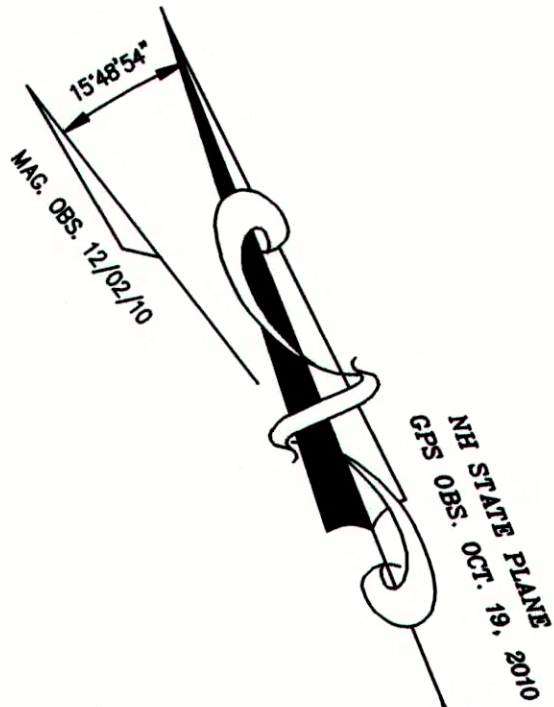
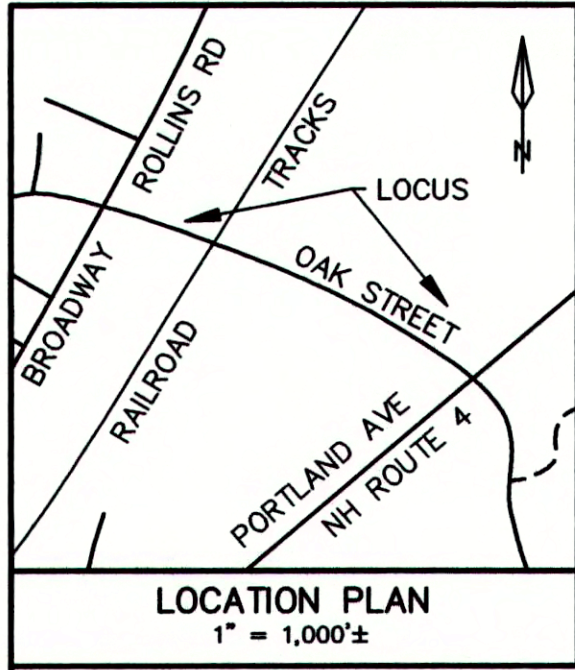


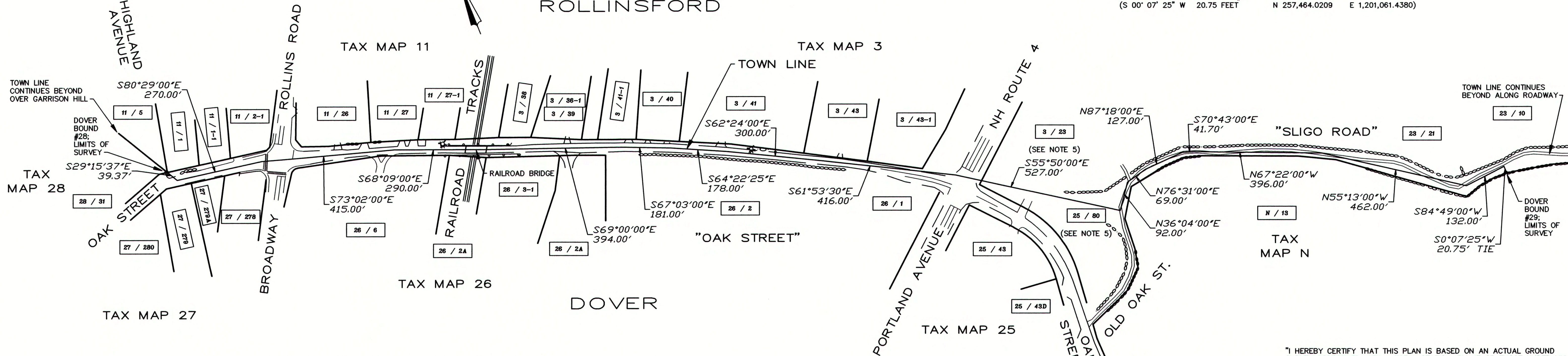


NOTES:

