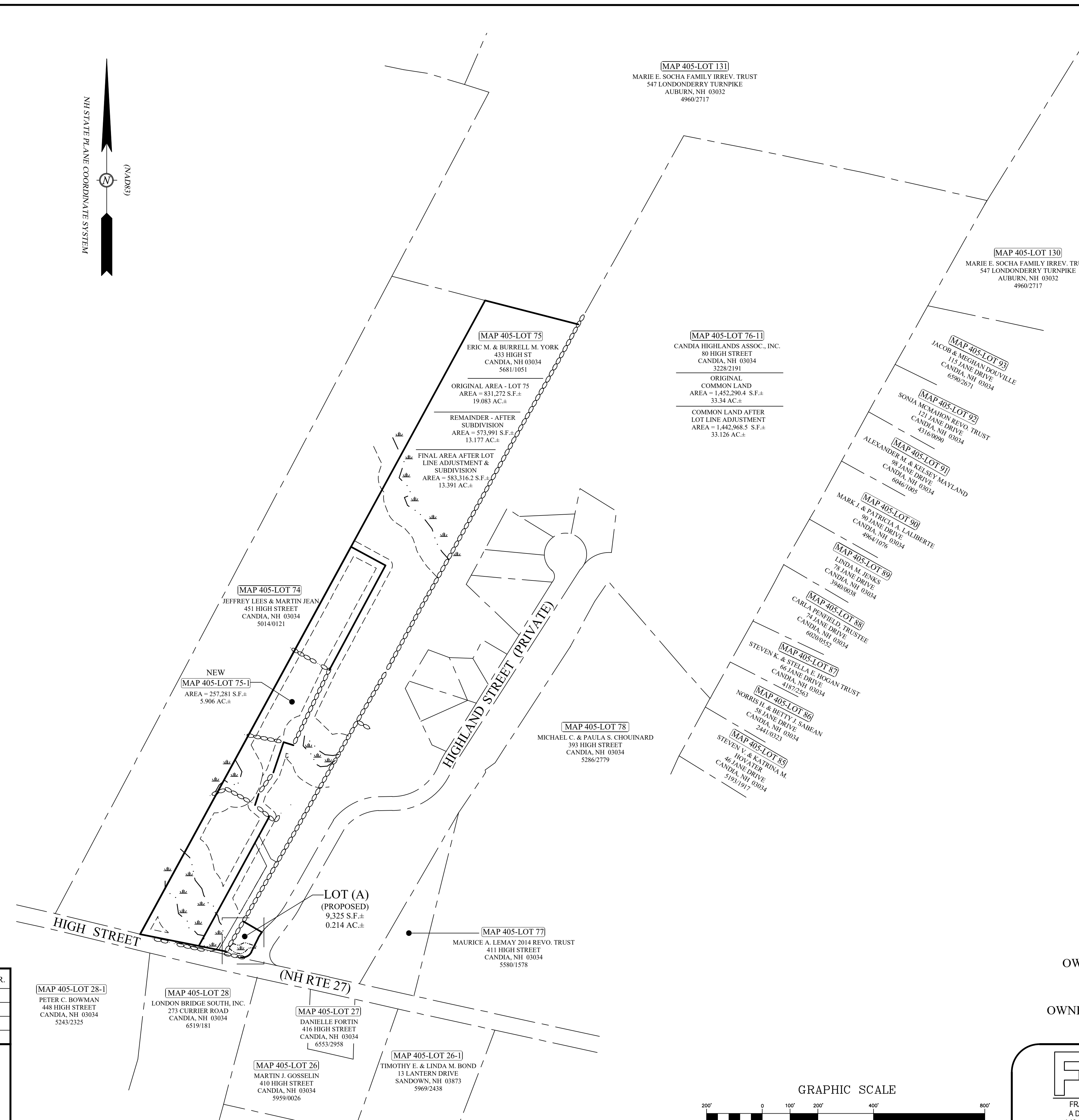
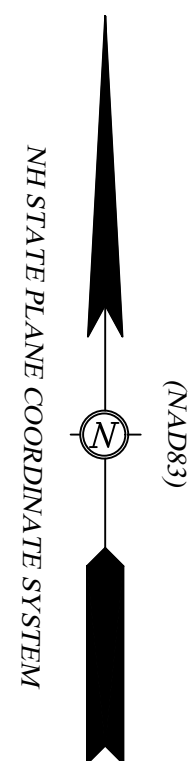


**LOCUS**  
(N.T.S.)

**LEGEND**

- IRON ROD/REBAR FOUND
- DRILL HOLE FOUND
- BOUND FOUND
- - - APPROXIMATE ABUTTER LINE
- · - · - EDGE OF WETLANDS
- ○ ○ ○ ○ STONEWALL
- - - SETBACK LINE
- W W W W W WETLANDS
- UTILITY POLE
- OVERHEAD ELECTRIC
- ▣ EXISTING CATCH BASIN
- - - MATCHLINE



**PRELIMINARY**  
SUBJECT TO CHANGE

**OVERALL SHEET FOR  
SUBDIVISION PLAN**

OF  
433 HIGH STREET & CANDIA HIGHLANDS  
CANDIA, NH 03034  
TAX MAP 405 LOTS 75 & 76-11

PREPARED FOR:  
OWNERS OF RECORD: ERIC M. YORK & BURRELL M. YORK  
433 HIGH STREET, CANDIA, NH 03034  
&  
OWNERS OF RECORD: CANDIA HIGHLANDS ASSOCIATION, INC.  
CANDIA HIGHLANDS, CANDIA, NH 03034

