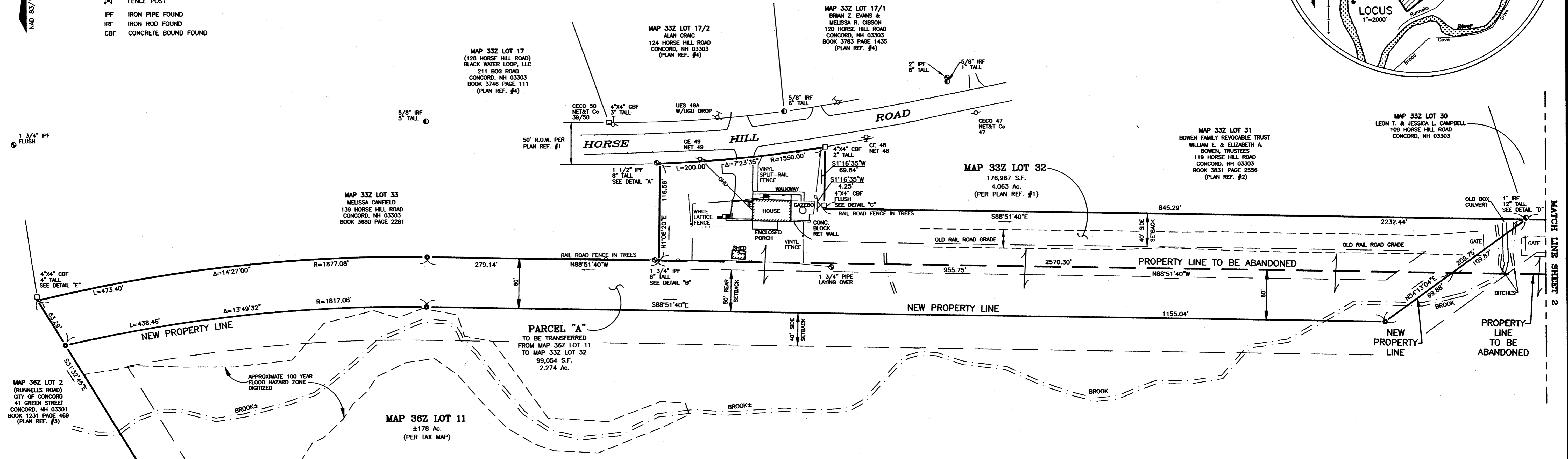
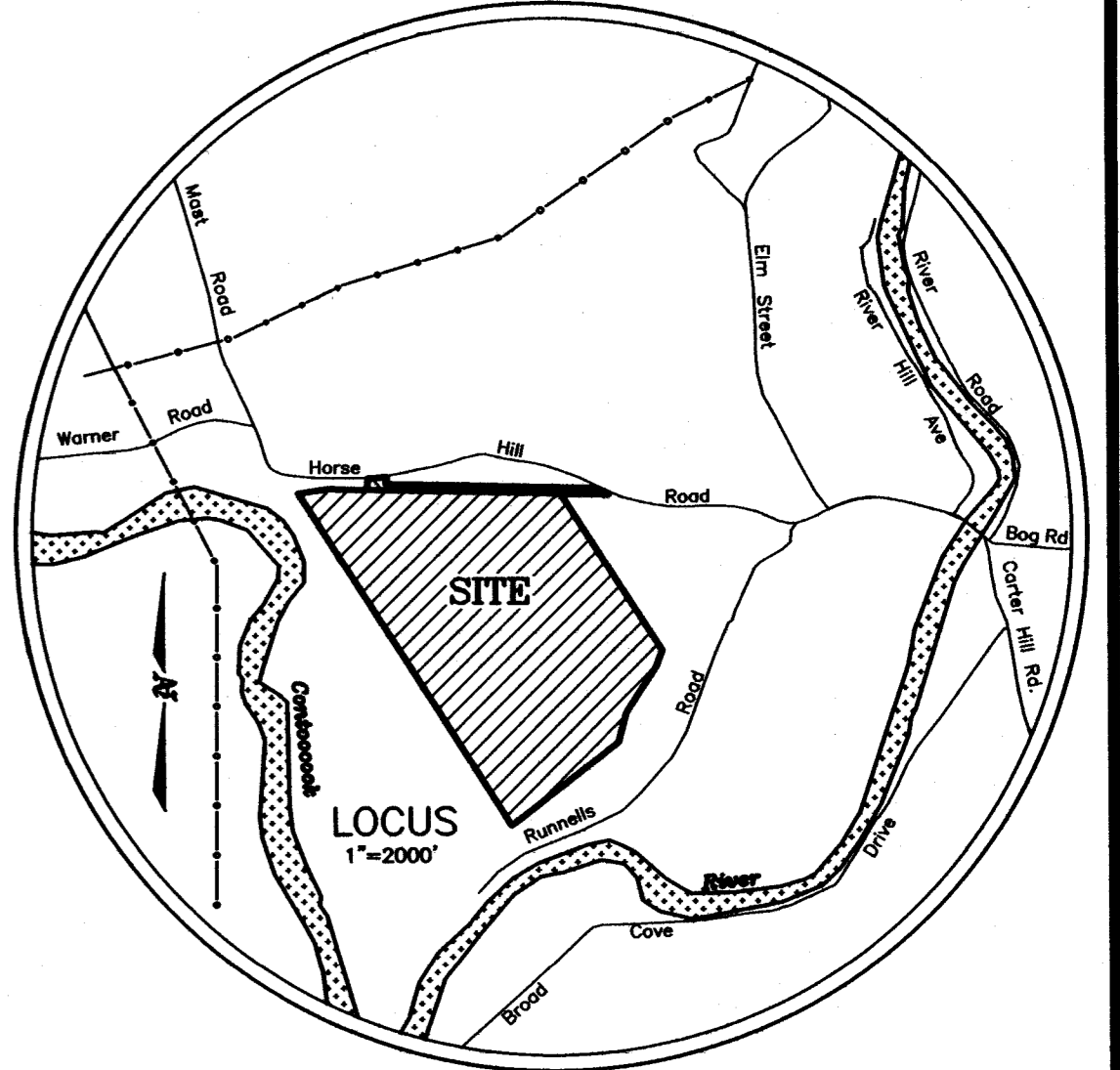
