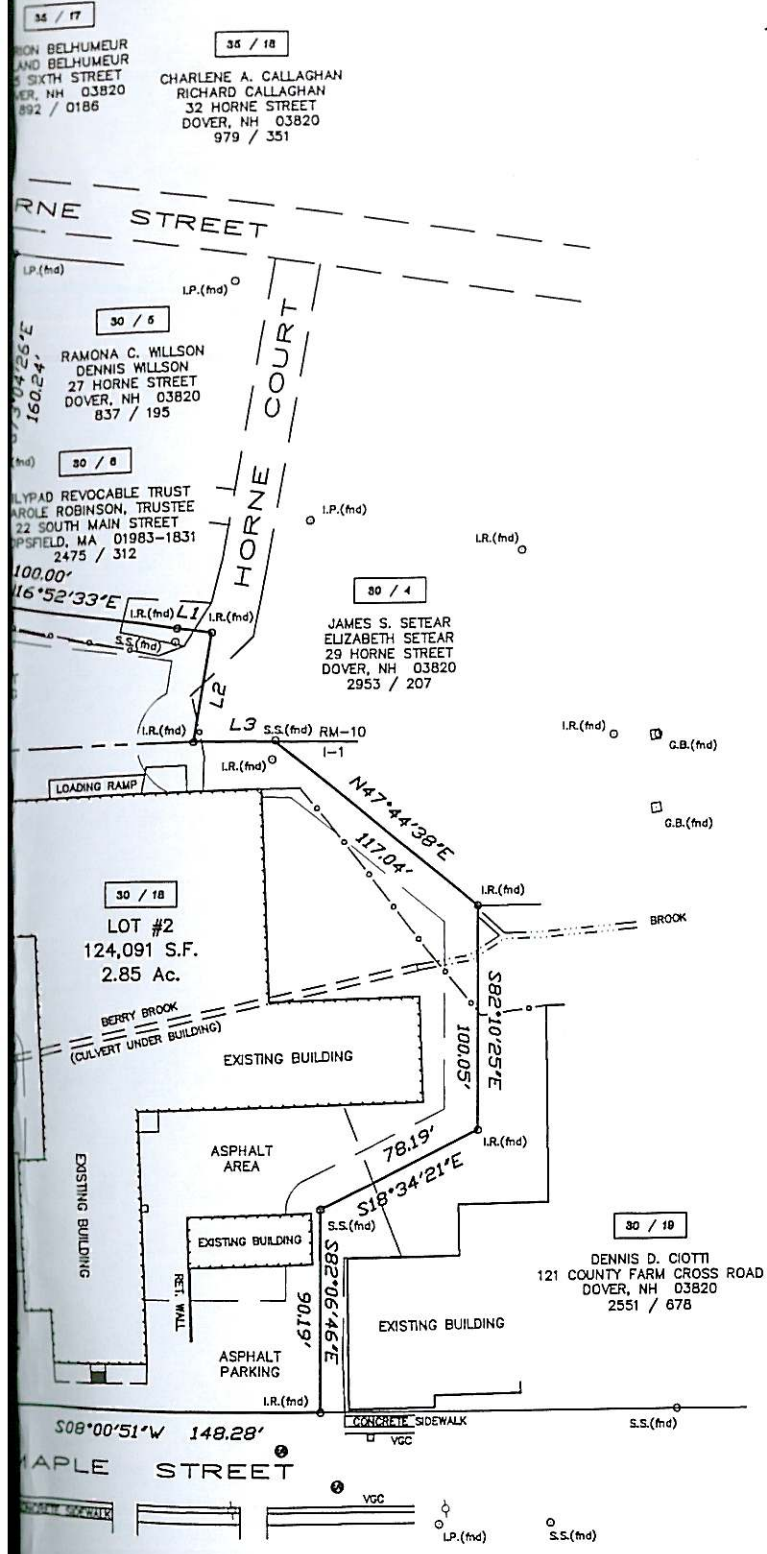


NOTES:

- 1.) OWNERS OF RECORD: FREE TRADE, INC. OWNERS SIGNATURE
 P.O. Box 426
 DOVER, NEW HAMPSHIRE 03821-0426
 S.C.R.D. VOL. 2217, PAGE 0580
- 2.) 30 / 8 - DENOTES TAX MAP AND PARCEL NUMBER.
- 3.) ZONING DISTRICT IS RM-10 AND I-1