S:\FVA JOBS\2025\25-3041 SERPA 433 HIGH ST. CANDIA NH\DWG\25-3041 LLA-SUBD2.dwg 2026-02-17

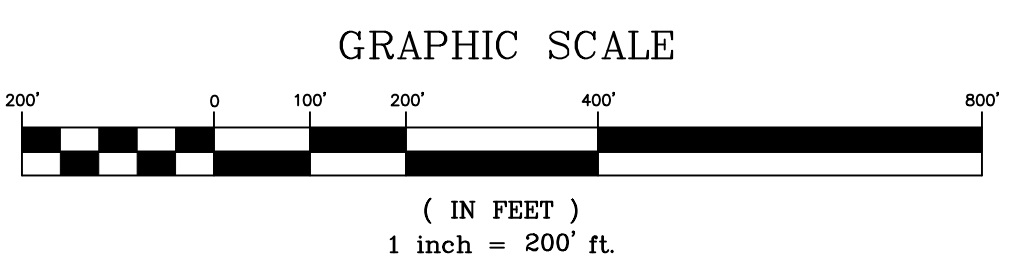
No.	DATE:	REVISION DESCRIPTION	BY	APPR.

**SURVEYOR'S CERTIFICATION**

"I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN FIFTEEN THOUSAND (1:15,000)."

\_\_\_\_\_  
LICENSED LAND SURVEYOR

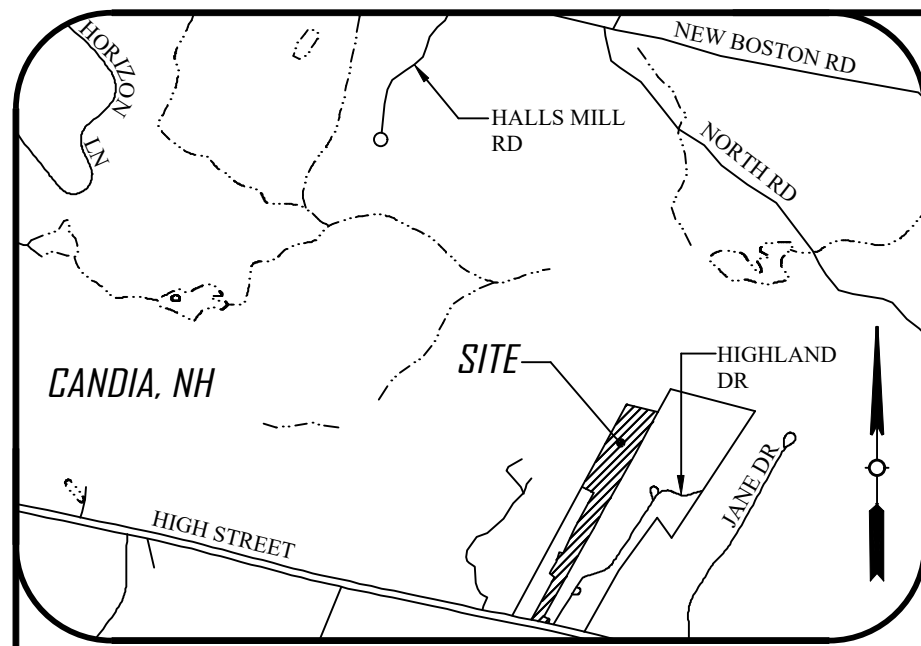
\_\_\_\_\_  
DATE



**FVA**

FRANKLIN-VERRA ASSOCIATES  
A DIVISION OF JVA SURVEYORS  
143 RAYMOND ROAD, UNIT 4  
CANDIA, N.H., 03034  
(603) 483-3096 • ©2026  
www.jvasurveyors.com

DATE: 1/16/2026	JOB NO. 25-3041
DRWN BY: CSD/REL	CHK'D BY: CSD
DWG NAME: 25-3041 LLA-SUBD2.DWG	SCALE: 1" = 200'
<b>SHEET: COVER</b>	



**LOCUS**  
(N.T.S.)

**LEGEND**

●	IRON ROD/REBAR FOUND
○	DRILL HOLE FOUND
□	BOUND FOUND
---	APPROXIMATE ABUTTER LINE
-.-.-	EDGE OF WETLANDS
⊗	STONEWALL
- - -	SETBACK LINE
⊕	WETLANDS
⊕	UTILITY POLE
⊕	OVERHEAD ELECTRIC
⊕	EXISTING CATCH BASIN
- - -	MATCHLINE

