ZONING DATA

ZONE RS

Frontage – 100'

Setbacks:

Front – 25'

Rear – 25'

Side – 15'

AREA TABLE

SPIEWAK – 10/1/1//

Before annexation – 9.86 Ac., ±

After annexation – 6.95 Ac., ±

BEDARD – 10/1/10//

Before annexation – .3 Ac., ±

After annexation – 1.75 Ac.. ±

CHAPMAN – 10/1/13//

Before annexation – .35 Ac., ±

After annexation – 1.80 Ac., ±

COVERAGE TABLE

BEDARD – Before annexation – 32%

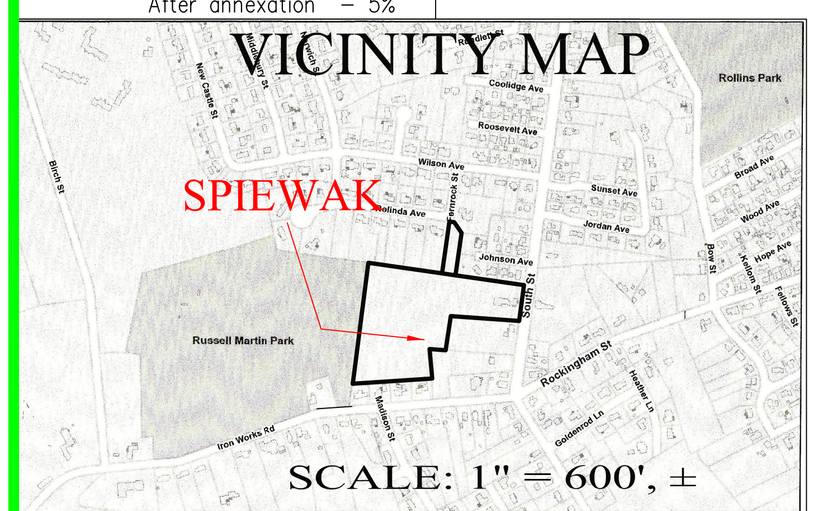
10/1/10// (4,300 s.f.)

After annexation – 6%

CHAPMAN–Before annexation – 23%

10/1/13// (3,290 s.f.)

After annexation – 5%



AFFECTED LOTS:

10/1/1/ /
Spiewak, Scott & Julie
232 South Street

10/1/10 //
Bedard, Shawna L.
18 Iron Works Road

10/1/13 //
Chapman, Thomas E. & Mary Anne
12 Iron Works Road

Cf., Bk. 1015, P. 245, PLAN 8322, 19727

9/C 1/19/ /
O'Hern, Joseph B. & Shari L.
9 Rolinda Ave.
PLAN 19727 (2/2)

9/C 1/16/ /
O'Connor, Brendan L. & Carolyn C.
7 Rolinda Ave.
PLAN 8322

9/C 1/12/ /
Melcarz, Robert S.
5 Rolinda Ave.

9/C 1/13/ /
Baroody, Philip C. & Lia M.
3 Rolinda Ave.

9/C 1/10/ /
Cilley, Adria T. Trust
1 Rolinda Ave.

ROLINDA AVENUE

9/A 4/5/ /
Winer, Steven L.
7 Fernrock Road

9/A 4/5/ /
Lanney, Robert J. & Ann Beegan
6 Johnson Ave.

9/A 4/4/ /
Lebrun, Scott A. & Kim A.
9 Johnson Ave.

9/A 4/3/ /
Bird, Sally C.
Revocable Trust
3 Johnson Ave.

9/A 4/2/ /
MacDougall, William R. & McKenzie K.
1 Johnson Ave.

9/A 4/1/ /
Nolet, Doublas G. & Sally
228 South Street

JOHNSON AVENUE

SOUTH STREET

9/B 1/2/ /
Broussard, Jemi E. & Richard E.
233 South Street

10/1/3 //
City of Concord
Iron Works Road
RUSSELL MARTIN PARK
Bk. 1598, P. 976
(1986)
Bk. 990, P. 164
(1966)
PLAN 990-166 (1954)
PLAN 1582 (1966); 3365-2 (2007) - City of Concord, Engineering Dept.

