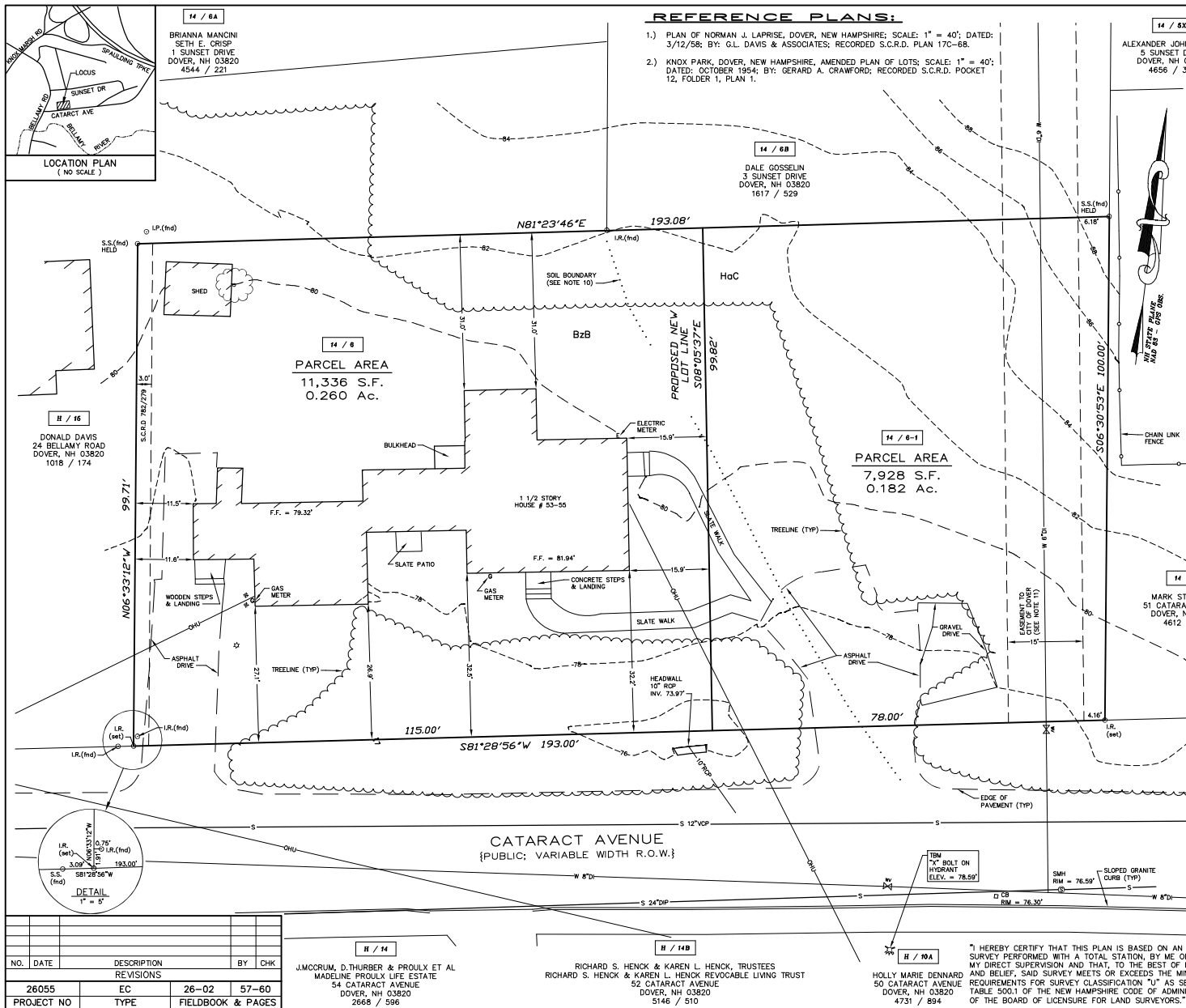




REFERENCE PLANS:

- 1.) PLAN OF NORMAN J. LAPRISE, DOVER, NEW HAMPSHIRE; SCALE: 1" = 40'; DATED: 3/12/58; BY: G.L. DAVIS & ASSOCIATES; RECORDED S.C.R.D. PLAN 17C-68.
- 2.) KNOX PARK, DOVER, NEW HAMPSHIRE, AMENDED PLAN OF LOTS; SCALE: 1" = 40'; DATED: OCTOBER 1954; BY: GERARD A. CRAWFORD; RECORDED S.C.R.D. POCKET 12, FOLDER 1, PLAN 1.

