

REFERENCE PLANS:

- "SUBDIVISION PLAN - TAX MAP LOT G-51 - LAND OF: - BENNETT R. AND - PHILIP C. CHANDLER - 6 WILDWOOD DRIVE - BROOKLINE, NEW HAMPSHIRE" SCALE: 1"=100', DATED JULY 16, 2014, REVISED THROUGH 9-23-14 BY MERIDIAN LAND SERVICES, INC., H.C.R.D. PLAN NO. 38255.
- "REVISED SUBDIVISION BUFFER EASEMENT PLAN - TAX MAP G, LOTS 51 & 51-4 - TAX MAP J, LOT 24-31 - LAND OF: - BENNETT R. CHANDLER and - CANNEY HILL DEVELOPMENT, LLC - PHIL CHANDLER, MANAGER - WILDWOOD DRIVE & CHANDLER WAY - BROOKLINE, NEW HAMPSHIRE" SCALE: 1"=100', DATED MAY 16, 2015, REVISED THROUGH 6-20-16, BY MERIDIAN LAND SERVICES, INC., H.C.R.D. PLAN NO. 38962.
- "EASEMENT REVISION PLAN - TAX MAP LOTS G-51, J-24-2, J-24-3, J-24-4, - J-24-5, J-24-6, J-24-29, J-24-30 & J-24-31 - LAND OF - BENNETT AND PHIL CHANDLER - AND - MARJORIE E. CHANDLER REVOCABLE TRUST - CANNEY HILL WOODS - PREPARED FOR - CANNEY HILL DEVELOPMENT, LLC - WILDWOOD DRIVE - BROOKLINE, NEW HAMPSHIRE" SCALE: 1"=100', DATED JANUARY 10, 2014, REVISED THROUGH 2-6-14 BY MERIDIAN LAND SERVICES, INC., H.C.R.D. PLAN NO. 38007.

LEGEND:

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- STONE WALL
- EDGE OF WETLANDS
- BUILDING SETBACK LINE
- PROPOSED EASEMENT LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- UTILITY POLE AND GUY WIRE
- IRON PIPE FOUND
- IRON PIN FOUND
- DRILL HOLE FOUND
- SLOPE & GRADING EASEMENT
- COMMON DRIVEWAY EASEMENT
- EXISTING BUILDING
- J-24 DENOTES TAX MAP PAGE & PARCEL NUMBER

CERTIFICATION:

"I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF A PRECISE FIELD SURVEY MADE ON THE GROUND PER THE PRECISION AN ACCURACY STANDARDS FOR AN URBAN CLASSIFICATION SURVEY AS SPECIFIED IN THE NEW HAMPSHIRE LAND SURVEYOR'S ADMINISTRATIVE RULES (LAN 503.04) AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) ON ALL PROPERTY LINES WITHIN AND BORDERING THE SITE."

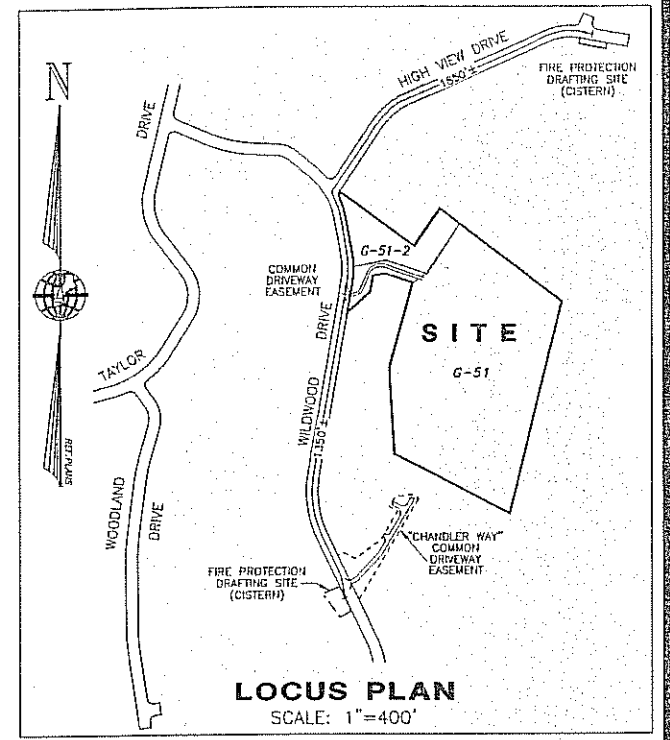
Professional Surveyor Seal for Philip C. Chandler, No. 670, State of New Hampshire, dated 7-14-20.