- THE INTENT OF THIS PLAN IS TO DESCRIBE WITH METES AND BOUNDS A PORTION OF THE DOVER / ROLLINSFORD MUNICIPAL BOUNDARY AS IT EXISTS ALONG OAK STREET BETWEEN HIGHLAND AVENUE TO THE WEST AND NH ROUTE 4 TO THE EAST, THEN CONTINUING THROUGH DOVER PARCEL 25 / 80 AND ROLLINSFORD PARCEL 3 / 23.
- 26 / 2** - DENOTES MUNICIPAL TAX MAP AND PARCEL NUMBERS.
- ALTHOUGH GRAPHICALLY SHOWN, THIS PLAN DOES NOT DEFINE THE OAK STREET RIGHT OF WAY, NOR ABUTTING PARCEL BOUNDARIES. LINES SHOWN ARE FROM MONUMENTS FOUND AND REFERENCE PLAN DESCRIPTIONS.
- PROPERTY OWNER INFORMATION FOR ADJACENT PARCELS IS AS TAKEN FROM MUNICIPAL RECORDS AVAILABLE MAY 2015.
- NO DETERMINATION HAS BEEN MADE REGARDING THE POTENTIAL DISCONTINUANCE OF THE "OLD" OAK STREET RIGHT OF WAY AS IT EXISTS WITHIN DOVER PARCEL 25 / 80 (SEE REFERENCE NOTE 10c), AND ROLLINSFORD PARCEL 3 / 23.

6.) THE FOLLOWING IS A METES AND BOUNDS DESCRIPTION OF THE INTENDED LINE WITH NORTING AND EASTING COORDINATES RELATIVE TO NH STATE PLANE, BASED ON GPS OBSERVATION MADE BY THIS OFFICE DURING JUNE 2015.

BEGINNING AT DOVER BOUND #28	N 259,033.8630	E 1,197,182.1276
S 29° 15' 24" E 39.37 FEET	N 258,999.5188	E 1,197,201.3667
S 80° 29' 00" E 270.00 FEET	N 258,954.8784	E 1,197,467.6508
S 73° 02' 00" E 415.00 FEET	N 258,833.7751	E 1,197,864.5878
S 68° 09' 00" E 290.00 FEET	N 258,725.8435	E 1,198,133.7546
S 69° 00' 00" E 394.00 FEET	N 258,584.6465	E 1,198,501.5853
S 67° 03' 00" E 181.00 FEET	N 258,514.0696	E 1,198,668.2583
S 64° 22' 25" E 178.00 FEET	N 258,437.0836	E 1,198,828.7507
S 62° 24' 00" E 300.00 FEET	N 258,298.0948	E 1,199,094.6117
S 61° 53' 30" E 416.00 FEET	N 258,102.1005	E 1,199,461.5481
S 55° 50' 00" E 527.00 FEET	N 257,806.1362	E 1,199,897.5918
N 36° 04' 00" E 92.00 FEET	N 257,880.5028	E 1,199,951.7546
N 76° 31' 00" E 69.00 FEET	N 257,896.5910	E 1,200,018.8528
N 87° 18' 00" E 127.00 FEET	N 257,902.5735	E 1,200,145.7118
S 70° 43' 00" E 41.70 FEET	N 257,888.8025	E 1,200,185.0723
S 67° 22' 00" E 396.00 FEET	N 257,736.4089	E 1,200,550.5750
S 55° 13' 00" E 462.00 FEET	N 257,472.8496	E 1,200,930.0226
N 84° 49' 00" E 132.00 FEET	N 257,484.7749	E 1,201,061.4828
SURVEY TIE TO DOVER BOUND #29		
(S 00° 07' 25" W 20.75 FEET	N 257,464.0209	E 1,201,061.4380)



