

- LOT LINE ADJUSTMENT NOTES:**
- THE INTENT OF THIS PLAN IS TO PERFORM A LOT LINE ADJUSTMENT FOR TAX MAP 409, LOTS 69 & 70.
 - THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC. FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS, INCLUDING ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS ON THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS, MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED.
 - SUBJECT PROPERTY IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD ZONE. REFERENCE FEMA COMMUNITY PANEL NO. 3301500170E, DATED MAY 17, 2005.
 - GRANITE BOUNDS TO BE SET AT ALL ROADWAY POINTS OF CURVATURE AND TANGENCY. IRON RODS WITH SURVEY CAPS TO BE SET AT ALL PROPERTY CORNERS AND ANGLE POINTS, UNLESS OTHERWISE INDICATED. ALL MONUMENTS SET ARE 5/8" IRON RODS WITH ALUMINUM CAPS MARKED "JONES & BEACH ENGINEERS BOUNDARY, DO NOT DISTURB, STRATHAM, N.H." AS SHOWN.
 - WETLANDS WERE DELINEATED BY BRUCE A. GILDAY DURING NOVEMBER 21, 2024 AND LOCATED BY THIS OFFICE.
 - LANDOWNERS ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING PERMITTING REQUIRED UNDER THESE REGULATIONS.
 - HORIZONTAL DATUM - STATE PLANE PROVIDED BY OTHERS.
 - CERTAIN DATA HEREON MAY VARY FROM RECORDED DATA DUE TO DIFFERENCES IN DECLINATION, ORIENTATION, AND METHODS OF MEASUREMENT.
 - ALL BOOK AND PAGE NUMBERS REFER TO THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
 - THE TAX MAP AND LOT NUMBERS AND ADJOINING OWNERS ARE BASED ON THE TOWN OF CANDIA TAX RECORDS AND ARE SUBJECT TO CHANGE.
 - RESEARCH WAS PERFORMED AT THE TOWN OF CANDIA ASSESSORS OFFICE AND THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
 - THIS SURVEY IS NOT A CERTIFICATION TO OWNERSHIP OR TITLE OF LANDS SHOWN. OWNERSHIP AND ENCUMBRANCES ARE MATTERS OF TITLE EXAMINATION NOT OF A BOUNDARY SURVEY. THE INTENT OF THIS PLAN IS TO RETRACE THE BOUNDARY LINES OF DEEDS REFERENCED HEREON. OWNERSHIP OF ADJOINING PROPERTIES IS ACCORDING TO ASSESSOR'S RECORDS. THIS PLAN MAY OR MAY NOT INDICATE ALL ENCUMBRANCES EXPRESSED, IMPLIED OR PRESCRIPTIVE.
 - ANY USE OF THIS PLAN AND OR ACCOMPANYING DESCRIPTIONS SHOULD BE DONE WITH LEGAL COUNSEL TO BE CERTAIN THAT TITLES ARE CLEAR, THAT INFORMATION IS CURRENT, AND THAT ANY NECESSARY CERTIFICATES ARE IN PLACE FOR A PARTICULAR CONVEYANCE, OR OTHER USES.
 - THIS PLAN IS THE RESULT OF A CLOSED TRAVERSE WITH A RAW, UNADJUSTED LINEAR ERROR OF CLOSURE GREATER THAN 1 IN 83,904.
 - SURVEY TIE LINES SHOWN HEREON ARE NOT BOUNDARY LINES. THEY SHOULD ONLY BE USED TO LOCATE THE PARCEL SURVEYED FROM THE FOUND MONUMENTS SHOWN AND LOCATED BY THIS SURVEY.
 - THIS PLAN SHOWS A DIVISION OF LAND FOR THE PURPOSE OF BOUNDARY AGREEMENT/LOT LINE ADJUSTMENT AS DEFINED BY THE SUBDIVISION REGULATIONS OF THE TOWN OF CANDIA AND DOES NOT REQUIRE THE APPROVAL OF THE CANDIA PLANNING BOARD AS A SUBDIVISION.