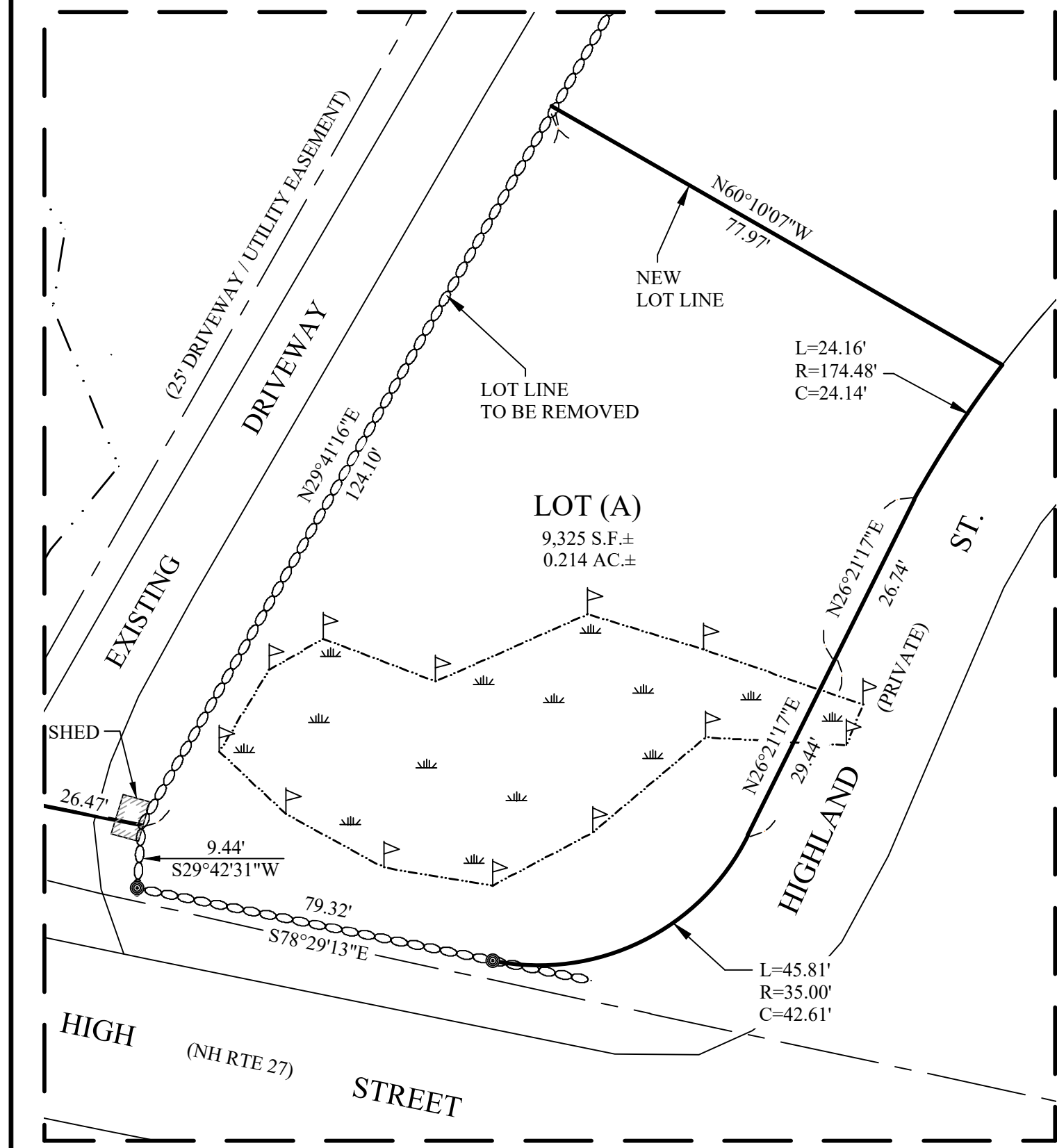
**PLAN REFERENCES**

- CORRECTIVE PLAN OF LANDS - ERIC & LYNN W. BROWN AND CARLA D. PENFIELD, TOWN OF CANDIA, ROCKINGHAM COUNTY, NEW HAMPSHIRE; SCALE 1" = 100'; DATED AUGUST 6, 1982; RECORDED AS PLAN NO. D-11435, ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- PHASE 1 (LOTS 1-4) - CANDIA HIGHLANDS - SUBDIVISION OF LAND, FOR CANDIA VILLAGE TRUST, C/O SCOTT DAVIS, 93 CRITCHETT ROAD, CANDIA, NH 03034; SITE 101-B, HIGH STREET, CANDIA, NEW HAMPSHIRE; PREPARED BY HENRY AND BERLIND ASSOCIATES, INC.; SHEET 1 OF 2; RECORDED AS PLAN NO. D-20555, ROCKINGHAM COUNTY REGISTRY OF DEEDS. SEE ALSO PLAN NO. D-22984, SHEET 2 OF 2, ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- A PLAN OF LAND OWNED BY KARL ROBIE OF CANDIA, NEW HAMPSHIRE, LOCATED IN SAID CANDIA, ROCKINGHAM COUNTY, ON THE NORTHERLY SIDE OF N.H. ROUTE 101-B, ALSO KNOWN AS HIGH STREET; FROM TRANSIT AND TAPE SURVEY BY R. ROBIDOUX, P.E.; SCALE 1" = 150'; RECORDED AS PLAN NO. D-8736, ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- A PLAN OF LAND IN THE TOWN OF CANDIA, NEW HAMPSHIRE, COUNTY OF ROCKINGHAM, LOCATED ON THE NORTHERLY SIDE OF ROUTE 101-B, BELONGING TO JOHN DONALDSON OF SAID TOWN; PREPARED BY WILLIAM A. GUNNARSON, R.L.S.; SCALE 1" = 200'; RECORDED AS PLAN NO. C-5102, ROCKINGHAM COUNTY REGISTRY OF DEEDS.

MAP 405-LOT 74  
JEFFREY LEES & MARTIN JEAN  
451 HIGH STREET  
CANDIA, NH 03034  
50140121

**DETAIL - LOT (A)**

SCALE: 1" = 20'

