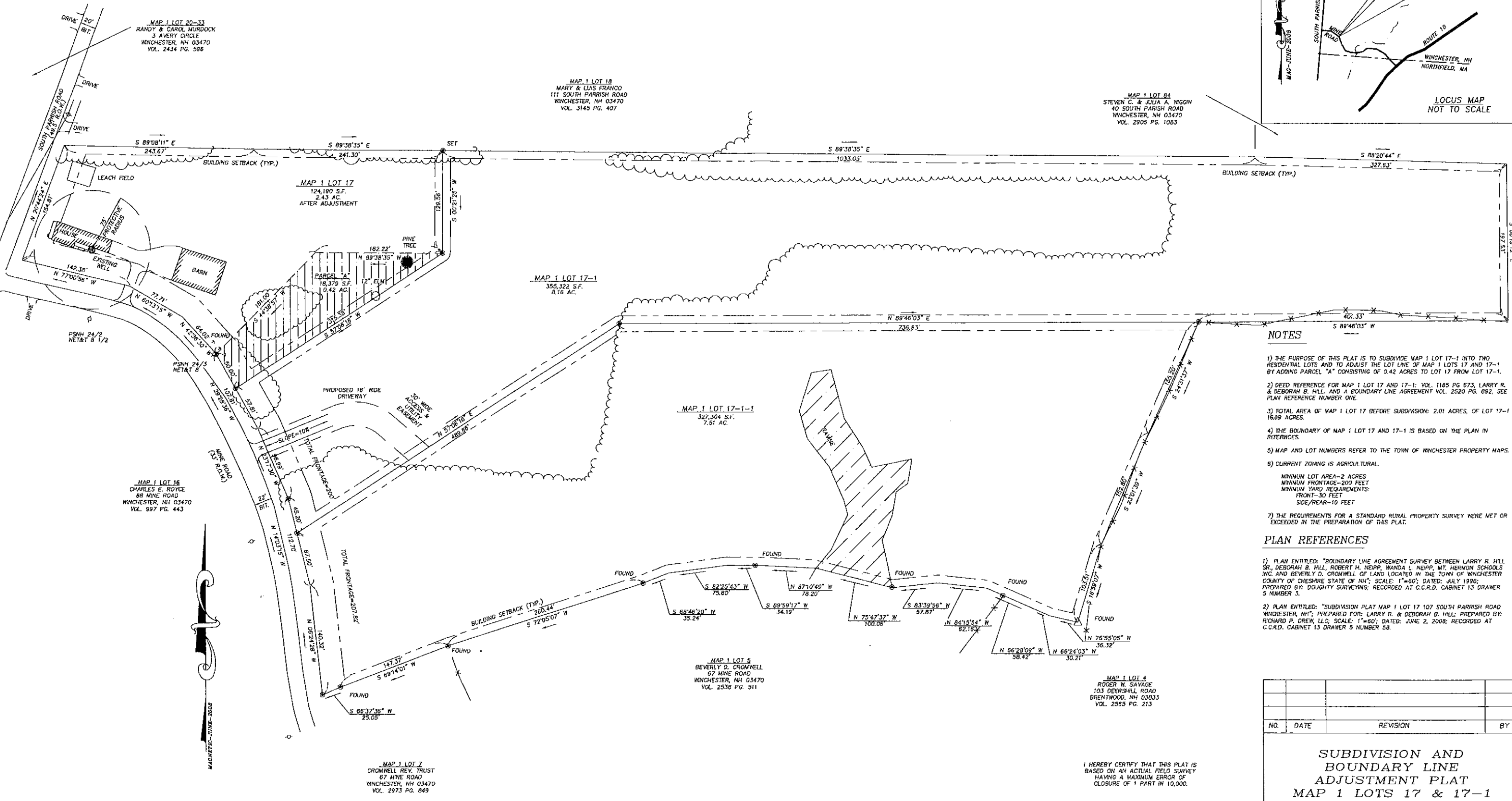
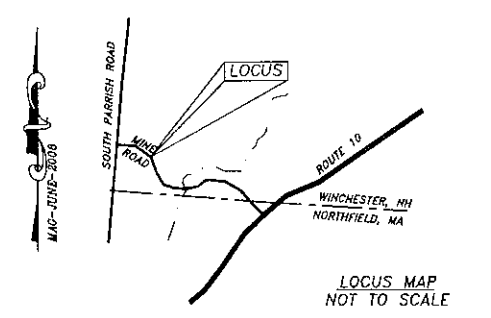