4 1/2 x 4 1/2 X 5 CONCRETE BOUND, "C" HELD, PER CITY PLAN 1582

S 70°51'30" E 38.93'

N 88°43'07" E 0.29'

3 1/2 X 2 1/2 GRANITE BOUND CF, PLAN 990-164

See Inset and NOTE 5-7.

S 68°13'14" E - 394.6'; ± (COMP PER PLAN 16094)

TIE (COMP) S 70°23'02" E 74.97' (PLAN 16094)

S 67°19'41" E - 400.32' (PLAN 16094)

N 71°36'48" W - 400.35' (PLAN 16094)

S 21°40'43" W - 232.15' (PLAN 16094)

N 71°31'58" E - 93.91' (PLAN 16094)

S 23°52'52" W - 104.04' (PLAN 16094)

N 18°59'17" E - 704.31'

404.31'

MAGNETIC - 2019

N

INSET

S 70° 51' 30" E - 38.93'

PER PLAN 19227

O'Hern

Spiewak

CONCRETE ("C")

N 88°43'07" E 0.29'

GRANITE

NO SCALE

10/1/1/ /
Spiewak, Scott & Julie
232 South Street

PLAN 3691(1974), 6448 (1980), 16094 (2002)

6.95 Acres, ±, REMAINING AFTER ANNEXATIONS

S 83°46'44" E

214.21'

181.81'

N 18°59'17" E

300.00'

S 18°30'02" W - 303.14'

S 07°11'27" W - 300.00'

131.67'

168.33'

LOT A

63,320 SQ. FT., ±

1.45 ACRES, ±

TO BE ANNEXED TO LOT 10/1/10// (BEDARD)

LOT B

63,200 SQ. FT., ±

1.45 ACRES, ±

TO BE ANNEXED TO LOT 10/1/13// (CHAPMAN)

10/1/10 //
Bedard, Shawna L.
18 Iron Works Road
Bk. 3554, P. 2103
(2017)
PLAN 6448, Lot 4

Approximate wetland line per PLAN 16094

WETLAND

10/1/13 //
Chapman, Thomas E. & Mary Anne
12 Iron Works Road
Bk. 3558, P. 2941
(2017)
PLAN 6448, Lot 1

N 82°51'18" W 457.31'

LOT LINE TO BE ELIMINATED

94.70'

CHAINLINK

120.59'

121.02'

120.91'

121.07'

120.77'

120.66'

125.00'

S 07°10'58" W

0.31 ACRES, ± 13,470 Sq. Ft., ±

10/1/11 //
Davidson, J. Daniel & Mary
16 Iron Works Road

Apparent property line

10/1/12
Lecompte, Mark E. Revocable Trust
14 Iron Works Road

0.35 ACRES 15,090 SQ. FT.

10/1/14 //
Brown, Daniel J. & Maureen G.
242 South Street
Bk. 2573, P. 4071
(2003)
PLAN 16543

4 1/2 x 4 1/2 CONCRETE BOUND, DOWN .4'- "C" HELD, PER CITY PLAN 1582

6 X 6 GRANITE BOUND FOUND

.5 X .2 REBAR, HELD (CAP - "BURD...#260")

N 82°50'35" W - 308.67'

4 X 5 X 7 GRANITE BOUND HELD PER NOTE 2

N 82°50'18" W 130.60'

4 1/2 x 4 1/2 CONCRETE BOUND, DOWN .4'- "C" HELD, PER CITY PLAN 1582

4 1/2 x 4 1/2 BROKEN CONCRETE BOUND, DOWN .4'- "C" HELD, PER CITY PLAN 1582

BITUMINOUS

IRON WORKS ROAD

N 82°51'10" W 483.41'