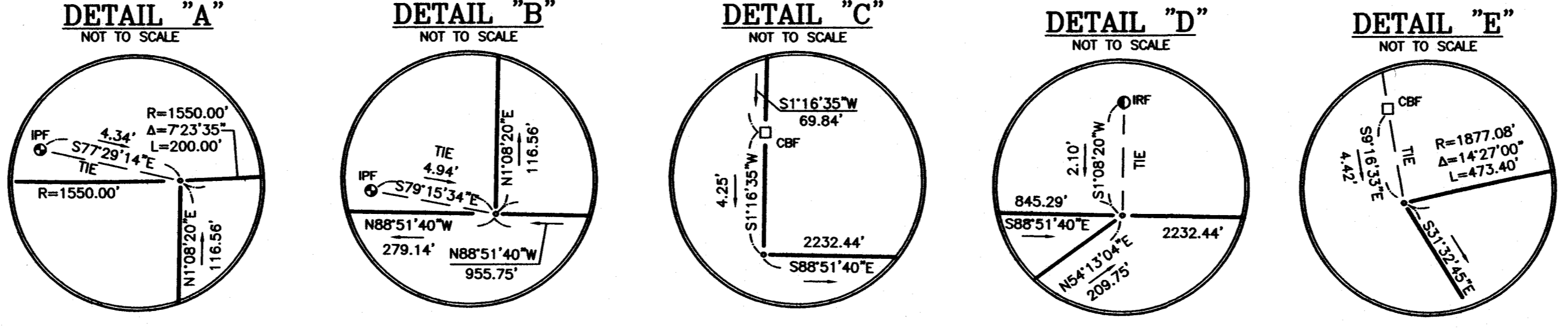




