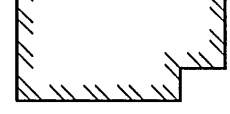
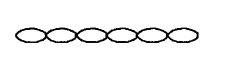




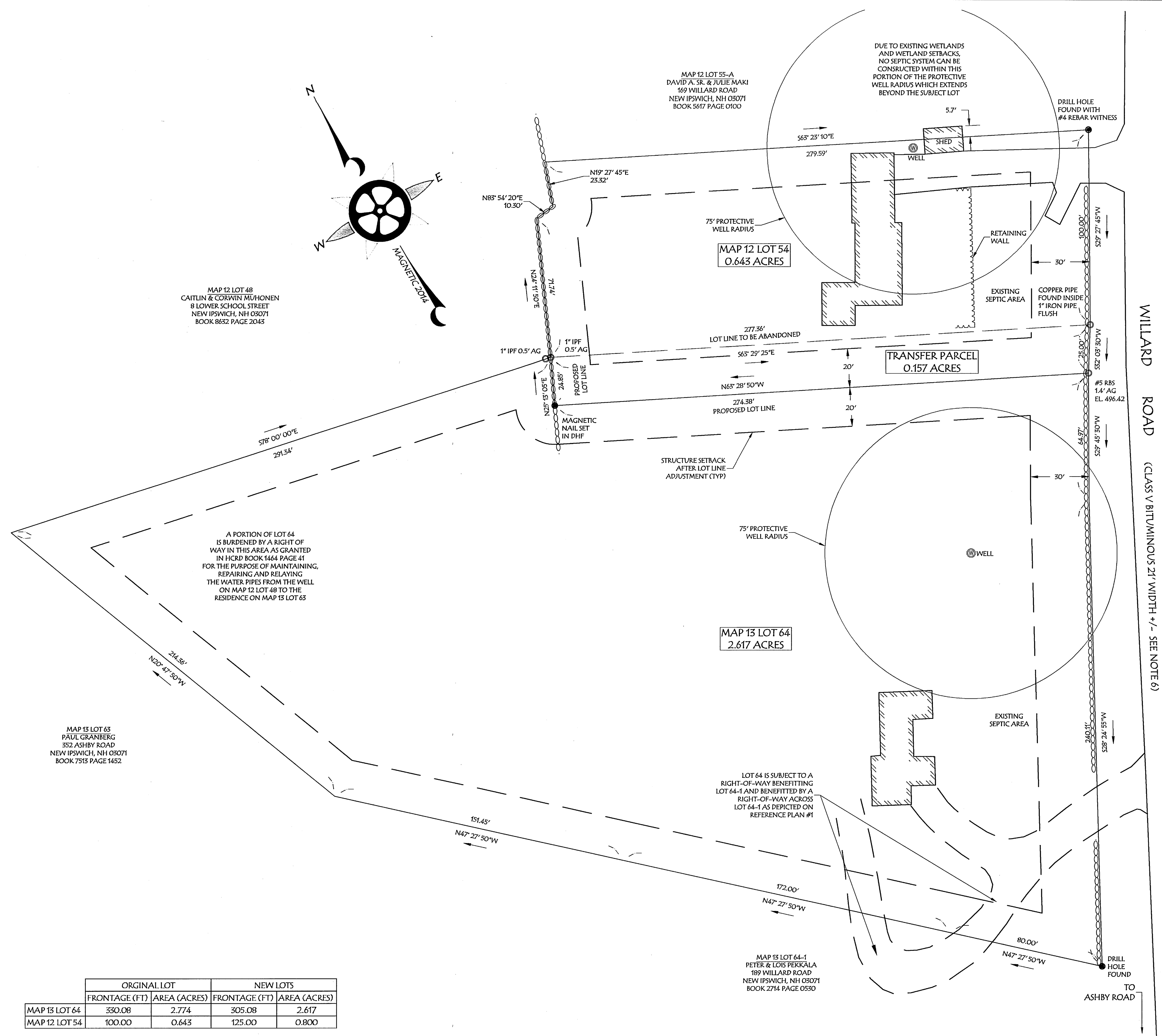


**LEGEND**

- EXISTING BUILDING 
- STONEWALL 
- DRILL HOLE FOUND  DHF
- IRON PIPE FOUND  IPF
- REBAR SET  RBS
- ABOVE GRADE  AG



TO MAIN STREET

NETT 4

WILLARD ROAD (CLASS BITUMINOUS 21' WIDTH +/- SEE NOTE 6)

TO ASHBY ROAD

MAP 12 LOT 55-A  
DAVID A. SR. & JULIE MAKI  