MADISON STREET

85/1/12//
Hinton, Rosemary Family Trust
21 Iron Works Road

85/1/10//
Milbury, Douglas V., Jr. Revocable Trust
17 Iron Works Road

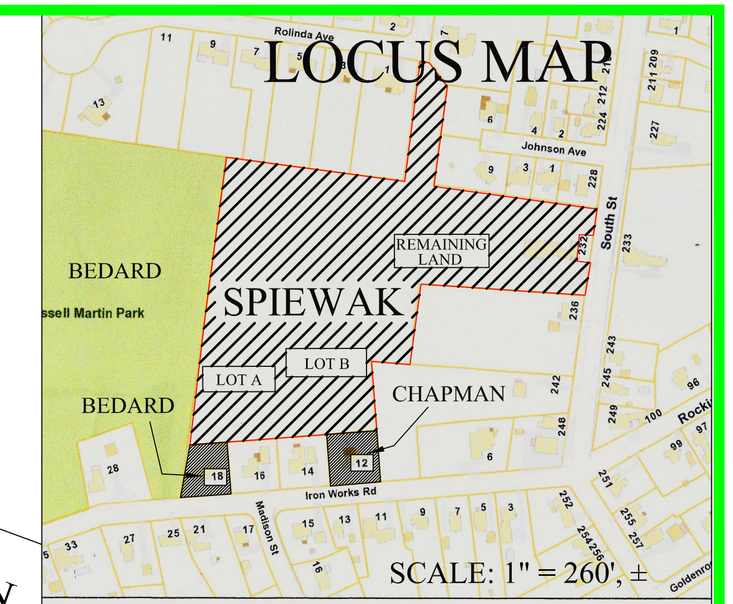
85/1/9//
Cynthia Flanagan Revocable Trust
15 Iron Works Road

85/1/8/
Abbott, Gerald C., Jr.
13 Iron Works Road

85/1/18/
Lauze, Donald T. & Susan F.
11 Iron Works Road

10/1/2 //
Munnell, Hamilton H. & Pamela G.
236 South Street

LOCUS MAP



NOTES:

1. All abutters, Concord, NH 03301
2. Iron Works Road R.O.W., Sheet 11, Concord Engineering Dept.
3. Water & sewer are provided for the subject properties by the City of Concord,
4. This sheet is to be recorded at the Merrimack County Registry f Deeds and will be on file at the City of Concord Planning Division.
5. P/L configuration held for O'Hern (LOT 9/C 1/19//) per PLAN 19727.
6. Granite bound found as shown on PLAN 990-166, 8322, 19227. Cited in Bk. 990-164, 1598-976, deeds subsequent to plans cited herein and, apparently, Bk. 1266, P.141(1975).
7. All relevant parties accepted Concord/Spiewak/Bedard boundary as shown on this plan, revised 12/**/19.

#. List of waivers;

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 plan is limited to the lots as shown

Chair

Clerk

PURPOSE OF PLAN

Convey LOT A to Bedard; Convey LOT B to Chapman

Legend

- *Tax Map Number*
- *Lot Number*
- *I.P. Iron Pipe (s)et or (f)ound*
- *D.H. Drill Hole (s)et or (f)ound*
- *G.B. Granite Bound (s)et or (f)ound*

SCALE IN FEET

0' 25' 50' 100'

PRELIMINARY 12/09/19

Not Valid Unless Sealed and Signed

Land of

Spiewak, Scott & Julie

232 South Street

Concord, New Hampshire

Bk. 3613. P. 1215, Merrimack County Registry, Concord, NH

LOT LINE ADJUSTMENT PLAN

H.H. AMSDEN & SONS

Land Surveyors, Planners & Boundary Consultants

5-A Wilfred Avenue

Concord N.H. 03301

(603) 224-1741

Field Work: 09/25/19, 10/15/19

Field Notes: Bk. 131, P. 58-63

Closure: 1/72,570

Drawn by: HA - 10/25/19

Checked by: H.A. - ########

Scale: 1"= 50'

Acreage AS SHOWN

Dwg. No. 2378

REVISIONS