REV	DATE	DESCRIPTION	C/O	DR	CK

LOT CHART

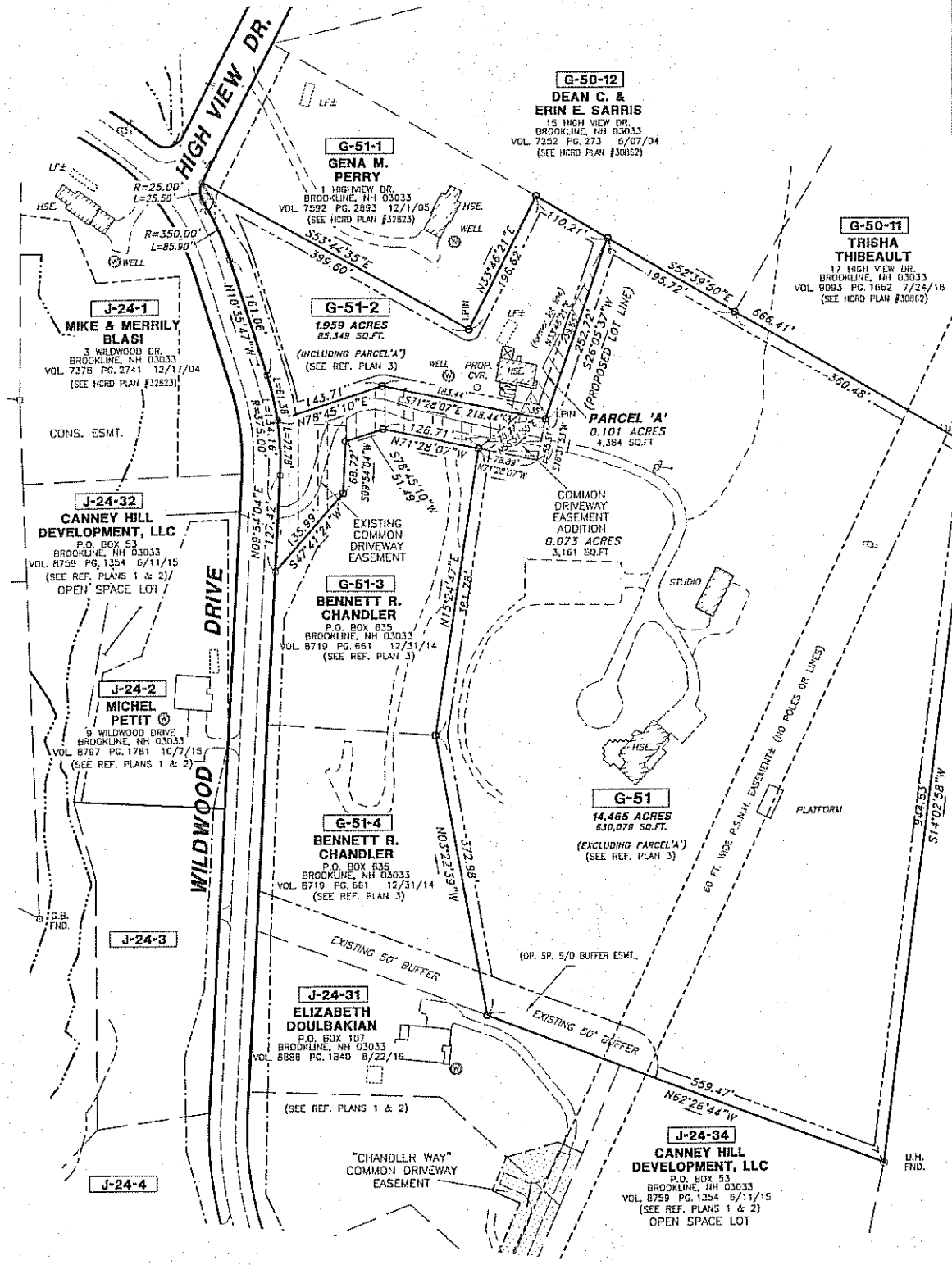
LOT NO.	FORMER	PROPOSED	FINAL
G-51	14.565 ACRES 634,463 SQ.FT.	14.465 ACRES 630,079 SQ.FT.	14.465 ACRES 630,079 SQ.FT.
G-51-2	1.859 ACRES 80,965 SQ.FT.	1.959 ACRES 85,349 SQ.FT.	1.959 ACRES 85,349 SQ.FT.
PARCEL 'A'	---	0.101 ACRES 4,384 SQ.FT.	---