LEGEND

- ANGLE POINT
- IRON ROD TO BE SET
- GRANITE / CONCRETE BOUND
- IRON ROD FOUND
- ⊙ IRON PIPE FOUND
- ⊖ MAILBOX
- UTILITY POLE
- ⊖ FENCE POST
- IPF IRON PIPE FOUND
- IRF IRON ROD FOUND
- CBF CONCRETE BOUND FOUND



APPROVED
 UNDER THE PROVISIONS OF R.S.A. 674:35 & R.S.A. 674:36
CITY PLANNING BOARD
 CITY OF CONCORD, NEW HAMPSHIRE
 In accordance with vote of the board dated: _____
 Approval of this plat is limited to lots as shown.
 _____ Clerk _____ Chair

LOT LINE ADJUSTMENT PLAN
 LANDS OF
CHARLES J. JR. & JOYCE ROSE
 ASSESSOR'S MAP 36Z LOT 11
 AND
KRISTEN M. RILEY
 ASSESSOR'S MAP 33Z LOT 32
 129 HORSE HILL ROAD
 CONCORD, NEW HAMPSHIRE
 SCALE: 1"=60' DATE: SEPTEMBER 2024
 SHEET 1 OF 2

- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO TRANSFER PARCEL "A" FROM THE CITY OF CONCORD ASSESSOR'S MAP 36Z LOT 11 TO MAP 33Z LOT 32 AND TO TRANSFER PARCEL "B" FROM MAP 33Z LOT 32 TO LOT 36Z LOT 11. BOTH PARCELS CONTAIN 99,054 S.F. OF LAND RESULTING IN NO CHANGE TO ACREAGE FOR EITHER LOT.
 - THE SUBJECT PARCELS ARE LOCATED IN THE "RO" OPEN SPACE RESIDENTIAL DISTRICT AND ARE SUBJECT TO THE FOLLOWING DIMENSIONAL RESTRICTIONS:
 MIN. LOT SIZE: 2 Ac. (20,000 S.F. BUILDABLE)
 MIN. FRONTAGE: 200'
 BUILDING SETBACKS:
 FRONT: 50'
 SIDE: 40'
 REAR: 50'
 MAX. COVERAGE: 10%
 MAX. BUILDING HEIGHT: 35'
 - THE INFORMATION SHOWN HEREON IS FROM A FIELD SURVEY PERFORMED BY THIS OFFICE IN SEPTEMBER 2024 USING A TOTAL STATION INSTRUMENT. THE SURVEY WAS COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF A STANDARD PROPERTY SURVEY AS DEFINED IN THE NH CODE OF ADMINISTRATIVE RULES LAM 500.
 - THE BEARINGS SHOWN HEREON ARE REFERENCED TO NH STATE PLANE NAD 83/11 BASED ON GPS OBSERVATIONS PERFORMED BY THIS OFFICE IN SEPTEMBER 2024.
 - THE BOUNDARY INFORMATION SHOWN HEREON IS FROM PLAN REFERENCE #1 AND #3.
 - A PORTION OF LOT 11 FALLS WITHIN THE FLOOD HAZARD AREA, ZONE "AE", AS SEEN ON THE FEMA MAP FOR THE CITY OF CONCORD, MAP #33013C0319E AND #33013C0507E WITH EFFECTIVE DATE APRIL 19, 2010.