169 WILLARD ROAD  
NEW IPSWICH, NH 03071  
BOOK 5617 PAGE 0100

MAP 12 LOT 54  
0.643 ACRES

TRANSFER PARCEL  
0.157 ACRES

MAP 13 LOT 64  
2.617 ACRES

MAP 13 LOT 65  
PAUL GRANBERG  
352 ASHBY ROAD  
NEW IPSWICH, NH 03071  
BOOK 7515 PAGE 1452

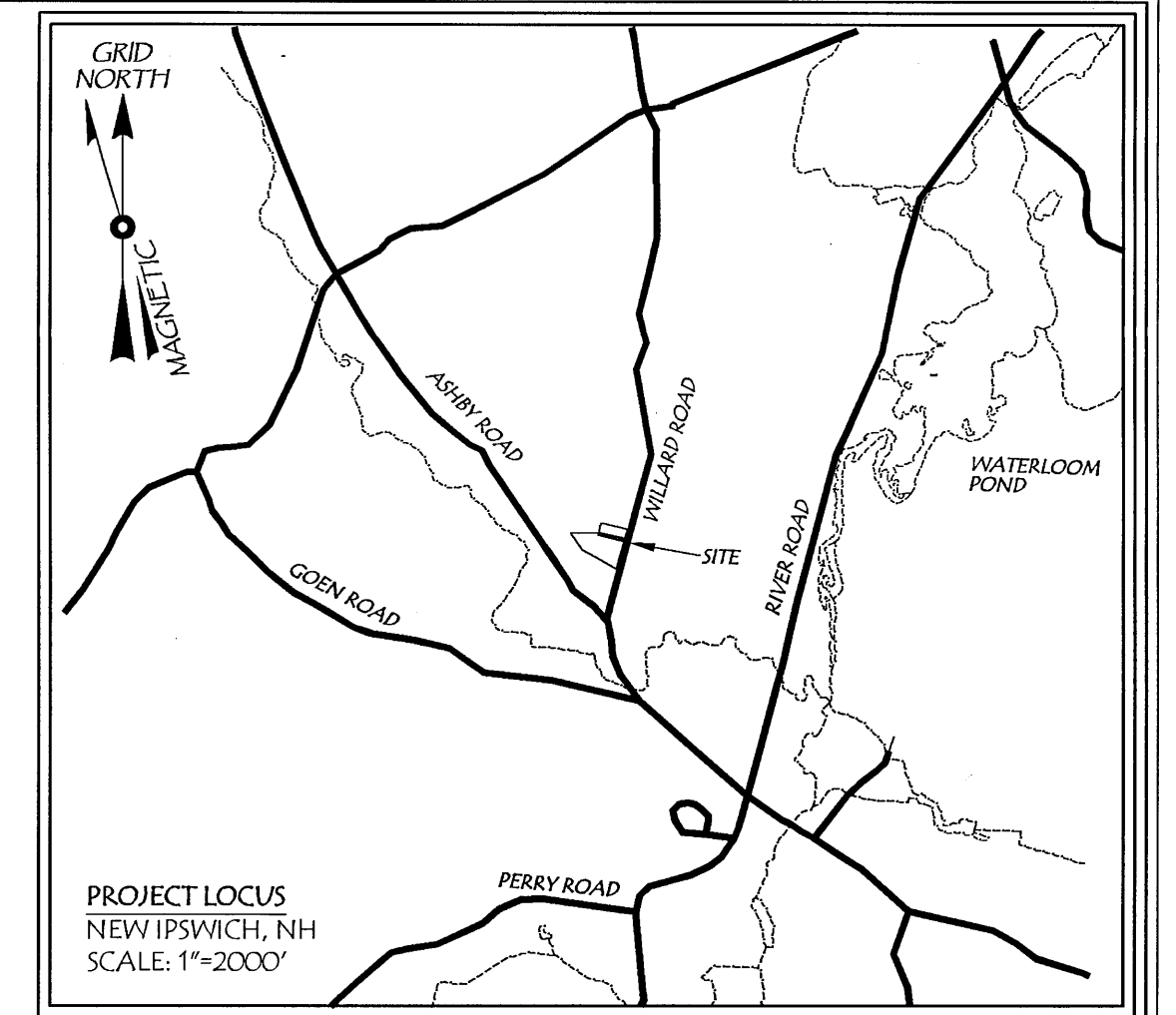
MAP 13 LOT 64-1  
PETER & LOIS PEKKALA  
189 WILLARD ROAD  
NEW IPSWICH, NH 03071  
BOOK 2714 PAGE 0530

