREA LAND EXCHANGE OF TWO PARCELS OF 7,652 S.F. EACH. THERE WILL BE NO NET GAIN OF AREA FOR EITHER LOT.
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 - THE REQUIREMENTS FOR A STANDARD RURAL PROPERTY SURVEY WERE MET OR EXCEEDED IN THE PREPARATION OF THIS PLAT.
 - THE WATER AND SEWER LOCATIONS SHOWN ON THIS PLAT ARE BASED ON AS-BUILT INFORMATION PROVIDED BY THE PHILIP H. MATHESON COMPANIES, INC., JULY 21, 2021.
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 MINIMUM LOT AREA - 20,000 S.F.
 MINIMUM FRONTAGE - 150'
 MINIMUM YARD REQUIREMENTS
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APPROVED AS A SUBDIVISION IN ACCORDANCE WITH THE PROVISIONS OF RSA 674.
 THE WINCHESTER PLANNING BOARD
 BY _____ CHAIRMAN
 BY _____ SECRETARY

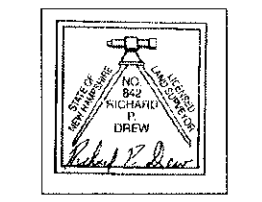
NO.	DATE	REVISION	BY
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SUBDIVISION AND BOUNDARY LINE ADJUSTMENT PLAT OPPORTUNITY DRIVE WINCHESTER, N. H.

DATE: SEPTEMBER 26, 2022 SCALE: 1" = 50'
 PREPARED FOR: WINCHESTER ECONOMIC DEVELOPMENT CORP.
 P.O. BOX 51
 WINCHESTER, N.H. 03470

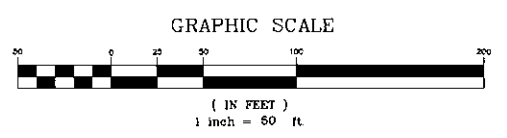
RICHARD P. DREW LLC
 266 TULLY BROOK ROAD, RICHMOND, N.H. 03470
 TEL. (603) 239-4147 rpdrewllc@gmail.com
 CLIENT: WINCHESTER JOB NO. 786 F.B. 20 SHEET 2 OF 3

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.



IT IS HEREBY CERTIFIED THAT THE WINCHESTER ECONOMIC DEVELOPMENT CORP. IS THE OWNER OF MAP 6 LOT 15 AS DEPICTED HEREON. WITNESS ITS DEED RECORDED IN CHESHIRE COUNTY REGISTRY OF DEEDS VOL. 3082 PG. 353 AND APPROVES OF THIS SUBDIVISION PLAT.

 AUTHORIZED SIGNATURE DATE



- LEGEND**
- PIPE FOUND
 - B.G. BELOW GRADE
 - A.G. ABOVE GRADE
 - ⊕ REBAR FOUND/SET
 - ⊞ CATCH BASIN
 - UTILITY POLE
 - ⊕ HYDRANT
 - WATER LINE
 - ⊕ SEWER MAN HOLE
 - SEWER LINE
 - ⊕ DELINEATED WETLANDS

EVERGREEN CEMETERY
 TOWN OF WINCHESTER
 C/O EVERGREEN CEMETERY
 1 RICHMOND ROAD
 WINCHESTER, NH 03470
 VOL. 690 PG. 107

MAP 6 LOT 21
 LARRY HOLMES
 190 RICHMOND ROAD
 WINCHESTER, NH 03470
 VOL. 3082 PG. 205

MAP 6 LOT 51
 STONE MOUNTAIN, LLC
 C/O OF CAPITAL CORPORATION
 16 LANDMARK SQUARE, 20TH FLOOR
 STAMFORD, CT 06901
 VOL. 2599 PG. 348

MAP 6 LOT 52
 STONE MOUNTAIN, LLC
 C/O OF CAPITAL CORPORATION
 16 LANDMARK SQUARE, 20TH FLOOR
 STAMFORD, CT 06901
 VOL. 2599 PG. 348