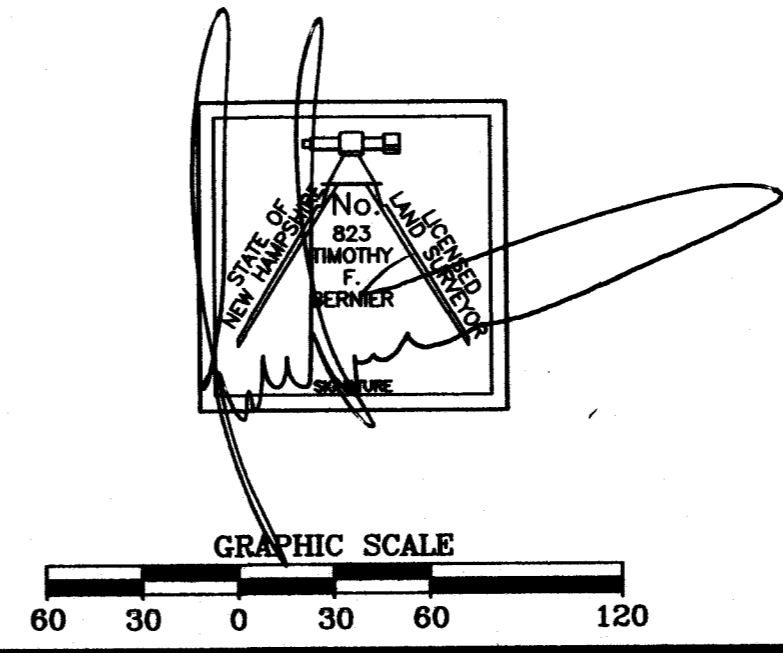
PLAN REFERENCES

- "MAP 105 BLOCK 3 LOT 14 SUBDIVISION PLAN LAND OF WAYNE G. SARGENT IN CONCORD, NH SCALE: 1"=100' DATE" MARCH 17, 1989 PREPARED BY DONALD C. JENKS, LLS OF P.O. BOX 98, CENTER BARNSTEAD, NH AND RECORDED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN #11267.
- RESUBDIVISION PLAT PREPARED FOR HAROLD COLBY, JR. LOCATED ON HORSE HILL ROAD, CONCORD, NH SCALE: 1"=100' DATE: OCTOBER 4, 1985. PREPARED BY RICHARD D. BARTLETT, LLS OF 9 WINTHROP STREET, CONCORD, NH AND RECORDED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN #13451.
- SUBDIVISION OF LAND OF ROBERT T. SPAULDING ON HORSE HILL ROAD, CONCORD, NH SCALE: 1"=200' DATE: OCTOBER 1974 PREPARED BY THE CITY OF CONCORD ENGINEERING DIVISION AND RECORDED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN #3879.
- MINOR SUBDIVISION PLAN TAX MAP 33Z LOT 17 PREPARED FOR THE LAURA M. JOBIN FAMILY TRUST OF 2006 LOCATED AT HORSE HILL ROAD & BLACK WATER ROAD, CONCORD, NEW HAMPSHIRE SCALE: 1"=100' DATE: FEBRUARY 4, 2021 PREPARED BY S&H LAND SERVICES, LLC OF 1600 CANDIA ROAD, SUITE #5, MANCHESTER, NH AND RECORDED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN #202100010269.

OWNERS OF RECORD

MAP 36Z LOT 11 (RUNNELLS ROAD)
 CHARLES J. JR & JOYCE ROSE
 100 CHASE FARM ROAD
 HOPKINTON, NH 03229
 BOOK 3448 PAGE 1717

