

FOR REGISTRY OF DEEDS USE ONLY

LEGEND

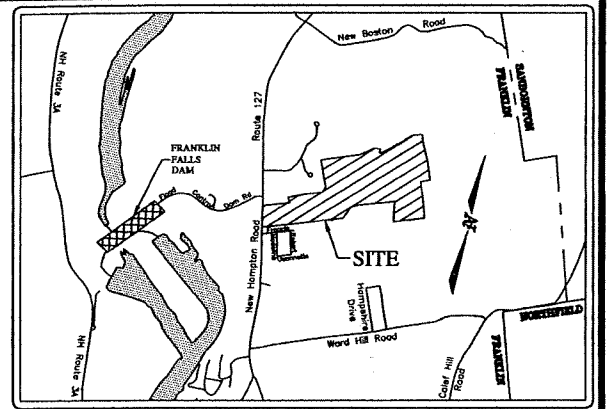
- ANGLE POINT
- GRANITE BOUND TO BE SET
- GRANITE BOUND FOUND
- IRON ROD FOUND
- IRON PIPE FOUND
- DRILL HOLE FOUND
- MAILBOX
- FIRE HYDRANT
- UTILITY POLE
- UTILITY POLE W/ANCHOR
- UTILITY POLE W/STREET LIGHT
- DECIDUOUS TREE
- CONIFEROUS TREE
- CATCH BASIN
- BARBED WIRE
- FENCE POST
- EDGE OF PAVEMENT
- STONEWALL
- EDGE OF GRAVEL
- EDGE OF BROOK/WATER
- DHF DRILL HOLE FOUND
- GBF GRANITE BOUND FOUND
- IRF IRON ROD FOUND

NOTES:

- THE PURPOSE OF THIS PLAN IS TO ADJUST THE LOT LINES BETWEEN MAP 113 LOT 405 AND MAP 405-1. NO NEW LOTS ARE CREATED. AN AREA OF 29.77 ACRES WILL BE TRANSFERRED FROM LOT 405 AND ANNEXED TO LOT 405-1.
- THE SUBJECT PARCELS ARE LOCATED IN THE (RR) RURAL RESIDENTIAL ZONING DISTRICT PER THE CITY OF FRANKLIN ZONING MAP AND ARE SUBJECT TO THE FOLLOWING DIMENSIONAL REQUIREMENTS:
MIN. LOT SIZE: 1.99 AC. (87,000 Sq. Ft.)
FRONTAGE: 225'
BUILDING SETBACKS:
FRONT: 40'
SIDE: 25'
REAR: 25'
MAX. HEIGHT: 35'
- THE EXISTING BOUNDARY LINES SHOWN HEREON ARE FROM THE PLANS REFERENCED HEREON. A FIELD SURVEY PERFORMED BY THIS OFFICE IN MARCH AND APRIL 2021, AND RECORD DEEDS, THE FIELD SURVEY WAS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF A STANDARD PROPERTY SURVEY AS DEFINED IN THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES LAR 500.
- COMMON DRIVEWAY EASEMENT AREA "A" IS FOR THE BENEFIT OF LOT 402, 405 AND 405-1 AS SHOWN ON ASSESSORS MAP 113 AND LOT 402-1 AS SHOWN ON ASSESSORS MAP 131. COMMON DRIVEWAY EASEMENT "B" IS FOR BENEFIT OF LOT 405-1, 402 AS SHOWN ON ASSESSORS MAP 113 AND LOT 402-1 AS SHOWN ON ASSESSORS MAP 131.
- PORTIONS OF THE SUBJECT PARCEL LIE WITHIN THE 100 YEAR FLOOD HAZARD AREA AS DEFINED ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF FRANKLIN MAP #3301301606 DATED APRIL 19, 2010.