MAP 15 LOT 59  
M. ELAINE BOMFORD REVOC TRUST  
3 VIEW AVENUE  
ASHBURNHAM, MA 01450  
BOOK 6898 PAGE 0449

MAP 12 LOT 48  
CAITLIN & CORWIN MUHONEN  
8 LOWER SCHOOL STREET  
NEW IPSWICH, NH 03071  
BOOK 8632 PAGE 2045

MAP 13 LOT 64-1  
PETER & LOIS PEKKALA  
189 WILLARD ROAD  
NEW IPSWICH, NH 03071  
BOOK 2714 PAGE 0530

MAP 15 LOT 59  
M. ELAINE BOMFORD REVOC TRUST  
3 VIEW AVENUE  
ASHBURNHAM, MA 01450  
BOOK 6898 PAGE 0449



- NOTES:**
- THE PURPOSE OF THIS PLAT IS TO ADJUST THE LOT LINE BETWEEN MAP 12 LOT 54 AND MAP 13 LOT 64. THE AREA NOTED AS "TRANSFER PARCEL" IS TO BE CONVEYED FROM LOT 64 AND CONSOLIDATED WITH LOT 54. NO NEW PARCELS ARE CREATED BY THIS PLAT.
  - OWNERS OF RECORD:
 

MAP 12 LOT 54 RONALD & CAROL STANLEY FAMILY TRUST 175 WILLARD ROAD NEW IPSWICH, NH 03071 BOOK 8039 PAGE 2399	MAP 13 LOT 64 JOHN PEKKALA 2738 HOOVER HILL ROAD TRINITY, NC 27570 BOOK 5086 PAGE 0974
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  - MAP AND LOT NUMBERS REFER TO THE TOWN OF NEW IPSWICH PROPERTY MAPS.
  - CURRENT ZONING IS RURAL DISTRICT.
 

