

NOTES:

- THE PURPOSE OF THIS PLAN IS TO DEPICT A LOT LINE ADJUSTMENT BETWEEN LOTS 4-201-15 AND 4-201-16. PARCEL A BEING PART OF LOT 4-201-15 IS TO BE CONVEYED TO AND BECOME A PART OF LOT 4-201-16 AND IS NOT TO BE CONSIDERED A SEPARATE BUILDING LOT.
- OWNER OF RECORD
LOT 4-201-15
NORMAN G. DESROCHERS, JR.
24 CORDUROY ROAD
AMHERST, NEW HAMPSHIRE 03031
HCOD BK 8407 PG 896 (3/20/2012)

LOT 4-201-16
ROBERT E. & KATHY E. BRUNDAGE
26 CORDUROY ROAD
AMHERST, NEW HAMPSHIRE 03031
HCOD BK 5769 PG 1366 (11/19/1996)
- THE PROPERTY IS CURRENTLY ZONED - RESIDENTIAL/RURAL. MINIMUM LOT SIZE IS 2 ACRES. (SEE NOTE 4) MINIMUM LOT FRONTAGE IS 200 FEET, FRONT SETBACK REQUIREMENT IS 50 FEET (SEE NOTE 5) AND 25 FEET FOR SIDE AND REAR. 50' FROM EDGE OF WETLAND.
- THE LOTS ARE PART OF THE JASPER VALLEY OPEN SPACE DEVELOPMENT, ACCORDING TO THE AMHERST COMMUNITY DEVELOPMENT THE TERMS OF THE ORIGINAL SUBDIVISION APPROVAL FROM THE AMHERST PLANNING BOARD, MINIMUM LOT SIZE IS ONE ACRE.
- CORDUROY ROAD IS A SCENIC ROAD, FRONT YARD SETBACK IS 100'.
- REFERENCING FLOOD INSURANCE RATE MAP COMMUNITY PANEL 33011C0478D, DATED SEPTEMBER 25, 2009, NO PART OF THESE PARCELS IS GRAPHICALLY LOCATED IN THE 100 YEAR FLOOD HAZARD ZONE.
- THIS PLAN WAS PREPARED FROM A INSTRUMENT FIELD SURVEYS PERFORMED BY THIS OFFICE IN AUGUST AND SEPTEMBER OF 2015.
- NO EVIDENCE OF WETLANDS WERE OBSERVED ON THE PARCELS DURING THE COURSE OF THE SURVEY.

REFERENCE PLAN:

- "SUBDIVISION PLAN - JASPER VALLEY AMHERST, N.H. - OWNER & SUBDIVIDER - JASPER VALLEY DEVELOPMENT INC." SCALE: 1"=100', DATED JULY 14 1970, REVISED AUGUST 4, 1970 - PREPARED BY E. A. LEACH AND RECORDED AT H.C.R.D. AS PLAN NO. 4643.
- "REVISED LOT PLAN - JASPER VALLEY DEVELOPMENT CORPORATION - MARTINGALE ROAD AMHERST, N.H." SCALE: 1"=40', DATED OCTOBER 10 1970 - PREPARED BY E. A. LEACH AND RECORDED AT H.C.R.D. AS PLAN NO. 4740.
- "SUBDIVISION PLAN - PART C - ASPER VALLEY AMHERST, N.H. - OWNER & SUBDIVIDER - JASPER VALLEY DEVELOPMENT CORPORATION" SCALE: 1"=100', DATED NOVEMBER 20, 1970 - PREPARED BY E. A. LEACH AND RECORDED AT H.C.R.D. AS PLAN NO. 4817 AND PLAN NO. 5109.

SCS SOILS LEGEND:

HsB HINCKLEY LOAMY SAND, 3 TO 8 PERCENT SLOPES
Gw GREENWOOD MUCKY PEAT

4-201-14
ARIAN DZEROVYCH
INA DZEROVYCH
2 SHERBURNE DRIVE
AMHERST, NH 03031
BK 2524 PG 676 5/04/1977

LEGEND:

- RIGHT-OF-WAY SIDELINE
- PROPERTY LINE
- ABUTTING LOT LINE
- FORMER TRACT LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- EXISTING GRAVEL ROAD
- STONE WALL