MAP 1 LOT 20-32
DEBORAH C. FALCETTI
C/O SUZANNE O'NEILL
2 DONNOR COURT
WINCHESTER, NH 03470
VOL. 1577 PG. 302

MAP 1 LOT 20-33
RANDY & CAROL MURDOCK
3 AVERY CIRCLE
WINCHESTER, NH 03470
VOL. 2434 PG. 506

MAP 1 LOT 19
MARY & LUIS FRANCO
111 SOUTH PARRISH ROAD
WINCHESTER, NH 03470
VOL. 3145 PG. 407

MAP 1 LOT 84
STEVEN C. & JULIA A. MCGON
40 SOUTH PARRISH ROAD
WINCHESTER, NH 03470
VOL. 2905 PG. 1083



- NOTES**
- 1) THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE MAP 1 LOT 17-1 INTO TWO RESIDENTIAL LOTS AND TO ADJUST THE LOT LINE OF MAP 1 LOTS 17 AND 17-1 BY ADDING PARCEL "A" CONSISTING OF 0.42 ACRES TO LOT 17 FROM LOT 17-1.
 - 2) DEED REFERENCE FOR MAP 1 LOT 17 AND 17-1: VOL. 1185 PG. 673, LARRY R. & DEBORAH B. HILL, AND A BOUNDARY LINE AGREEMENT VOL. 2520 PG. 892. SEE PLAN REFERENCE NUMBER ONE.
 - 3) TOTAL AREA OF MAP 1 LOT 17 BEFORE SUBDIVISION: 2.01 ACRES, OF LOT 17-1 16.09 ACRES.
 - 4) THE BOUNDARY OF MAP 1 LOT 17 AND 17-1 IS BASED ON THE PLAN IN REFERENCES.
 - 5) MAP AND LOT NUMBERS REFER TO THE TOWN OF WINCHESTER PROPERTY MAPS.
 - 6) CURRENT ZONING IS AGRICULTURAL.
MINIMUM LOT AREA--2 ACRES
MINIMUM FRONTAGE--200 FEET
MINIMUM YARD REQUIREMENTS:
FRONT--30 FEET
SIDE/REAR--10 FEET
 - 7) THE REQUIREMENTS FOR A STANDARD RURAL PROPERTY SURVEY WERE MET OR EXCEEDED IN THE PREPARATION OF THIS PLAT.

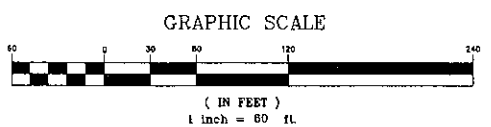
- PLAN REFERENCES**
- 1) PLAN ENTITLED: "BOUNDARY LINE AGREEMENT SURVEY BETWEEN LARRY R. HILL SR., DEBORAH B. HILL, ROBERT H. NEPP, WANDA L. NEPP, MT. HERMON SCHOOLS INC. AND BEVERLY D. CROWMELL OF LAND LOCATED IN THE TOWN OF WINCHESTER COUNTY OF CHESHIRE STATE OF NH", SCALE: 1"=60'; DATED: JULY 1996; PREPARED BY: DOUGHTY SURVEYING; RECORDED AT C.C.R.D. CABINET 13 DRAWER 5 NUMBER 3.
 - 2) PLAN ENTITLED: "SUBDIVISION PLAT MAP 1 LOT 17 107 SOUTH PARRISH ROAD WINCHESTER, NH", PREPARED FOR: LARRY R. & DEBORAH B. HILL; PREPARED BY: RICHARD P. DREW, LLC, SCALE: 1"=60'; DATED: JUNE 2, 2008; RECORDED AT C.C.R.D. CABINET 13 DRAWER 5 NUMBER 58.

NO.	DATE	REVISION	BY

**SUBDIVISION AND BOUNDARY LINE ADJUSTMENT PLAT
MAP 1 LOTS 17 & 17-1
107 SOUTH PARRISH ROAD
WINCHESTER, NH**

DATE: JUNE 15, 2022 SCALE: 1" = 60'
PREPARED FOR: LARRY R. & DEBORAH B. HILL
107 SOUTH PARRISH ROAD
WINCHESTER, NH 03470

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



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

IT IS HEREBY CERTIFIED THAT WE LARRY R. & DEBORAH B. HILL ARE THE SOLE OWNERS OF MAP 1 LOT 17 AS DEPICTED HEREON, WITNESS OUR DEED RECORDED IN CHESHIRE COUNTY REGISTRY OF DEEDS VOL. 1185 PG. 673, AND APPROVE OF THIS SUBDIVISION.

LARRY R. HILL DATE _____
DEBORAH B. HILL 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.

- LEGEND**
- △ -- FIELD STONE BOUND
 - ⊙ -- REBAR FOUND/SET
 - ⊖ -- PIPE FOUND
 - A.G. -- ABOVE GRADE
 - ⊕ -- CATCH BASIN
 - ⊖ -- UTILITY POLE
 - - - -- BARBED WIRE FENCE
 - ~~~~~ -- TREE LINE



DATE _____