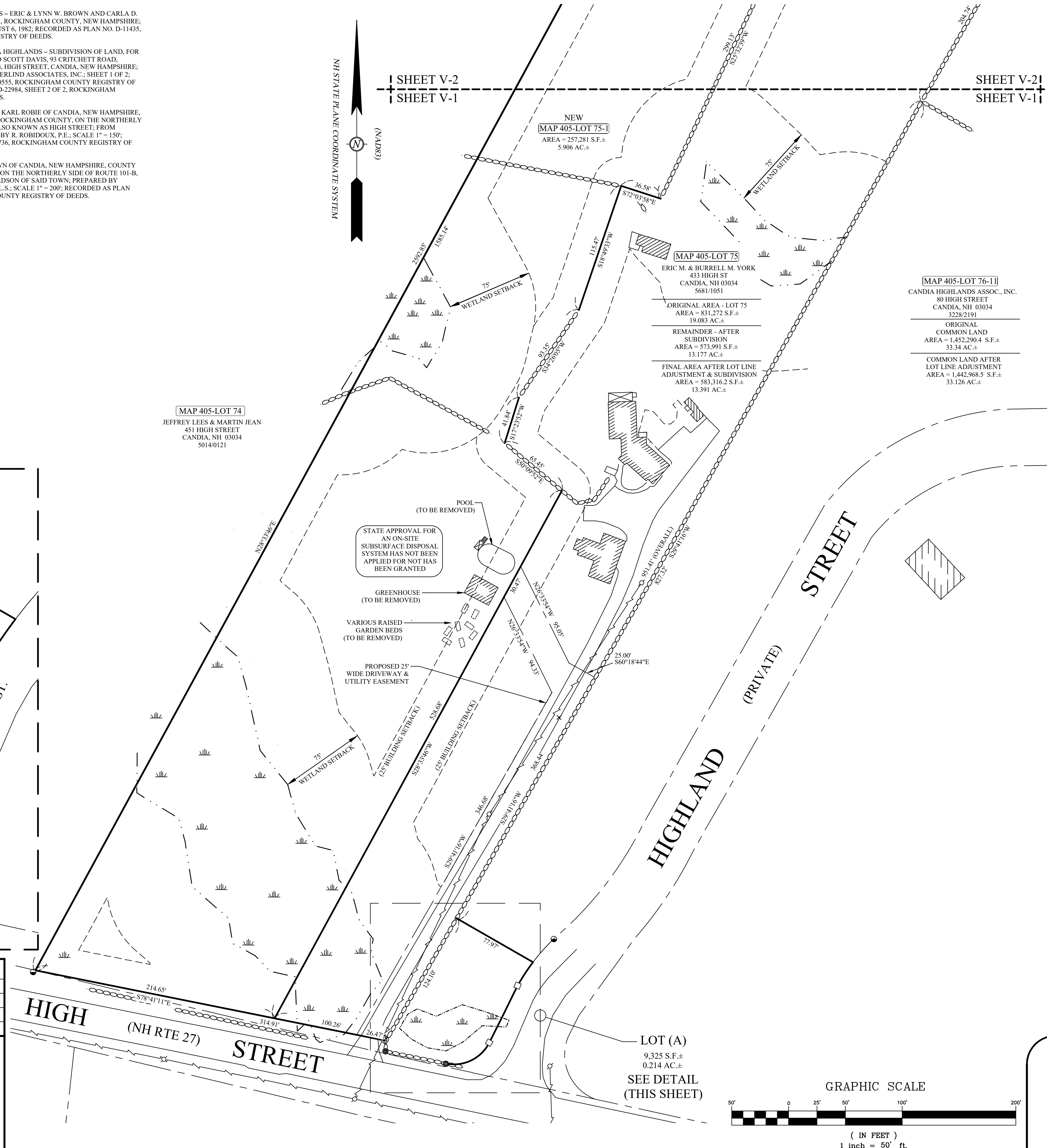
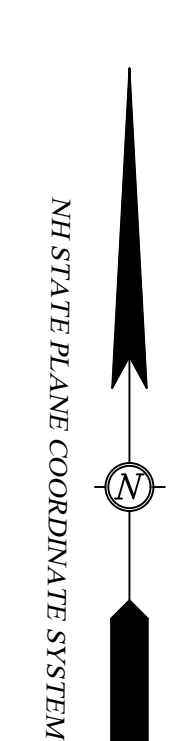


No.	DATE:	REVISION DESCRIPTION	BY	APPR.

**SURVEYOR'S CERTIFICATION**

"I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN FIFTEEN THOUSAND (1:15,000)."

LICENSED LAND SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_



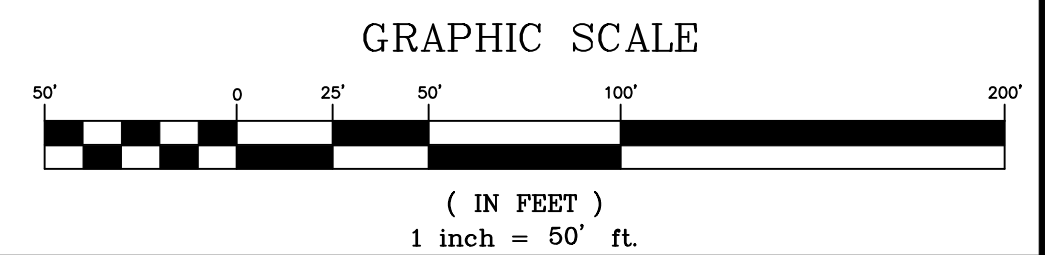
**NOTES:**

- OWNERS OF RECORD: ERIC M. YORK & BURRELL M. YORK  
ADDRESS: 433 HIGH STREET, CANDIA, NH 03034  
DEED REFERENCE: BK: 5681 PG: 1051  
TAX SHEET / LOT: MAP 405, LOT 75  
  
OWNER OF RECORD: CANDIA HIGHLANDS ASSOCIATION, INC.  
ADDRESS: CANDIA HIGHLANDS  
DEED REFERENCE: BK: 3228 PG: 2191  
TAX SHEET / LOT: MAP 405, LOT 76-11
- ZONED: 01 - RESIDENTIAL  
  