13-74-7 EXISTING TAX MAP AND LOT NUMBER

EXISTING BUILDING

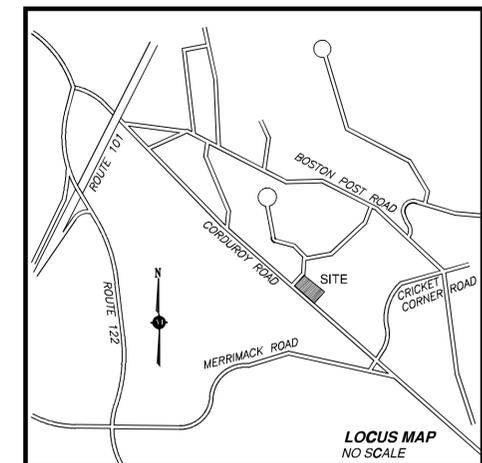
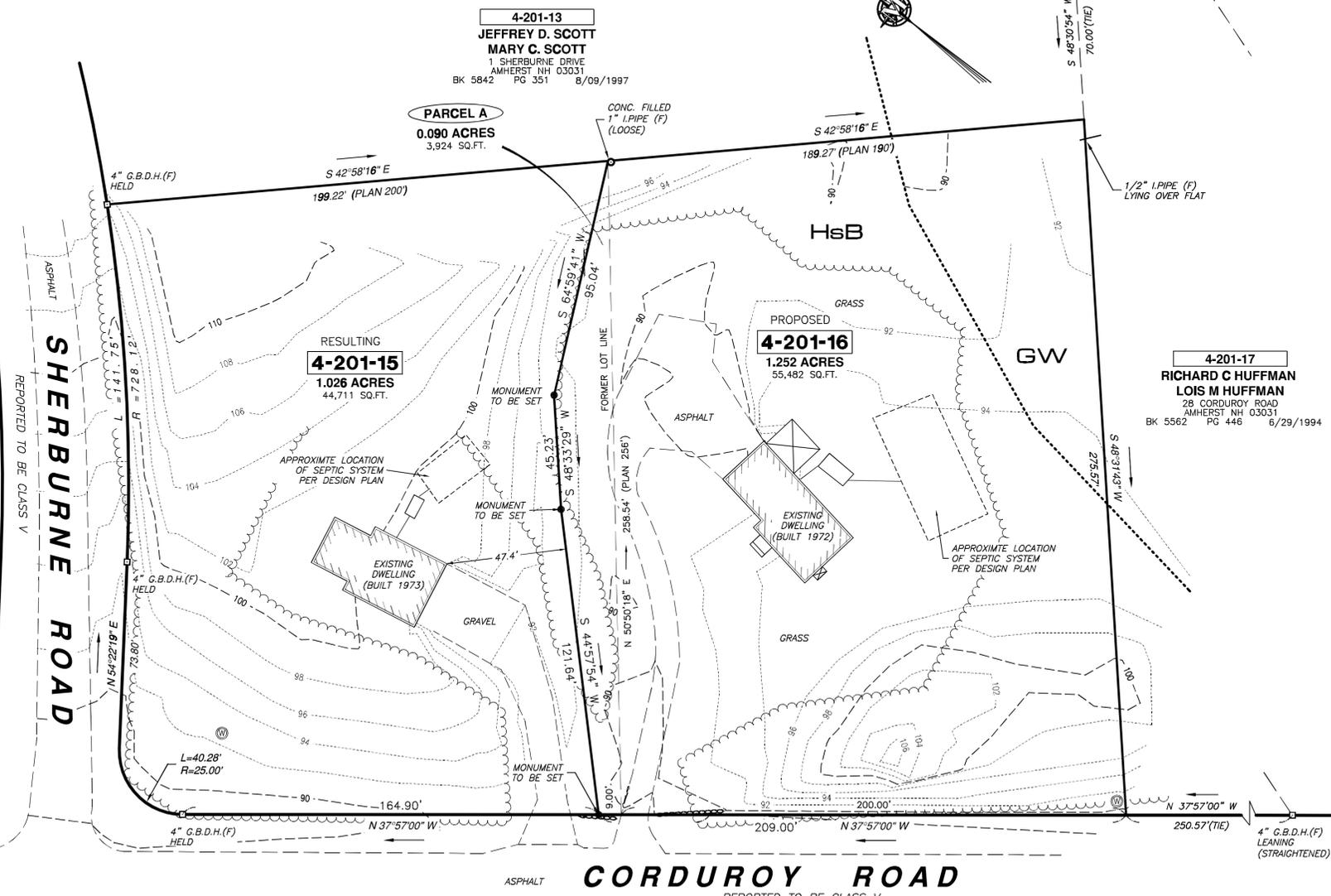
EXISTING TREE LINE

- EXIST. GRANITE BOUND FOUND
- EXIST. DRILL HOLE FOUND/SET
- EXIST. IRON PIPE/PIN FOUND
- EXISTING SEWER MANHOLE
- EXISTING DRAIN MANHOLE
- EXISTING CATCH BASIN SQUARE
- EXISTING LIGHT
- EXISTING WELL

GRAPHIC SCALE



REV.	DATE	DESCRIPTION	C/O	DR	CK
D	--	--	--	--	--
C	--	--	--	--	--
B	--	--	--	--	--
A	--	--	--	--	--



APPROVED BY AMHERST PLANNING BOARD

ON: _____ CERTIFIED BY _____
CHAIRMAN: _____ AND _____
VICE-CHAIR: _____ OR DESIGNEE

CERTIFICATION:

"I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND BY THIS OFFICE AND THE LOT LINES DEPICTED HEREON HAVE A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY."

LOT LINE ADJUSTMENT PLAN
LAND OF
ROBERT E. & KATHY E. BRUNDAGE AND NORMAN G. DESROCHERS, JR.
TAX MAP 4 LOTS 201-16 & 201-15
24 & 26 CORDUROY ROAD
AMHERST, NEW HAMPSHIRE

SCALE: 1" = 30' FEBRUARY 1, 2016

4-201-1
JASPER VALLEY HOMEOWNERS ASSOCIATION
C/O MARY ANN FLOOD
PO BOX 1104
AMHERST, NH 03031

FLOOD ZONE B
PER FEMA MAP PANEL
33011C0478D (9/25/09)

4-83-0
CHRISTOPHER P BOLDUC
84 MERRIMACK ROAD
AMHERST, NH 03031
BK 7120 PG 1354 11/18/2003



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