REFERENCE PLANS:

- JEREMY B. GUPPY TO WALTER V. CATER. SCALE: 1" = 40'; DATED: SEPTEMBER 1902; BY: WM. G. OGDEN. RECORDED S.C.R.D. POCKET 1, FOLDER 2, PLAN 4.
- UNTITLED PLAN CONTAINING 1.11 ACRE OF LAND ON OAK STREET AT EASTERLY SIDE OF BOSTON & MAINE RR CO. RECORDED SEPTEMBER 18, 1891. RECORDED S.C.R.D. POCKET 1, FOLDER 2, PLAN 46.
- PLAN OF LAND OF JOHN ANGELOPOULOS, ROLLINSFORD, N.H. SCALE: 1" = 40'; DATED: JULY 1951; BY: T. W. CHESLEY ENGR. CO. RECORDED S.C.R.D. POCKET 1, FOLDER 11, PLAN 2
- PLAN OF LAND - MCQUADE REALTY, INC. PORTLAND AVE., DOVER / ROLLINSFORD, NEW HAMPSHIRE. SCALE: 1" = 100'; DATED: DEC. 1969, SUBDIVIDED APRIL, 1973; BY: G. L. DAVIS & ASSOCIATES, FILE 128-27. RECORDED S.C.R.D. POCKET 1, FOLDER 4, PLAN 58.
- PORTLAND AVE. LOTS - MCQUADE REALTY INC., DOVER, NEW HAMPSHIRE. SCALE: 1" = 100'; DATED: APRIL 1974; BY: G. L. DAVIS & ASSOCIATES., FILE 128-27-1. RECORDED S.C.R.D. POCKET 1, FOLDER 5, PLAN 46.
- PLAN OF LAND IN DOVER, N. H. OWNED BY STRAFFORD SAVINGS BANK. SCALE: 1" = 40'; DATED: NOVEMBER 1907; BY: WM. A. GROVER. RECORDED S.C.R.D. POCKET 10, FOLDER 1, PLAN 26.
- PLAN OF LAND IN DOVER, N. H. OWNED BY STRAFFORD SAVINGS BANK. SCALE: 1" = 40'; DATED: NOVEMBER 1907; BY: WM. A. GROVER. RECORDED S.C.R.D. POCKET 12, FOLDER 1, PLAN 26.
- B&M RR WESTERN DIVISION - PLAN OF LAND TO BE BOUGHT OF FRANK PERKINS, ROLLINSFORD, N. H. DATED: DECEMBER 1890, RECORDED APRIL 10, 1891; BY: R. D. ROWELL, RESIDENT ENGINEER. RECORDED S.C.R.D. POCKET 12, FOLDER 2, PLAN 15.