NOTES:

- THE OWNER OF RECORD OF TAX MAP LOTS G-51 IS BENNETT R. CHANDLER - P.O. BOX 635, BROOKLINE, NH 03033 0635. DEED REFERENCE OF VOL. 8724 PG. 2597 DATED JANUARY 29, 2015 IN THE H.C.R.D. THE OWNER OF RECORD OF TAX MAP LOT G-51-2 IS CHANAGAN REALTY TRUST, BENNETT R. CHANDLER & LAURA FLANAGAN-CHANDLER, TRUSTEES, P.O. BOX 635, BROOKLINE, NH 3033 0635. DEED REFERENCE OF VOL. 8760 PG. 23 DATED JUNE 15, 2015 IN THE H.C.R.D.
- THE PURPOSE OF THIS PLAN IS TO REVISE THE COMMON LOT LINE OF LOTS G-51 AND G-51-2, ADDING PARCEL A FROM LOT G-51 TO LOT G-51-2, AS SHOWN.
- TOTAL AREA OF THE SITE IS 16.424 ACRES OR 715,428 SQ. FT.
- ZONING FOR THE SITE IS RESIDENTIAL-AGRICULTURAL. CONVENTIONAL MINIMUM LOT SIZE IS 20,000 SQ.FT. WITH 200 FT. OF FRONTAGE. OPEN SPACE MINIMUM LOT SIZE IS 1 ACRE WITH 80 FT. OF FRONTAGE. CONVENTIONAL BUILDING SETBACK DISTANCES ARE 30 FT. FRONT, 15 FT. SIDE AND REAR AND 50 FT. FROM WETLANDS. OPEN SPACE BUILDING SETBACK DISTANCES ARE 15 FT. FRONT, SIDE AND REAR, 50 FT. FROM WETLANDS AND OUTSIDE OF THE 50' PERIMETER BUFFER.
- THE SUBDIVISION REGULATIONS OF THE TOWN OF BROOKLINE ARE A PART OF THIS PLAN AND APPROVAL OF THIS PLAN IS CONTINGENT UPON COMPLETION OF ALL REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPT ONLY ANY VARIANCES OR MODIFICATIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.

RECEIVED
JUL 16 2020
PLANNING BOARD
BROOKLINE, NH



APPROVED BY BROOKLINE PLANNING BOARD

ON: _____ CERTIFIED BY
CHAIRMAN: _____ AND
SECRETARY: _____

LOT LINE REVISION PLAN
TAX MAP G, LOTS 51 & 51-2
LAND OF:
**BENNETT R. CHANDLER &
CHANAGAN REALTY TRUST**
HIGH VIEW DRIVE & WILDWOOD DRIVE
BROOKLINE, NEW HAMPSHIRE
SCALE: 1" = 100' JULY 14, 2020

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