MAP 33Z LOT 32
 KRISTEN M. RILEY
 P.O. BOX 610
 WARNER, NH 03278
 BOOK 3835 PAGE 474



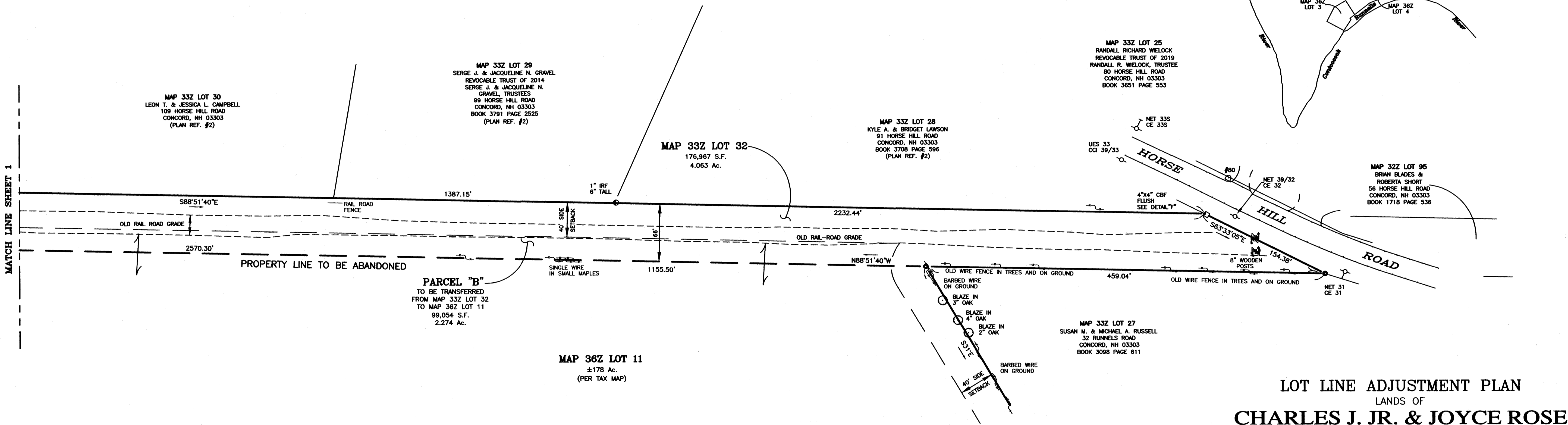
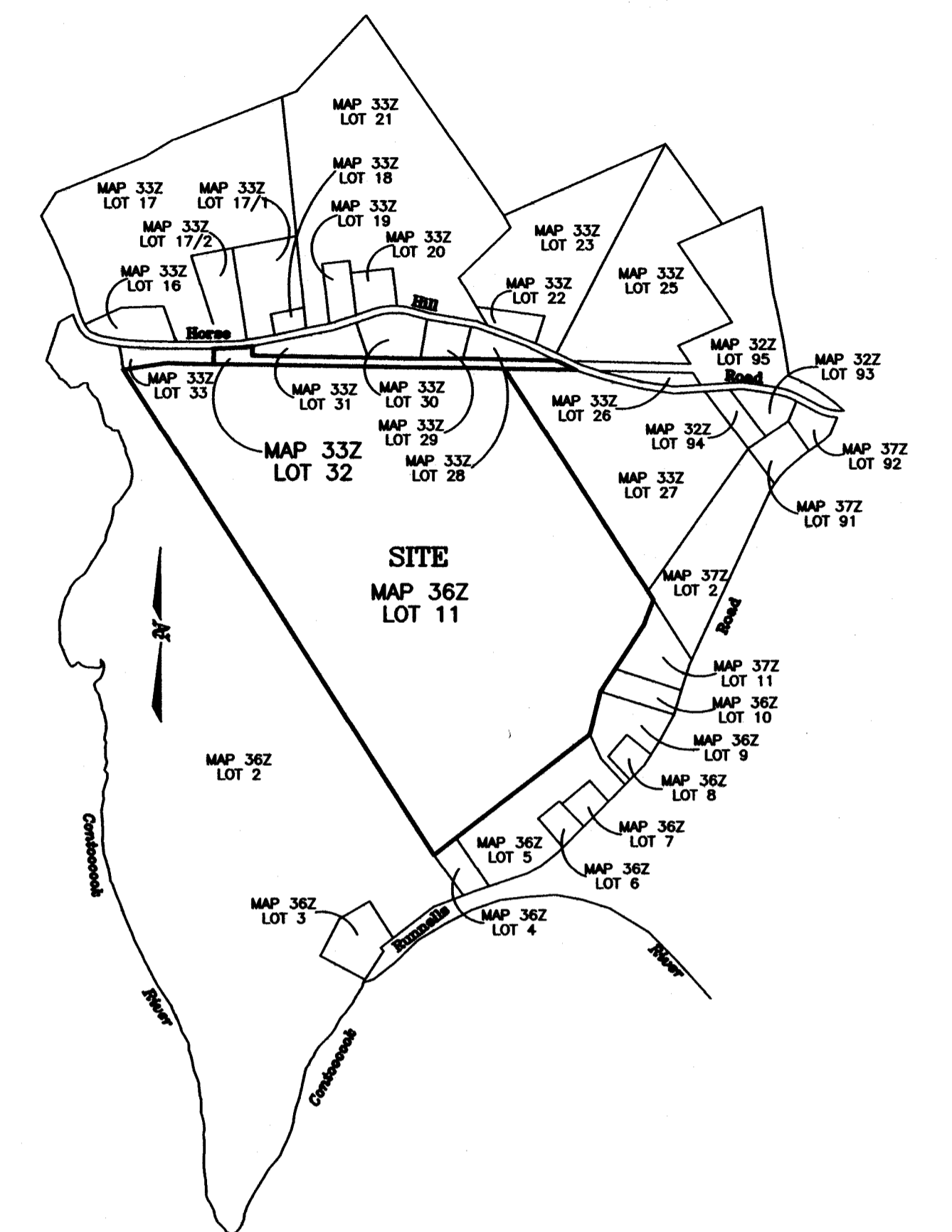
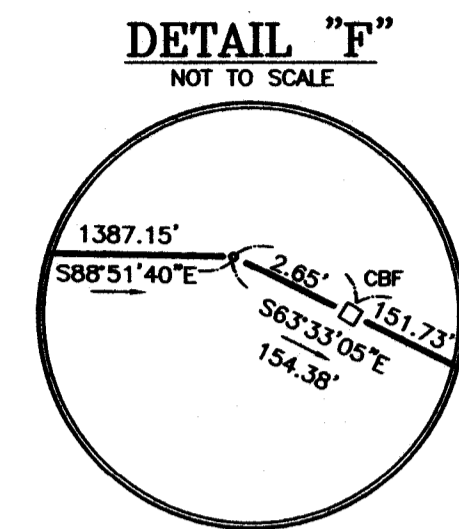
NO.	REVISION	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	F.B.	PG.	JOB #
			TFB	JRC	JRC	002	24	046-011