- LAND IN ROLLINSFORD, N. H. - FRANK L. HAYES TO BOSTON AND MAINE RAILROAD. SCALE: 1" = 100'; DATED: OCTOBER 1930; BY: B&M FILE R2-66-17. RECORDED S.C.R.D. POCKET 2, FOLDER 14, PLAN 14.
- LAND IN ROLLINSFORD, N. H. - ARTHUR W. KORN TO BOSTON AND MAINE RAILROAD. SCALE: 1" = 100'; DATED: 1918; BY: B&M FILE R2-66-38. RECORDED S.C.R.D. POCKET 2, FOLDER 15, PLAN 8.
- D. & F. MORANG PROPERTY. SCALE: 1" = 10'; DATED: AUGUST 25, 1961; BY: B. STAPLES. RECORDED S.C.R.D. POCKET 4, FOLDER 2, PLAN 23.
- PROPERTY BOUNDS OF AMORY, OAK STREET, DOVER, N. H. SCALE: 1" = 50'; DATED: APRIL 18, 1961; BY: CITY OF DOVER, DONALD HUSTON, PLAN NO. 611. RECORDED S.C.R.D. POCKET 8, FOLDER 1, PLAN 15
- LIMITED SUBDIVISION LOT NO. 1 - VINCENZA & JOSEPH A. CATALFO, DUNCAN & FRANCES MORANG TO KENNETH W. & IDA F. MCCLENDON, ROLLINSFORD, NEW HAMPSHIRE. SCALE: 1" = 50'; DATED: AUGUST 1979; BY: R. W. MCCRONE, FILE 3-67. RECORDED S.C.R.D. PLAN 17C-14.
- PLAN OF LAND - LEON & DOROTHY BOOTHBY, OAK STREET, DOVER, NEW HAMPSHIRE. SCALE: 1" = 20'; DATED: AUGUST 1978; BY: K.E. MOORE & B.G. STAPLES. RECORDED S.C.R.D. PLAN 17C-2.
- PLAT OF LAND - KIDDER PRESS CO., INC. - BROADWAY PLANT, DOVER, NEW HAMPSHIRE. SCALE: 1" = 50'; DATED: MARCH 1980; BY: G. L. DAVIS & ASSOCIATES, FILE 30-55P. RECORDED S.C.R.D. PLAN 21-14.
- PLAN OF LAND - ESTATE OF JULIA ANGELOPOULOS, ROLLINSFORD, NEW HAMPSHIRE. SCALE: 1" = 50'; DATED: DECEMBER 1975; BY: ROBERT W. MCCRONE. RECORDED S.C.R.D. PLAN 22A-26.