MIN. LOT AREA: 3 AC. FRONT YARD SETBACK: 50 FT.  
FRONTAGE: 200 FT. BUILDING COVERAGE: SIDE & REAR YARD SETBACK: 25 FT.  
LOT COVERAGE: LOT COVERAGE:  
HEIGHT: 35 FT.
- ORIGINAL AREA OF MAP 405, LOT 75: 831,271.99 S.F. ±, 19.083 ACRES.  
PROPOSED FINAL AREA OF MAP 405, LOT 75 AFTER SUBDIVISION PLUS AREA ADDED FROM LOT LINE ADJUSTMENT: 578,552.2 S.F. ±, 13.282 ACRES.
- AREA OF PROPOSED LOT 75-1: 257,280.79 S.F. ±, 5.906 ACRES.
- ALL LOTS SHOWN CONTAIN A MINIMUM OF 1.5 ACRES OF CONTIGUOUS NON-POORLY DRAINED SOILS.
- STATE SUBDIVISION APPROVAL IS NOT REQUIRED AS ALL LOTS SHOWN EXCEED 5 ACRES.
- JURISDICTIONAL WETLANDS WERE DELINEATED BY MORGAN MOODY, NH CERTIFIED WETLAND SCIENTIST #54 ON NOVEMBER 6TH AND DECEMBER 11TH, 2025. THIS WAS A PARTIAL DELINEATION AND THE SCOPE / LIMIT OF THE DELINEATION IS NOTED ON THE PLAN. THE FLAGS WERE SURVEY LOCATED BY JAMES VERRA & ASSOCIATES, INC. THE DELINEATION WAS CONDUCTED IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS DOCUMENT; CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, (1987) ALONG WITH THE REQUIRED REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTH-EAST REGION, (VERSION 2, JANUARY 2012).
- WETLANDS GREATER THAN 3,000 S.F.: WETLANDS EXCEPT PRIME & VERNAL POOLS GREATER THAN 5,000 S.F.: CONTIGUOUS WITH SURFACE WATER  
ALL WETLANDS EXCEPT PRIME & VERNAL POOLS LESS THAN 5,000 S.F.: VERNAL POOLS:  
  
WETLAND BUFFER: 75'  
WETLAND GREATER THAN 5,000 S.F.: VERNAL POOLS:  
TIDAL & PRIME WETLANDS:
- "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."
- THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE CATCH BASINS, MANHOLES, WATER GATES ETC.) AND INFORMATION COMPILED FROM PLANS OF RECORD, AND PLANS PROVIDED BY UTILITY COMPANIES AND GOVERNMENTAL AGENCIES. ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, SAID AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE @ 1-888-DIG-SAFE.
- HORIZONTAL DATUM: NAD83, VERTICAL DATUM: NAVD83, ESTABLISHED BY SURVEY GRADE GPS OBSERVATIONS, UNITS: US SURVEY FOOT.
- THE PLAN IS BASED UPON A FIELD SURVEY COMPLETED IN DECEMBER OF 2025 WITH TRIMBLE S5 ROBOTIC TOTAL STATION, CARLSON BRK7 RTK GPS UNITS, PANASONIC EZM11 TRIMBLE TSC1 DATA COLLECTORS.
- THE PARCEL SHOWN HEREON LIES WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS IDENTIFIED ON FLOOD INSURANCE RATE MAP, 155, ROCKINGHAM COUNTY, NEW HAMPSHIRE, MAP NUMBER 330150155E, EFFECTIVE DATE 5-17-2005 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- THE SUBDIVISION REGULATIONS OF THE TOWN OF CANDIA AND NOTICE OF ACTION, WITHIN 90 DAYS, ARE A PART OF THIS PLAN AND APPROVAL OF THE PLAN REQUIRES THE COMPLETION OF ALL THE REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, ACCEPTING ONLY ANY RELAXATION OF REQUIREMENTS GRANTED IN WRITING BY THE BOARD.
- CONTRACTOR TO VERIFY SITE BENCHMARKS BY LEVELING BETWEEN 2 BENCHMARKS PRIOR TO THE ESTABLISHMENT OF ANY GRADES OR ELEVATIONS. DISCREPANCIES ARE TO BE REPORTED TO JAMES VERRA AND ASSOCIATES, INC.
- LOT "A" IS A NON-BUILDABLE LOT AND IS TO BE CONVEYED AND COMBINED WITH LOT 75 FOR THE SOLE PURPOSE OF ACHIEVING THE REQUIRED FRONTAGE FOR LOT 75.

**PRELIMINARY**  
**SUBJECT TO CHANGE**

**PROPOSED LOT LINE ADJUSTMENT & SUBDIVISION PLAN**

OF  
433 HIGH STREET & CANDIA HIGHLANDS  
CANDIA, NH 03034  
TAX MAP 405 LOTS 75 & 76-11  
PREPARED FOR:  
OWNERS OF RECORD: ERIC M. YORK & BURRELL M. YORK  
433 HIGH STREET, CANDIA, NH 03034  
&  
OWNERS OF RECORD: CANDIA HIGHLANDS ASSOCIATION, INC.  
CANDIA HIGHLANDS, CANDIA, NH 03034



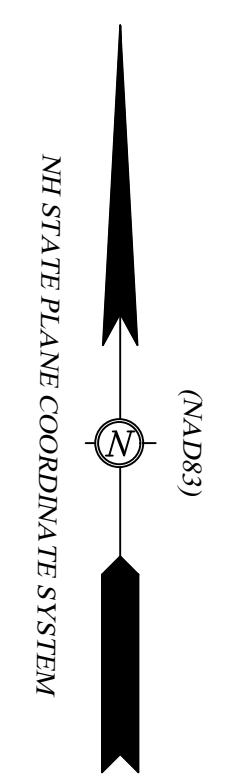
**FVA**  
FRANKLIN-VERRA ASSOCIATES  
A DIVISION OF JVA SURVEYORS  
143 RAYMOND ROAD, UNIT 4  
CANDIA, N.H., 03034  
(603) 483-3096 - ©2026  
www.jvasurveyors.com

DATE: 02/16/2026	JOB NO. 25-3041
DRWN BY: CSD/REL	CHK'D BY: CSD
DWG NAME: 25-3041 LLA-SUBD2.DWG	SCALE: 1" = 50'
<b>SHEET: V-1</b>	