- PLAN REFERENCE:**
- "SUBDIVISION PLAN ASSESSOR'S MAP 409 LOT 70 ADAMS ROAD, CANDIA, NEW HAMPSHIRE" DATED JANUARY 17, 2007; SCALE 1" = 50'. PREPARED BY JAMES E. FRANKLIN AND RECORDED AT RCRD AS PLAN D-34641.
 - "SUBDIVISION PLAN OF LAND OF THOMAS SEVERINO, CANDIA, NEW HAMPSHIRE" DATED 1/14/92; SCALE 1"=100'. PREPARED BY DAHLBERG LAND SERVICES INC AND RECORDED AT RCRD AS PLAN D-21512.
 - "A PLAN OF LAND IN CANDIA, N.H. COUNTY OF ROCKINGHAM BELONGING TO ELWIN P. HOBBS & J. RICHARD HOBBS, BROTHERS" DATED AUGUST 15, 2005; SCALE 1"=50'. PREPARED BY W.A. GUNNARSON AND RECORDED AT RCRD AS PLAN B-5300.
 - "SUBDIVISION PLAN ASSESSOR'S MAP 114 - LOT 12 PREPARED FOR RONALD SEVERINO, 92 ADAMS ROAD, CANDIA, NEW HAMPSHIRE" DATED MARCH 1989; SCALE 1"=100'. PREPARED BY STORCH ASSOCIATES AND RECORDED AT RCRD AS PLAN D-19542.
 - STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION FEDERAL AID PROJECT 161 (2) SOUTH SIDE ROAD AND COMMISSIONER'S RETURN.

| ZONING SUMMARY | |
|-----------------------|---|
| RESIDENTIAL | |
| MINIMUM LOT AREA | 3 ACRES (130,680 S.F.) |
| MINIMUM LOT FRONTAGE | 200' |
| MINIMUM LOT WIDTH | 200' |
| MINIMUM FRONT SETBACK | 50' |
| MINIMUM SIDE SETBACK | 25' |
| MINIMUM REAR SETBACK | 25' |
| WETLAND SETBACK | 75' FROM ANY POND, FLOWING STREAM OR VERY POORLY DRAINED SOIL; 50' FROM POORLY DRAINED SOILS. |