- SUBDIVISION OF LAND FOR LAWRENCE O'CONNELL IN ROLLINSFORD, N. H. SCALE: 1" = 20'; DATED: FEBRUARY 20, 1985; BY: NORMAN G/ LECLERC, JOB NO. 84158. RECORDED S.C.R.D. PLAN 24A-184.
- PLAN OF LAND BELONGING TO ABBIE D. BUTLER IN ROLLINSFORD, N. H. SCALE: 1" = 100'; DATED: APRIL 19, 1907; BY: WM. A. GROVER. RECORDED S.C.R.D. PLAN 26A-68.
- SUBDIVISION PLAT - ROLLINSFORD & DOVER, N. H. FOR: JOSEPH A. & VINCENZA CATALFO. SCALE: 1" = 40'; DATED: JUNE 22, 1987, REVISED THROUGH 8-5-87; BY: DURGIN-SCHOFIELD ASSOCIATES, FILE: B-395. RECORDED S.C.R.D. PLAN 34A-78.
- PLAN OF LAND - BROADWAY PLANT FOR HARRIS GRAPHICS CORP., DOVER, NH. SCALE: 1" = 50'; DATED: FEBRUARY 2, 1989; BY: ROARING BROOK CONSULTANTS. RECORDED S.C.R.D. PLAN 36-101.
- PROPERTY LINE ADJUSTMENT PLAN - PORTLAND AVENUE FOR MCQUADE REALTY, INC., DOVER, NH. SCALE: 1" = 40'; DATED: JUNE 28, 1989; BY: ROARING BROOK CONSULTANTS. RECORDED S.C.R.D. PLAN 37-104.
- BOUNDARY LINE ADJUSTMENT - RICHARD A. COCHRANE AND BOSTON & MAINE CORPORATION, DOVER, NEW HAMPSHIRE. SCALE: 1" = 50'; DATED: NOVEMBER 8, 1993; BY: CIVIL CONSULTANTS. RECORDED S.C.R.D. PLAN 43-67.
- ROUNDHOUSE CONDOMINIUM SITE PLAN - RICHARD A. COCHRANE, OAK STREET, DOVER, NEW HAMPSHIRE. SCALE: 1" = 50'; DATED: JUNE 8, 1994; BY: CIVIL CONSULTANTS. RECORDED S.C.R.D. PLAN 44-93.
- LAND IN DOVER, NEW HAMPSHIRE - BOSTON & MAINE CORPORATION TO KERRY FORBES, LOCATED ON OAK STREET. SCALE: 1" = 50'; DATED: MAY 23, 1986; BY: CIVIL CONSULTANTS. RECORDED S.C.R.D. PLAN 29A-98.
- BOUNDARY LINE ADJUSTMENT PLAN - OAK ST. & PORTLAND AVE. (N.H. RTE. #4), DOVER, N.H. FOR BEECH TREE REALTY TRUST & AHERN REALTY TRUST. SCALE: 1" = 40'; DATED OCTOBER 1998; BY: NORWAY PLAINS ASSOCIATES, INC. RECORDED S.C.R.D. PLAN 54-50.
- THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION - RIGHT OF WAY PLANS OF PROPOSED FEDERAL AID PROJECT STP-X-5125(016) N.H. PROJECT NO. 13063, BROADWAY / ROLLINS ROAD / OAK STREET INTERSECTION. RECORDED S.C.R.D. PLANS 62-36 & 62-37.
- SUBDIVISION PLAN - MAP N - LOT 13 - ESTATE OF SIMON E. JANETOS FOR JOHN JANETOS, COUNTRY CLUB ESTATES DRIVE, DOVER, N. H. COUNTY OF STRAFFORD. SCALE: 1" = 200'; DATED: NOVEMBER 2001, REVISED THROUGH 1/30/2002; BY: AMBIT ENGINEERING, INC. RECORDED S.C.R.D. PLAN 64-67.
- MINOR SUBDIVISION & LOT LINE ADJUSTMENT PLAN OF LAND - LOT 13, TAX ASSESSOR'S MAP N, LOT 13A, TAX ASSESSOR'S MAP N, 104 & 106 GULF ROAD, DOVER, NEW HAMPSHIRE, COUNTY OF STRAFFORD. SCALE: 1" = 100'; DATED: MAY 10, 2007, REVISED THROUGH 7/2/2007; BY: CIVILWORKS, INC. RECORDED S.C.R.D. PLANS 91-63 & 91-64.
- ALTA-ACSM LAND TITLE SURVEY - GOSS INTERNATIONAL AMERICAS, INC. - OAK STREET AND BROADWAY, DOVER, NEW HAMPSHIRE. SCALE: 1" = 60'; DATED: DECEMBER 26, 2007. BY: TRITECH ENGINEERING CORPORATION. RECORDED S.C.R.D. PLANS 93-05 & 93-06.
- MINOR SUBDIVISION PLAN OF LAND - LOT 13, TAX ASSESSOR'S MAP N, 104 GULF ROAD, DOVER, NEW HAMPSHIRE, COUNTY OF STRAFFORD. SCALE: 1" = 100'; DATED: FEBRUARY 18, 2008, REVISED THROUGH 3/28/08; BY: CIVILWORKS, INC. RECORDED S.C.R.D. PLANS 94-18 & 94-19.