Prepared By

T. F. BERNIER
 A Division of Hoyle Tanner
 50 Pleasant Street • Concord, NH 03301
 (603) 224-4148 • www.hoyletanner.com

ADDITIONAL ABUTTERS

- MAP 36Z LOT 4
DANIEL DIPRO &
CAROL VOLOSHIN
92 RUNNELLS ROAD
CONCORD, NH 03303
BOOK 3576 PAGE 1044
- MAP 36Z LOT 5
STEPHEN & CYNTHIA DOMENICE
& NICHOLAS DOMENICI
71 RUNNELLS ROAD
CONCORD, NH 03303
BOOK 3173 PAGE 1848
- MAP 36Z LOT 9
LLOYD A. NOBLE
52 RUNNELLS ROAD
CONCORD, NH 03303
BOOK 3698 PAGE 756
- MAP 36Z LOT 10
JOHN GUSTAFSON
50 RUNNELLS ROAD
CONCORD, NH 03303
BOOK 3628 PAGE 867
- MAP 37Z LOT 2
& MAP 33Z LOT 27
SUSAN M. & MICHAEL A. RUSSELL
32 RUNNELLS ROAD
CONCORD, NH 03303
BOOK 3098 PAGE 611
- MAP 37Z LOT 1
LEO A. & DONNA R. DIONNE
46 RUNNELLS ROAD
CONCORD, NH 03303
BOOK 1314 PAGE 789



LOT LINE ADJUSTMENT PLAN
LANDS OF
CHARLES J. JR. & JOYCE ROSE
ASSESSOR'S MAP 36Z LOT 11

KRISTEN M. RILEY
ASSESSOR'S MAP 33Z LOT 32

129 HORSE HILL ROAD
CONCORD, NEW HAMPSHIRE
SCALE: 1"=60' DATE: SEPTEMBER 2024
SHEET 2 OF 2

Prepared By

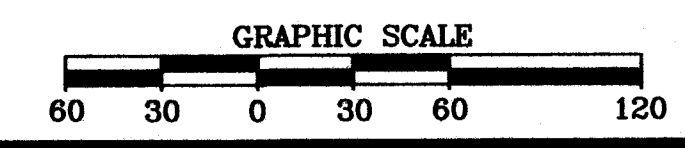
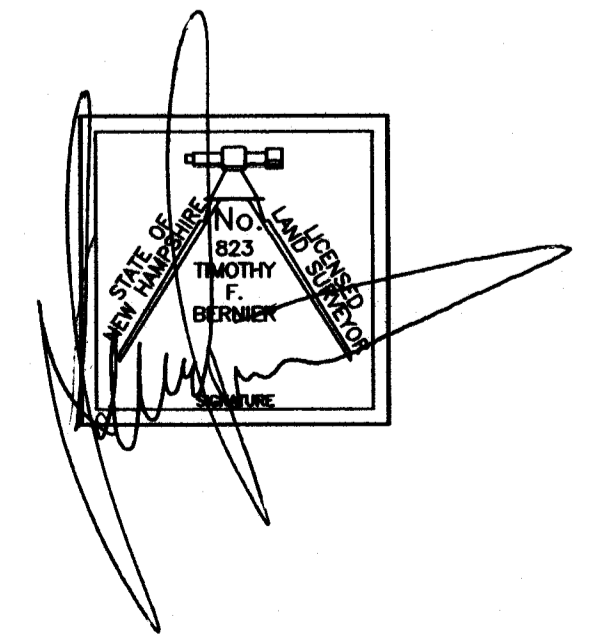


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LEGEND

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UNDER THE PROVISIONS OF R.S.A. 674:35 & R.S.A. 674:36
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BOOK 3835 PAGE 474

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			TFB	Jrc	Jrc	002	24	046-011