PLAN REFERENCE

- SUBDIVISION/LOT LINE ADJUSTMENT PLAN PREPARED FOR RICHARD JR. & LISA CROWLEY, NEW HAMPTON ROAD FRANKLIN, N.H. TAX MAP # 113, TAX LOTS # 405 & 402. DATE: 3/07/01. SCALE: 1"=50'. SHEET 2 OF 2 PREPARED BY ROBERT C. PALMER OF EAST ALSTEAD, NH AND RECORDED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN #15402.
- PINE GLEN SUBDIVISION FRANKLIN, NEW HAMPSHIRE. DATE: OCTOBER 1974. SCALE: 1"=50'. PREPARED BY WARREN P. CATE OF FRANKLIN, NEW HAMPSHIRE AND RECORDED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN #3818.
- BOUNDARY LINE ADJUSTMENT FOR THE CROWLEY FAMILY ONE TRUST WARD HILL ROAD, FRANKLIN, N.H. MERRIMACK CO. DATE: FEBRUARY 24, 2007. SCALE: 1"=100 FEET. PREPARED BY CENTRAL LAND SURVEYING INC. OF BRISTOL, N.H. AND RECORDED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN #18432.
- PROPOSED SUBDIVISION PROPERTY OF STEPHEN S. KAAGAN OF WATSFIELD, VERMONT, NEW HAMPTON ROAD FRANKLIN, N.H. SHEETS 1 AND 2. DATE: FEB. 16, 1983. SCALE: 1"=100' PREPARED BY WARREN P. CATE OF FRANKLIN, N.H. AND RECORDED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN #18432.
- SUBDIVISION PLAN, LAND OF STEPHEN S. KAAGAN EAST SIDE, NEW HAMPTON ROAD FRANKLIN N.H. DEED REF. VOL. 1388 P. 341 MERRIMACK COUNTY REGISTRY OF DEEDS, CONCORD, N.H. PROPERTY SURVEY SCALE: 1"=100' ACRES: 82.54 DNG. NO. 784, SURVEYED: N.H. ANDSON & SONS OF CONCORD, NH. RECORDED IN THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN #6467.



LOCUS
SCALE: 1"=2000'

WAIVERS

- WE ARE REQUESTING THE FOLLOWING WAIVERS TO THE SUBDIVISION REGULATIONS
- SECTION 403-5 (b)(10) - TO NOT SHOW ALL BOUNDARY LINE OF ENTIRE LOT.
 - SECTION 403-5 (b)(16) - TO NOT SHOW THE LOCATIONS OF WETLANDS MARKED BY A WETLAND SCIENTIST.

ADDITIONAL ABUTTERS

- MAP 131 LOT 403
RICHARD AND LISA CROWLEY
FAMILY TRUST
RICHARD M. CROWLEY, JR.-TRUSTEE
LISA J. CROWLEY-TRUSTEE
131 NEW HAMPTON ROAD
FRANKLIN, NH 03235
BOOK:2899 PAGE:341
- MAP 129 LOT 401
PETER D. BOND AND
SANDRA S. BOND
REVOCABLE TRUST
PETER D. BOND-TRUSTEE
SANDRA S. BOND-TRUSTEE
7 SWIPSON PLACE
STONY BROOK, NY 11790
BOOK:3642 PAGE:353
- MAP 129 LOT 403
99 NEW BOSTON ROAD REALTY TRUST
THOMAS C. BOND-TRUSTEE
VICTORIA D. BOND-TRUSTEE
63 SOUTH COTTAGE ROAD
BELMONT, MA 02478
BOOK:3452 PAGE:1756
- MAP 130 LOT 5
KENNETH LINDLEY
RENEE LINDLEY
4 HIDEAWAY LANE
FRANKLIN, NH 03235
BOOK:2434 PAGE:1501
- MAP 130 LOT 7
MARC S. HASTINGS
3 HIDEAWAY LANE
FRANKLIN, NH 03235
BOOK:2931 PAGE:264
- MAP 129 LOT 404
SEWELL REALTY, LLC
C/O OWEN GEDWARD
1820 CARPENTER ROAD
ALEXANDRIA, VA 22314
BOOK:1991 PAGE:838
- MAP 131 LOT 404
RONALD L. TAYLOR, JR.
JENNIFER L. TAYLOR
11 WOODBINE DRIVE
FRANKLIN, NH 03235
BOOK:3457 PAGE:268
- MAP 129 LOT 402
LUKAS B. CANNON-FLEMING
ANNATHA CANNON MANKHAM
BARBARA CANNON POWERS
CHRISTOPHER P. CANNON
4200 N.E. 28TH AVE
PORTLAND, OR 97211
BOOK:3487 PAGE:1746
- MAP 129 LOT 408
EVA BURGESS
537 THORP AVE APT# 1
BROOKLINE, NY 11221
BOOK:2328 PAGE:1449
- MAP 130 LOT 4
MATTHEW ALLISON
KATRINA ALLISON
2 HIDEAWAY LANE
FRANKLIN, NH 03235
BOOK:2984 PAGE:81
- MAP 130 LOT 6
JOHN GRANT HASTINGS JR.
LINDA M. READ
5 HIDEAWAY LANE
FRANKLIN, NH 03235
BOOK:3012 PAGE:822