MINIMUM LOT AREA - 2 ACRES
WETLANDS BUFFER - 25 FEET
MINIMUM FRONTAGE - 200 FEET
MINIMUM STRUCTURE SETBACK REQUIREMENTS:
FRONT - 30 FEET
SIDE/REAR - 20 FEET
WETLANDS - 50 FEET
  - \* WITHIN THE BUFFER AREA, NOT MORE THAN 50% OF THE BASAL AREA OF TREES OR 50% OF THE NUMBER OF SAPLINGS SHALL BE REMOVED FOR ANY PURPOSE FOR A 20 YEAR PERIOD.
  - LOT 54, LOT 64 AND TRANSFER PARCEL "A" ARE IN FLOOD ZONE X. SEE FIRM COMMUNITY PANEL #3801C0800P DATED SEPTEMBER 25, 2009.
  - WILLARD ROAD IS A CLASS "A" ROAD, LAID OUT 3 RODES WIDE IN 1851. THE RIGHT-OF-WAY OF PORTIONS OF WILLARD ROAD MAY EXCEED 3 RODES BY PRESCRIPTION.
  - BEARING SYSTEM IS BASED ON A MAGNETIC OBSERVATION TAKEN ON SITE IN JANUARY 2014. ELEVATIONS ARE BASED ON ASSUMED VERTICAL DATUM.
  - THIS PLAN IS BASED ON A RURAL PROPERTY SURVEY PERFORMED IN JANUARY 2014 ON THE AREA NOTED AS "TRANSFER PARCEL". REMAINING PORTIONS OF LOT 54 AND LOT 64 HAVE NOT BEEN SURVEYED IN CONJUNCTION WITH THIS PLAT. SEE REFERENCE PLANS 1 AND 2 FOR REMAINDER SURVEYS.
  - RESEARCH AND PHYSICAL EVIDENCE AS OF THE DATE OF THIS SURVEY DO NOT INDICATE ANY EXISTING EASEMENTS OF RECORD OTHER THAN THOSE DEPICTED HEREON.
  - NO WETLAND DELINEATION WAS PERFORMED DURING THE PREPARATION OF THIS PLAT. PARTIES INTENDING TO CONSTRUCT ADDITIONAL STRUCTURES ON EITHER OF THE SUBJECT PARCELS SHOULD CONSULT A WETLAND SCIENTIST TO INSURE COMPLIANCE WITH POTENTIAL WETLAND SETBACKS PRIOR TO APPLYING FOR A BUILDING PERMIT.
  - THE SHED SHOWN ON THE NORTHERN BOUNDARY OF LOT 54 CONSTITUTES AN ENCROACHMENT THAT WAS NOT ADJUDICATED BY THE PLANNING BOARD AND FURTHERMORE THE PLANNING BOARD HAS MADE NO DETERMINATION REGARDING THE ZONING STATUS.

IT IS HEREBY CERTIFIED WE, RONALD STANLEY AND CAROL STANLEY, ARE THE OWNERS OF MAP 12 LOT 54 AS DEPICTED HEREON, WITNESS MY DEED RECORDED IN HILLSBOROUGH COUNTY REGISTRY OF DEEDS BOOK 8039 PAGE 2399, AND APPROVE OF THIS LOT LINE ADJUSTMENT.

*Carol Stanley* 4-2-2014  
CAROL STANLEY DATE

*Ronald Stanley* 4-2-14  
RONALD STANLEY DATE

IT IS HEREBY CERTIFIED I, JOHN PEKKALA AM THE OWNER OF MAP 13 LOT 64 AS DEPICTED HEREON, WITNESS MY DEED RECORDED IN HILLSBOROUGH COUNTY REGISTRY OF DEEDS BOOK 5086 PAGE 0974, AND APPROVE OF THIS LOT LINE ADJUSTMENT.