S:\FVA JOBS\2025\25-3041 SERPA 433 HIGH ST. CANDIA NH\LLA-SUBD2.dwg 2026-02-17

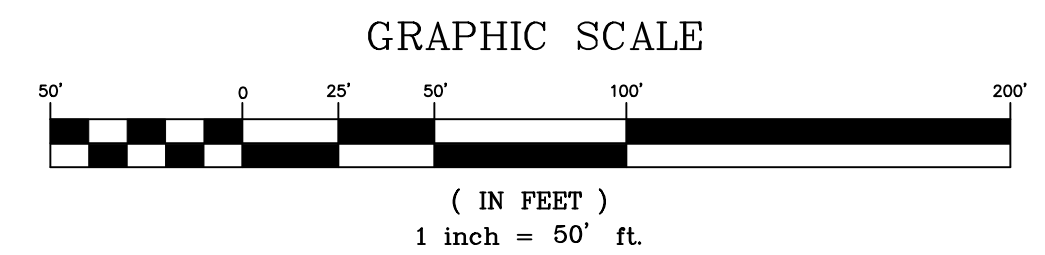
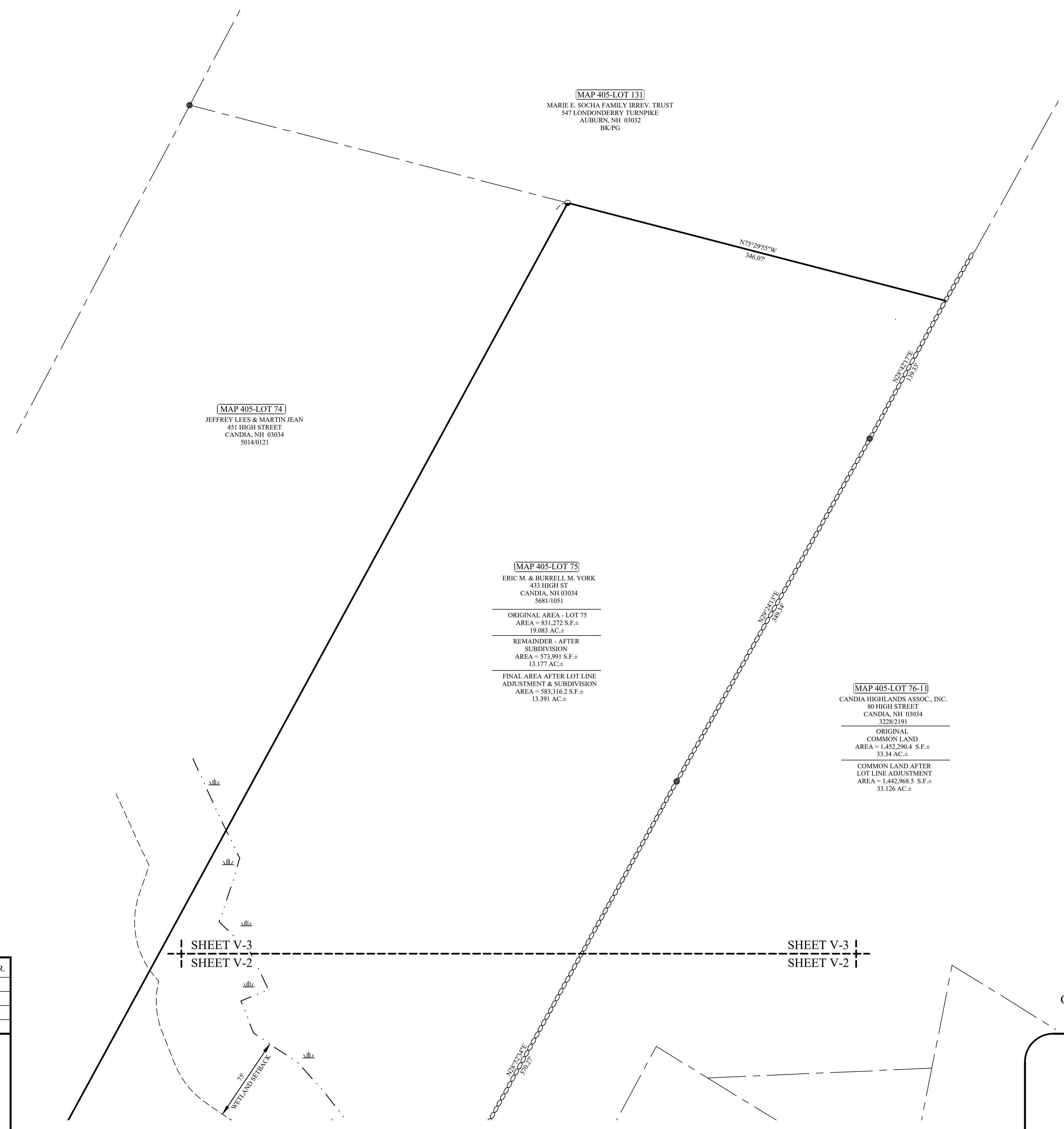


S:\FVA\JOBS\2025\25-3041 SERPA 433 HIGH ST. CANDIA NH\DWG\25-3041 LLA-SUBD2.dwg 2026-02-17



**LEGEND**

●	IRON ROD/REBAR FOUND
○	DRILL HOLE FOUND
□	BOUND FOUND
- - -	APPROXIMATE ABUTTER LINE
- · - · -	EDGE OF WETLANDS
⊗	STONEWALL
- - -	SETBACK LINE
≡	WETLANDS
⊕	UTILITY POLE
⌒	OVERHEAD ELECTRIC
⊞	EXISTING CATCH BASIN
- - -	MATCHLINE



**PRELIMINARY**  
**SUBJECT TO CHANGE**

**PROPOSED LOT LINE ADJUSTMENT  
& SUBDIVISION PLAN**  
OF  
433 HIGH STREET & CANDIA HIGHLANDS  
**CANDIA, NH 03034**  
TAX MAP 405 LOTS 75 & 76-11 (SHEET 415)  
PREPARED FOR:  
OWNERS OF RECORD: ERIC M. YORK & BURRELL M. YORK  
433 HIGH STREET, CANDIA, NH 03034  
&  
OWNERS OF RECORD: CANDIA HIGHLANDS ASSOCIATION, INC.  
CANDIA HIGHLANDS, CANDIA, NH 03034

No.	DATE:	REVISION DESCRIPTION	BY	APPR.