14 / 6A
BRIANNA MANCINI
SETH E. CRISP
1 SUNSET DRIVE
DOVER, NH 03820
4544 / 221

14 / 6B
DALE GOSSELIN
3 SUNSET DRIVE
DOVER, NH 03820
1617 / 529

14 / 6C
ALEXANDER JOHN TEMPLE
5 SUNSET DRIVE
DOVER, NH 03820
4656 / 383

NOTES:

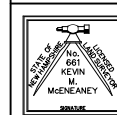
- 1.) OWNER OF RECORD: ALLEN B. MORGAN & EILEEN L. MORGAN, TRUSTEES
ALLEN B. MORGAN & EILEEN L. MORGAN IRREVOCABLE TRUST
29 COLBURN ROAD
READING, MA 01867
S.C.R.D. VOLUME 3931, PAGE 823
S.C.R.D. VOLUME 782, PAGE 279
- 2.) 14 / 6 - DENOTES TAX MAP AND PARCEL NUMBER.
- 3.) PARCEL AREA = 19,264 S.F. / 0.442 Ac.
- 4.) THE INTENT OF THIS PLAN IS TO DEPICT THE PARCEL BOUNDARY AND EXISTING SITE CONDITIONS AS OF APRIL 10, 2026.
- 5.) ZONING DISTRICT IS R-12:
DIMENSIONAL REQUIREMENTS:
MINIMUM LOT SIZE = 12,000 S.F.
MAXIMUM LOT COVERAGE = 30 PERCENT
MINIMUM FRONTAGE = 100 FEET
BUILDING SETBACK REQUIREMENTS:
FRONT BUILD-TO = 15/25 FEET
SIDE SETBACK = 15 FEET
REAR SETBACK = 30 FEET
MAXIMUM BUILDING HEIGHT = 35 FEET
- 6.) THE SUBJECT PARCEL IS OUTSIDE OF THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP 33017C0320E, EFFECTIVE DATE SEPTEMBER 30, 2015.
- 7.) BASIS OF BEARING IS NH STATE PLANE (NAD83) AND VERTICAL DATUM IS NAVD88 BASED ON GPS OBSERVATION DATED APRIL 10, 2026.
- 8.) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY MCNEANEY SURVEY ASSOCIATES OF NEW ENGLAND ON WITH AN ERROR NOT GREATER THAN 1 IN 10,000.
- 9.) THE SOIL TYPES ON THE SITE ARE:
B&B BUXTON SILT LOAM, 3 TO 8 PERCENT SLOPES
H&C HINKLEY LOAMY SAND, 8 TO 15 PERCENT SLOPES
THE SOURCE FOR THE SOIL TYPE DATA IS USDA NRCS WEB SOIL SURVEY
<https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>
- 10.) THE PARCEL IS SUBJECT TO A WATER LINE EASEMENT TO THE CITY OF DOVER, SEE S.C.R.D. VOLUME 468, PAGE 13 (WATER LINE IS BUILT IN A DIFFERENT LOCATION THAN DESCRIBED).

LEGEND

- S.S.(hd) - STEEL STAKE FOUND
- I.R.(hd) - IRON ROD FOUND
- I.R.(set) - IRON ROD WITH ID CAP SET
- I.P.(hd) - IRON PIPE FOUND
- S.C.R.D. - STRAFFORD COUNTY
- xxx / xxx - BOOK No. / PAGE No.
- S.F. - SQUARE FEET
- Ac. - ACRES
- F.F. - FINISHED FLOOR ELEVATION
- UP -> - UTILITY POLE
- SGC - SLOPED GRANITE CURB
- OHU - OVERHEAD UTILITY WIRES
- S - SEWER LINE
- W - WATER LINE
- 190 - CONTOUR LINE (2' INTERVAL)
- TBM - TEMPORARY BENCH MARK
- CB - CATCH BASIN
- SMH - SEWER MANHOLE
- W - WATER SHUTOFF

DRAFT SUBDIVISION PLAN PREPARED FOR FERGUS CULLEN TAX MAP 14, LOT No. 6 53-55 CATARACT AVENUE CITY OF DOVER COUNTY OF STRAFFORD STATE OF NEW HAMPSHIRE

DRAWN BY: KJP FILE: P:\26055\SD\26055 EC
SCALE: 1" = 10' DATE: JUNE 11, 2026



McNeaney
Survey
Associates
of NEW ENGLAND

P.O. Box 1166 - 181 WATSON ROAD
DOVER, NH 03821 (603) 742-0911

SURVEYING - PLANNING - CONSULTING

"I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL GROUND SURVEY PERFORMED WITH A TOTAL STATION, BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID SURVEY MEETS OR EXCEEDS THE MINIMUM PRECISION REQUIREMENTS FOR SURVEY CLASSIFICATION "U" AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS."

NO.	DATE	DESCRIPTION	BY	CHK
26055	EC	26-02	57-60	
PROJECT NO	TYPE	FIELDBOOK & PAGES		

J.MCCORM, D.THURBER & PROULX ET AL
MADELINE PROULX LIFE ESTATE
54 CATARACT AVENUE
DOVER, NH 03820
2668 / 596

RICHARD S. HENOK & KAREN L. HENOK, TRUSTEES
RICHARD S. HENOK & KAREN L. HENOK REVOCABLE LIVING TRUST
52 CATARACT AVENUE
DOVER, NH 03820
5146 / 510

HOLLY MARIE DENNARD
50 CATARACT AVENUE
DOVER, NH 03820
4731 / 894