*John Pekkala POA* 4-2-14  
JOHN PEKKALA DATE

APPROVED BY THE TOWN OF  
NEW IPSWICH, NH PLANNING BOARD

CHAIRMAN *Glenn Johnson* DATE 4-3-2014

SECRETARY *Wanda Meshegan* DATE 4/8/14

*Barbara J. Boyd* DATE 4/8/2014

*Paul Plunk* DATE 4/3/2014

*Wanda Meshegan* DATE 4/7/2014

*Wanda Meshegan* DATE 4/8/2014

THIS SURVEY AND PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION FROM A TOTAL STATION TRAVERSE WITH A RAW RATIO OF PRECISION BETTER THAN 1:10,000 AND IS CONSISTENT WITH INFORMATION ABSTRACTED FROM THE RESEARCH AND PHYSICAL EVIDENCE FOUND IN THE FIELD. THIS IS A SUBDIVISION PLAT AND IS SUBSTANTIALLY CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. ALL DIMENSIONS ARE SUBJECT TO THE ERROR OF CLOSURE PREVIOUSLY STATED. EASEMENTS, RIGHTS AND RESTRICTIONS IDENTIFIED HEREON ARE THOSE WHICH WERE FOUND DURING RESEARCH AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS OR RESTRICTIONS MAY EXIST WHICH COULD BE DETERMINED THROUGH AN EXAMINATION OF TITLE. THIS PLAT DOES NOT REPRESENT AN EXAMINATION OF TITLE.

4-1-14  
L. EDWARD  
ROGERS  
REGISTERED LAND SURVEYOR

	ORIGINAL LOT		NEW LOTS	
	FRONTAGE (FT)	AREA (ACRES)	FRONTAGE (FT)	AREA (ACRES)
MAP 13 LOT 64	350.08	2.774	305.08	2.617
MAP 12 LOT 54	100.00	0.643	125.00	0.800

- REFERENCE PLANS**
- "SUBDIVISION PLAN LAND OF PETER J. & LOIS L. PEKKALA NEW IPSWICH, NH, OWNER PETER J. & LOIS L. PEKKALA" SCALE 1"=40', DATED DEC 6, 1988, PREPARED FOR PETER J. & LOIS L. PEKKALA. PREPARED BY T.F. MORAN RECORDED AT HCRD PLAN # 23051.
  - "PLAN OF LAND MAP-12 LOT-54 WILLARD ROAD NEW IPSWICH, NH, OWNER RONALD & CAROL STANLEY 175 WILLARD ROAD NEW IPSWICH, NH 03071" SCALE 1"=20', DATED JANUARY 3, 2006. PREPARED FOR RONALD & CAROL STANLEY. PREPARED BY GRAZ ENGINEERING, LLC RECORDED AT HCRD PLAN # 54567.
  - "RECORD SUBDIVISION PLAN BOUNDARY SURVEY MAP 12 LOT 48 SAN-KEN HOMES, INC. NEW IPSWICH, HILLSBOROUGH COUNTY, NH" SCALE 1"=40', DATED 09-17-09, REVISED 06-14-10. PREPARED FOR SAN-KEN HOMES, INC. PREPARED BY HOLDEN ENGINEERING & SURVEYING, INC. RECORDED AT HCRD PLAN # 36914.

DATE: 4-1-2014

PREPARED FOR:  
RONALD & CAROL STANLEY  
175 WILLARD ROAD  
NEW IPSWICH, NH 03071

CHECKED BY: ELR

DRAWN BY: KAR

NO.	DATE	DESCRIPTION	BY	APP.
1	3-31-2014	ADDED NOTE 11	KAR	ELR

**ROGERS ENGINEERING SOLUTIONS**

CIVIL ENGINEERING  
LAND SURVEYING  
SEPTIC SYSTEM DESIGN

296 POOR FARM ROAD  
NEW IPSWICH, NH 03071  
603-878-0814  
WWW.RE537.COM

**LOT LINE ADJUSTMENT**  
MAP 12 LOT 54 & MAP 13 LOT 64  
175 WILLARD ROAD  
NEW IPSWICH, NH 03071

LOT LINE ADJUSTMENT PLAT

JOB #: 0205

DATE: JANUARY 21, 2014  
SCALE: 1"=30'  
SHEET 1 OF 1

**Plan # 38026 Drawer # 177**

Doc # 4012315 Apr 10, 2014 1:13 PM  
Plan 38026 1 of 1 DWR 177  
Register of Deeds, Hillsborough County  
*Camela O'Connell*  
C/H L-CHIP HIA268298