LOT LINE ADJUSTMENT PLAN LAND OF RICHARD AND LISA CROWLEY FAMILY TRUST ASSESSORS MAP 113 LOT 405 & 405-1

131/133 NEW HAMPTON ROAD / ROUTE 127
FRANKLIN, NEW HAMPSHIRE 03235

SCALE: 1"=50' DATE: APRIL 2021

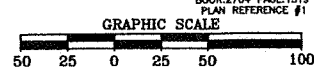
PAGE: 1 OF 2

T. F. BERNIER, INC.
Land Surveyors - Designers - Consultants

50 PLEASANT STREET - P.O. BOX 3464
CONCORD, NEW HAMPSHIRE 03302-3464
Tel:(603)224-4148 - Fax:(603)224-0507

OWNER OF RECORD

- OWNER
MAP 113 LOT 405
CROWLEY ONE FAMILY TRUST
MARY K. CROWLEY-TRUSTEE
131 NEW HAMPTON ROAD
FRANKLIN, NH 03235
BOOK:2364 PAGE:055
PLAN REFERENCE #1
- OWNER
MAP 113 LOT 405-1
RICHARD AND LISA CROWLEY
FAMILY TRUST
RICHARD M. CROWLEY, JR.-TRUSTEE
LISA J. CROWLEY-TRUSTEE
133 NEW HAMPTON ROAD
FRANKLIN, NH 03235
BOOK:2704 PAGE:1519
PLAN REFERENCE #1



NO.	REVISION	DATE

DESIGNED BY	DRAWN BY	CHECKED BY	F.B.	PG.	JOB #
TFB	BRK	TFB	223	42	606-03

DRAWING NAME
01_LIA_2021.dwg

OWNERSHIP CHART SUBDIVISION REGULATIONS 406-5(M)(5)				
TAX MAP/LOT #	NAME/OWNER	BEFORE ACREAGE	AFTER ACREAGE	TOTAL LAND IN ACRES & S.F.
113-405	CROWLEY ONE FAMILY TRUST -TRUSTEE- MARY K. CROWLEY	4.34 Ac. FROM PRIOR SURVEYS	4.57 Ac.	-(29.77 Ac.) -1,296,781
113-405-1	RICHARD AND LISA CROWLEY FAMILY TRUST -TRUSTEES- RICHARD M. CROWLEY JR. LISA J. CROWLEY	3.76 Ac.	±33.53 Ac.	+(29.77 Ac.) 1,296,781

APPROVED BY THE
FRANKLIN PLANNING BOARD

CHAIRPERSON/VICE-CHAIR

DATE OF APPROVAL

SHEET INDEX

SHEETS 1: LOT LINE ADJUSTMENT PLAN
SHEETS 2: TOPOGRAPHIC PLAN
SHEET 1 WILL BE RECORDED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS. ALL OTHER SHEETS ARE TO BE ON FILE WITH THE CITY OF FRANKLIN.