ZONING DISTRICT	RM-10	I-1
MINIMUM LOT SIZE	= 10,000 S.F.	= 40,000 S.F.
MINIMUM FRONTAGE	= 80 FEET	= 150 FEET
BUILDING SETBACK REQUIREMENTS:		
FRONT	= 20 FEET	= 50 FEET
SIDE	= 15 FEET ABUT A LOT	= 15 FEET ABUT A LOT
SIDE	= 20 FEET ABUT A STREET	= 50 FEET ABUT A STREET
REAR	= 15 FEET	= 25 FEET
MAXIMUM LOT COVERAGE	= 40 PERCENT	= 50 PERCENT
MAXIMUM BUILDING HEIGHT	= 40 FEET	= 50 FEET
- 4.) THE INTENT OF THIS PLAN IS TO SUBDIVIDE THE SUBJECT PARCEL AS SHOWN. LOT #1 AS SHOWN IS ENTIRELY LOCATED WITHIN THE RM-10 ZONING DISTRICT.
- 5.) THE SUBJECT PARCEL IS COMPRISED OF TAX PARCELS 30 / 7, 30 / 8, AND 30 / 18. TOTAL PARCEL AREA = 134,900 S.F. ± 3.10 ACRES. THIS PLAN SHOWS THE PERIMETER OF LAND AS DESCRIBED IN THE SIX (6) TRACTS OF S.C.R.D. DEED BOOK 1243, PAGE 29.
- 6.) BASIS OF BEARING IS THE CITY OF DOVER G.I.S. CONTROL NETWORK. COORDINATES SHOWN ARE BASED ON CITY OF DOVER GIS STATIONS TR 29 AND TR 40B.
- 7.) BOUNDARY INFORMATION IS TO BE PROVIDED TO THE CITY OF DOVER PLANNING DEPARTMENT IN A DIGITAL DXF FORMAT UPON FINAL APPROVAL.
- 8.) IRON ROD WITH PLASTIC I.D. CAP TO BE SET AT PROPOSED LOT CORNERS.
- 9.) THE SUBJECT PARCEL IS LOCATED WITHIN FEDERALLY DESIGNATED ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2 PERCENT ANNUAL CHANGE FLOODPLANE; AS SHOWN ON FLOOD INSURANCE RATE MAP 33017C03100, EFFECTIVE DATE: MAY 17, 2005.
- 10.) REFERENCE IS MADE TO THE FOLLOWING:
 - PSNH EASEMENT BOOK 715, PAGE 113
 - RESTRICTION OF BUILDING BOOK 1243, PAGE 026
 - USE OF EASTERLY PORTION OF LOT 30 / 6 AS A DRIVEWAY BOOK 394, PAGE 384, IN FAVOR OF GEORGE A. PEABODY, PREDECESSOR IN TITLE TO THE SUBJECT PROPERTY.
 - RIGHT TO USE FORMER TAX PARCEL 30 / 15A (FORMERLY WGGIN STREET) AS A MEANS OF INGRESS AND EGRESS IN COMMON WITH OTHERS. FURTHER REFERENCE IS MADE TO CITY OF DOVER, COUNCIL RESOLUTION 11 D, AUGUST 22, 1990 WHICH GRANTED WGGIN STREET TO THE ADJUTING PARCELS.
 - PARCEL 30 / 15 - SILVER S.C.R.D. BOOK 1524, PAGE 371
 - PARCEL 30 / 16 - CATSOULIS S.C.R.D. BOOK 1526, PAGE 488
- 11.) STREET ADDRESSES TO BE ASSIGNED BY THE BUILDING INSPECTOR UPON ISSUANCE OF A BUILDING PERMIT.



MINOR SUBDIVISION OF LAND
 PREPARED FOR
FREE TRADE, INC.
 TAX MAP 30, LOT Nos. 7, 8, 8A & 18
HORNE & MAPLE STREETS
 CITY OF DOVER
 COUNTY OF STRAFFORD
 STATE OF NEW HAMPSHIRE

DRAWN BY: <i>RJM</i>	FILE: C:\P\305\88-305_2005
SCALE: 1" = 40'	DATE: JULY 8, 2005

McNeaney
 Survey
 Associates, inc.

P.O. Box 681 - 24 CHESTNUT STREET
 DOVER, NH 03820 (603) 742-0911

SURVEYING - PLANNING - CONSULTING

"I HEREBY CERTIFY THAT THIS PLAT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE WHICH HAS A MAXIMUM ERROR OF CLOSURE OF 1 PART IN 15,000."