APPROVED - CANDIA, NH
PLANNING BOARD

PROJECT PARCEL
TOWN OF CANDIA
TAX MAP 409, LOTS 69, 70 & 70-1

APPLICANT
TOM SEVERINO
PO BOX 202
CANDIA, NH 03034

DATE: _____

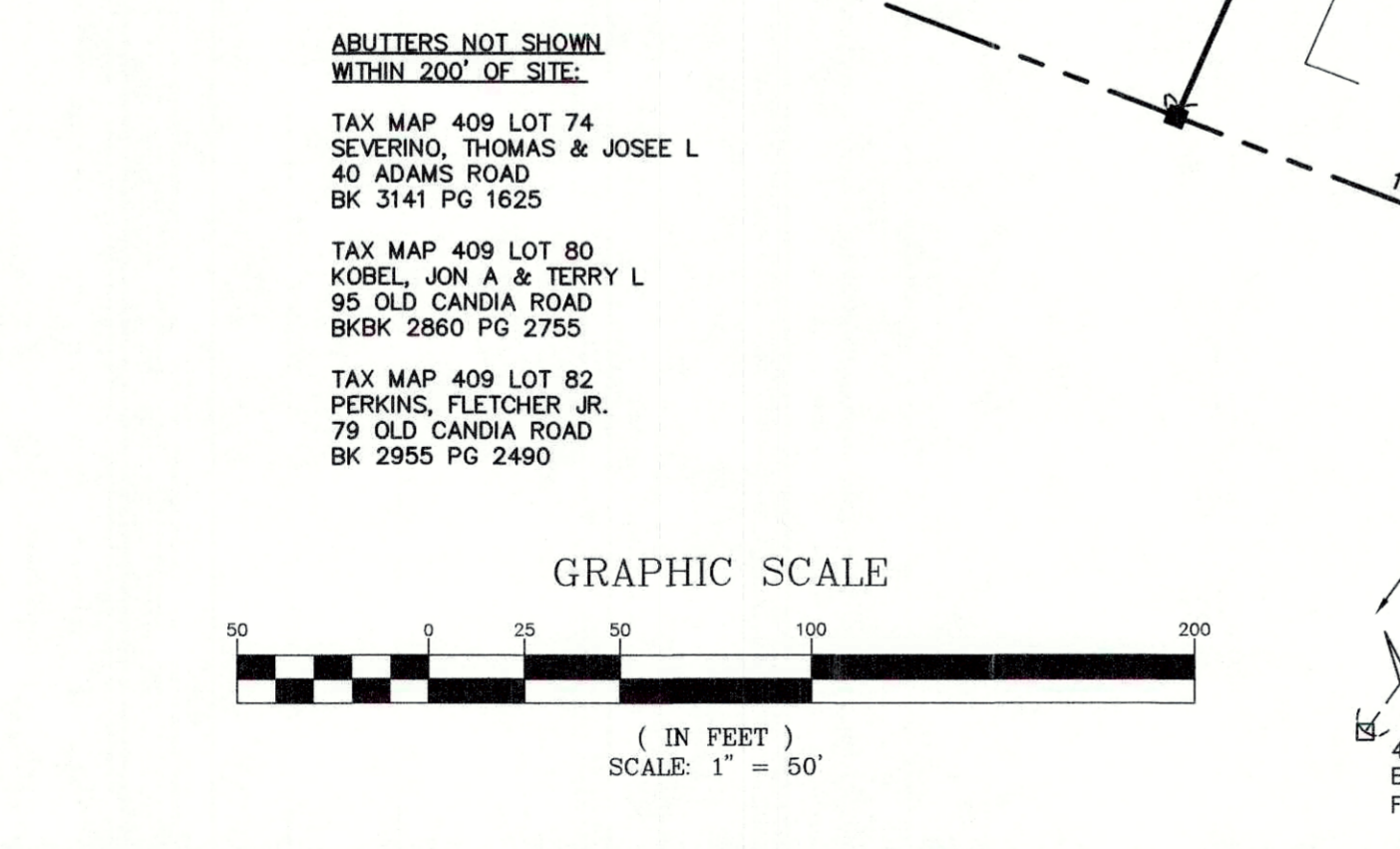
CERTIFICATION:

I CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEEDS BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 503.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

THIS SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

DAVID M. COLLIER, LLS 892
ON BEHALF OF JONES & BEACH ENGINEERS, INC.

DATE: 3/14/2025



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|---|-----------------|--------------------|
| Design: JAC | Draft: DMC | Date: 01/31/25 |
| Checked: DMC | Scale: 1" = 50' | Project No.: 25007 |
| Drawing Name: 25007-LLA.dwg | | |
| THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE. | | |

| REV. | DATE | REVISION | BY |
|------|---------|-------------------|-----|
| 1 | 3/6/25 | LLA PLAN | KDR |
| 0 | 2/27/25 | ISSUED FOR REVIEW | DMC |

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.
Civil Engineering Services

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

603-772-4746
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **LOT LINE ADJUSTMENT PLAN**

Project: **TAX MAP 409 LOTS 69, 70 AND 70-1 ADAMS ROAD, CANDIA, NEW HAMPSHIRE**

Owners of Record:

| | | |
|--|--|--|
| TAX MAP 409, LOT 69 THOMAS & JOSEE SEVERINO 92 ADAMS ROAD CANDIA NH 03034 | TAX MAP 409, LOT 70 CHRISTINA & BIANCA SEVERINO 64 ADAMS ROAD CANDIA NH 03034 | TAX MAP 409, LOT 70-1 ISAIAH SOUCY 31 SPRINGVIEW AVENUE, APT 3 MANCHESTER, NH 03103 |
|--|--|--|

DRAWING No.

LLA1

SHEET 1 OF 1
JBE PROJECT NO. 25007