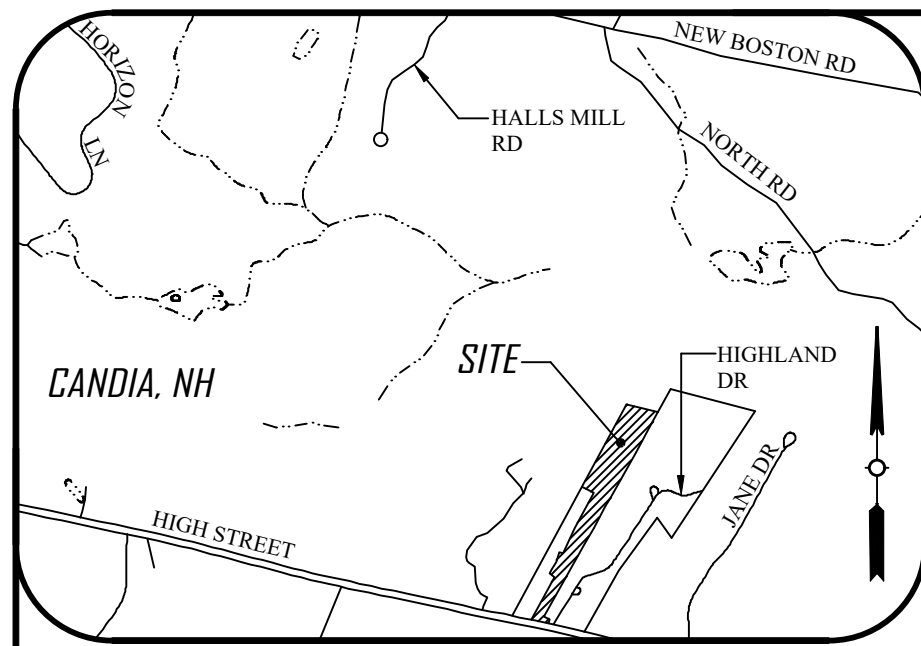
**SURVEYOR'S CERTIFICATION**  
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\_\_\_\_\_  
LICENSED LAND SURVEYOR

\_\_\_\_\_  
DATE

FRANKLIN-VERRA ASSOCIATES  
A DIVISION OF JVA SURVEYORS  
143 RAYMOND ROAD, UNIT 4  
CANDIA, N.H., 03034  
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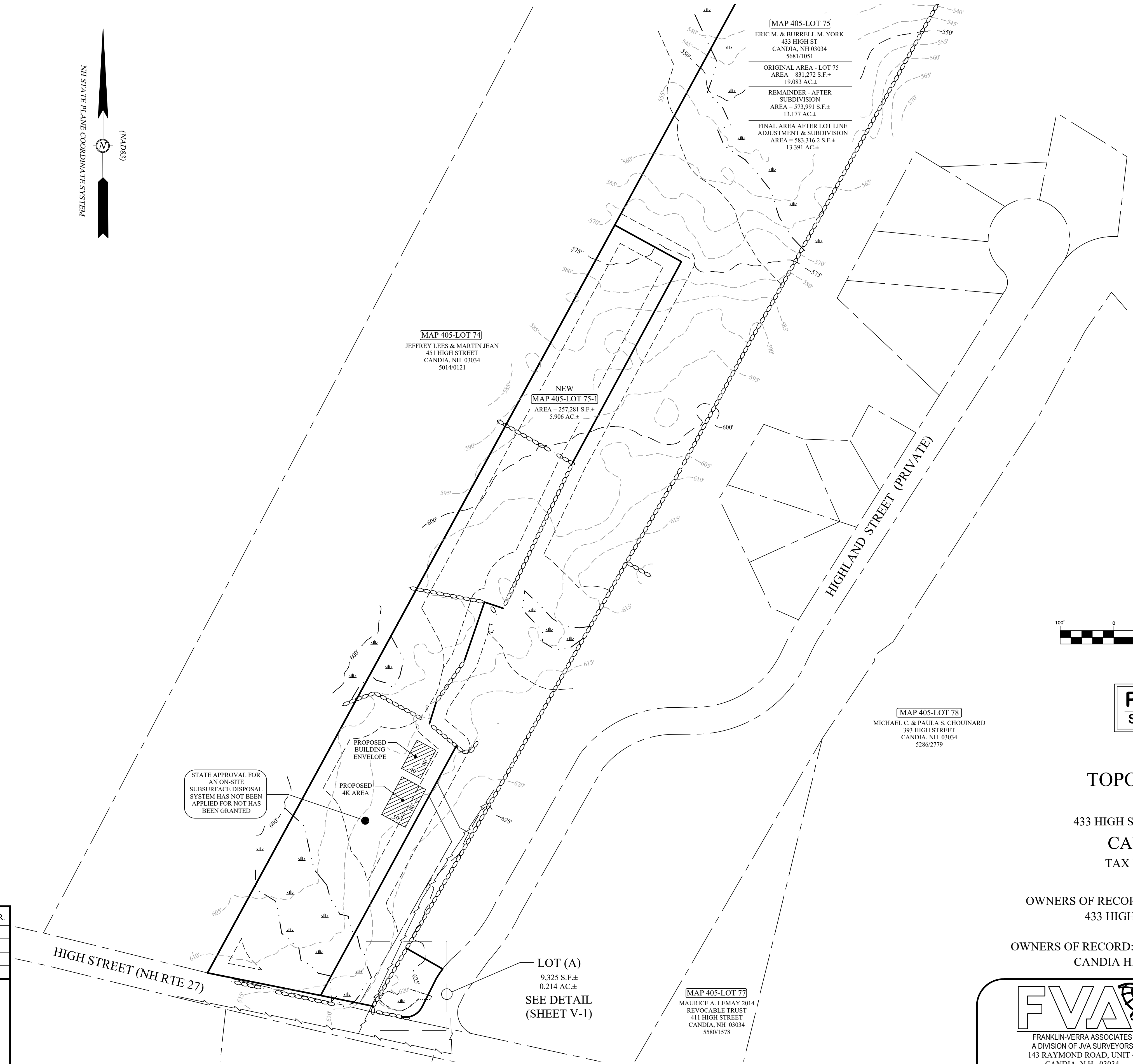
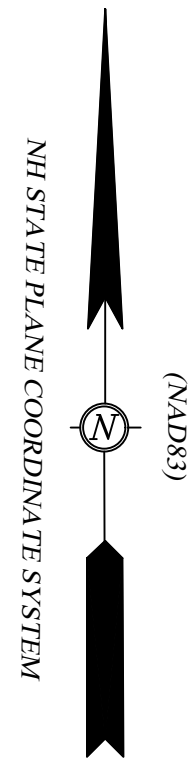
DATE: 1/5/2025	JOB NO. 25-3041
DRWN BY: CSD	CHK'D BY: XXX
DWG NAME: 25-3041 LLA-SUBD2.DWG	SCALE: 1" = 50'
<b>SHEET: V-3</b>	



**LOCUS**  
(N.T.S.)

**LEGEND**

●	IRON ROD/REBAR FOUND
○	DRILL HOLE FOUND
□	BOUND FOUND
---	APPROXIMATE ABUTTER LINE
-.-.-	EDGE OF WETLANDS
○-○-○	STONEWALL
- - -	SETBACK LINE
	WETLANDS
○	UTILITY POLE
---	OVERHEAD ELECTRIC
▣	EXISTING CATCH BASIN
---	MATCHLINE
---	MAJOR CONTOUR LINE
---	MAJOR CONTOUR LINE



**MAP 405-LOT 75**  
ERIC M. & BURRELL M. YORK  
433 HIGH ST  
CANDIA, NH 03034  
5681/1051  
ORIGINAL AREA - LOT 75  
AREA = 831,272 S.F.±  
19.083 AC.±  
REMAINDER - AFTER  
SUBDIVISION  
AREA = 573,991 S.F.±  
13.177 AC.±  
FINAL AREA AFTER LOT LINE  
ADJUSTMENT & SUBDIVISION  
AREA = 583,316.2 S.F.±  
13.391 AC.±

**MAP 405-LOT 74**  
JEFFREY LEES & MARTIN JEAN  
451 HIGH STREET  
CANDIA, NH 03034  
5014/0121

**NEW**  
**MAP 405-LOT 75-1**  
AREA = 257,281 S.F.±  
5.906 AC.±

**MAP 405-LOT 78**  
MICHAEL C. & PAULA S. CHOUNARD  
393 HIGH STREET  
CANDIA, NH 03034  
5286/2779

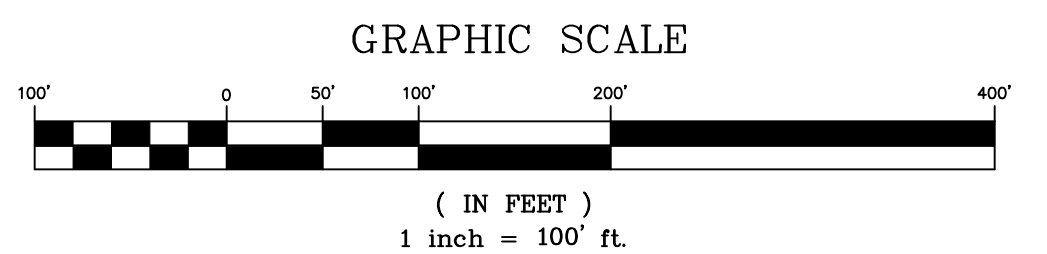
**MAP 405-LOT 77**  
MAURICE A. LEMAY 2014  
REVOCABLE TRUST  
411 HIGH STREET  
CANDIA, NH 03034  
5580/1578

STATE APPROVAL FOR  
AN ON-SITE  
SUBSURFACE DISPOSAL  
SYSTEM HAS NOT BEEN  
APPLIED FOR NOT HAS  
BEEN GRANTED

PROPOSED  
BUILDING  
ENVELOPE

PROPOSED  
4K AREA

LOT (A)  
9,325 S.F.±  
0.214 AC.±  
SEE DETAIL  
(SHEET V-1)



**PRELIMINARY**  
**SUBJECT TO CHANGE**

**TOPOGRAPHIC PLAN**  
OF  
433 HIGH STREET & CANDIA HIGHLANDS  
CANDIA, NH 03034  
TAX MAP 405 LOTS 75 & 76-11

PREPARED FOR:  
OWNERS OF RECORD: ERIC M. YORK & BURRELL M. YORK  
433 HIGH STREET, CANDIA, NH 03034  
&  
OWNERS OF RECORD: CANDIA HIGHLANDS ASSOCIATION, INC.  
CANDIA HIGHLANDS, CANDIA, NH 03034

No.	DATE:	REVISION DESCRIPTION	BY	APPR.

**SURVEYOR'S CERTIFICATION**  
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\_\_\_\_\_  
LICENSED LAND SURVEYOR

\_\_\_\_\_  
DATE

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CANDIA, N.H., 03034  
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DATE: 02/16/2026	JOB NO. 25-3041
DRWN BY: CSD/REL	CHK'D BY: CSD
DWG NAME: 25-3041 LLA-SUBD2.DWG	SCALE: 1" = 100'
<b>SHEET: V-4</b>	

S:\FVA JOBS\2025\25-3041 SERPA 433 HIGH ST. CANDIA NH\DWG\25-3041 LLA-SUBD2.dwg 2026-02-17