REFERENCES:

- DOVER BOUND SKETCHES - BOUNDS 26 THROUGH 31.
- MARKED UP PLAN ENTITLED "PART OF DOVER CITY LINE - ROLLINSFORD TOWN LINE AT OAK STREET" SCALE: 1" = 100; DATED: JULY 1967; BY: G. L. DAVIS & ASSOCIATES. - TRACED BY THE CITY OF DOVER - DOVER FILE 16-40.
- DOCUMENT ENTITLED "PERAMBULATION OF THE LINE BETWEEN THE TOWNS OF DOVER AND ROLLINSFORD AD 1850."
- PLAN ENTITLED "SURVEY PLAN FOR: TOWN LINE DETERMINATION - REQUESTED BY HEIDELBERG HARRIS, BROADWAY / OAK ST., DOVER, NH" SCALE: 1" = 30'; DATED: AUG. 1977; BY: NORWAY PLAINS ASSOCIATES, INC.
- NORWAY PLAINS ASSOCIATES, INC., ROCHESTER, NH - WORKSHEET AND COMPUTATION NOTES REGARDING "1892 PERAMBULATION"
- UNTITLED PLAN ON FILE AT ROLLINSFORD TOWN HALL - PREPARED BY NH DOT - DOVER-ROLLINSFORD 13063, DATE STAMPED FEB 9, 1999.
- PLAN "PLAN OF OAK STREET TRACED FROM PLAN OF G. CRAWFORD, MAY 1957" SCALE: 1" = 40'; TRACED: SEPT. 9, 1977; BY: DOVER ENGINEERING DEPT. R.F.V.
- PLAN "PROPOSED WATER MAIN EXT. ON OAK STREET FROM BROADWAY TO PORTLAND & TO ATLANTIC" SCALE: 1" = 100'; DATED: MAY 80; BY: ENGINEERING DIVISION, CITY OF DOVER, NEW HAMPSHIRE.
- a. DOVER: INCORPORATED "DOVER NEVER HAD ANY SPECIAL INCORPORATION, IT BEING A CORPORATION FROM ITS ORIGINAL SETTLEMENT." INCORPORATED AS A CITY 1855 [BETWEEN JUNE 29 & NOV. 1] RECORD OF ACTS, VOL.47, P.157.
b. ROLLINSFORD: INCORPORATED FROM A PART OF SOMERSWORTH JULY 3, 1849. THE VILLAGE OF SALMON FALLS IS IN THIS TOWN, AT WHICH POINT THE POST OFFICE IS LOCATED. IN THE SOUTHERN PART OF THE TOWN, NEAR WHAT IS CALLED THE POINT, IS A LOCALITY CALLED "SLIGO," AFTER THE SLIGO IN THE EMERALD ISLE. MANUAL (1891), P.290. REFERENCE IS MADE TO ROLLINSFORD DIS-ANNEXATION OF LAND NEAR THREE RIVERS FARM TO BECOME PART OF DOVER. JULY 16, 1849.
c. SOMERSWORTH: SET OFF FROM DOVER DEC. 19, 1729; INCORPORATED APR. 22, 1754. A MANUFACTURING COMPANY ON SALMON FALLS RIVER WAS INCORPORATED IN 1761, PROBABLY THE FIRST IN NEW HAMPSHIRE. BY ACT OF JULY 3, 1849, THE TOWN WAS DIVIDED AND THE SOUTH HALF INCORPORATED AS ROLLINSFORD. THE POST OFFICE ADDRESS OF SOMERSWORTH IS GREAT FALLS. MANUAL (1891), P.292.
- ROAD AND RIGHT OF WAY DEED REFERENCES:
a. COMMISSIONER'S RETURN OF HIGHWAY LAYOUT - DOVER - ROLLINSFORD S-224(1) P-3072 - 1957 - RECORDED SCRD VOL. 673, PAGE 443
b. QUITCLAIM DEED FROM CITY OF DOVER TO STATE OF NEW HAMPSHIRE - ROUTE 4 PROJECT; FOUR PARCELS - RECORDED SCRD VOL. 674, PAGE 45 (APRIL 1957)
c. MCQUADE REALTY - OAK STREET AT PORTLAND AVENUE - SUBDIVISION LOTS; GRANTEE FROM CITY OF DOVER - SCRD VOL. 798, PAGE 76 (WEST SIDE OAK STREET) & SCRD VOL. 819, PAGE 39; W/ CORRECTIVE DEED VOL. 985, PAGE 961 (NORTH SIDE OAK STREET)

"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."

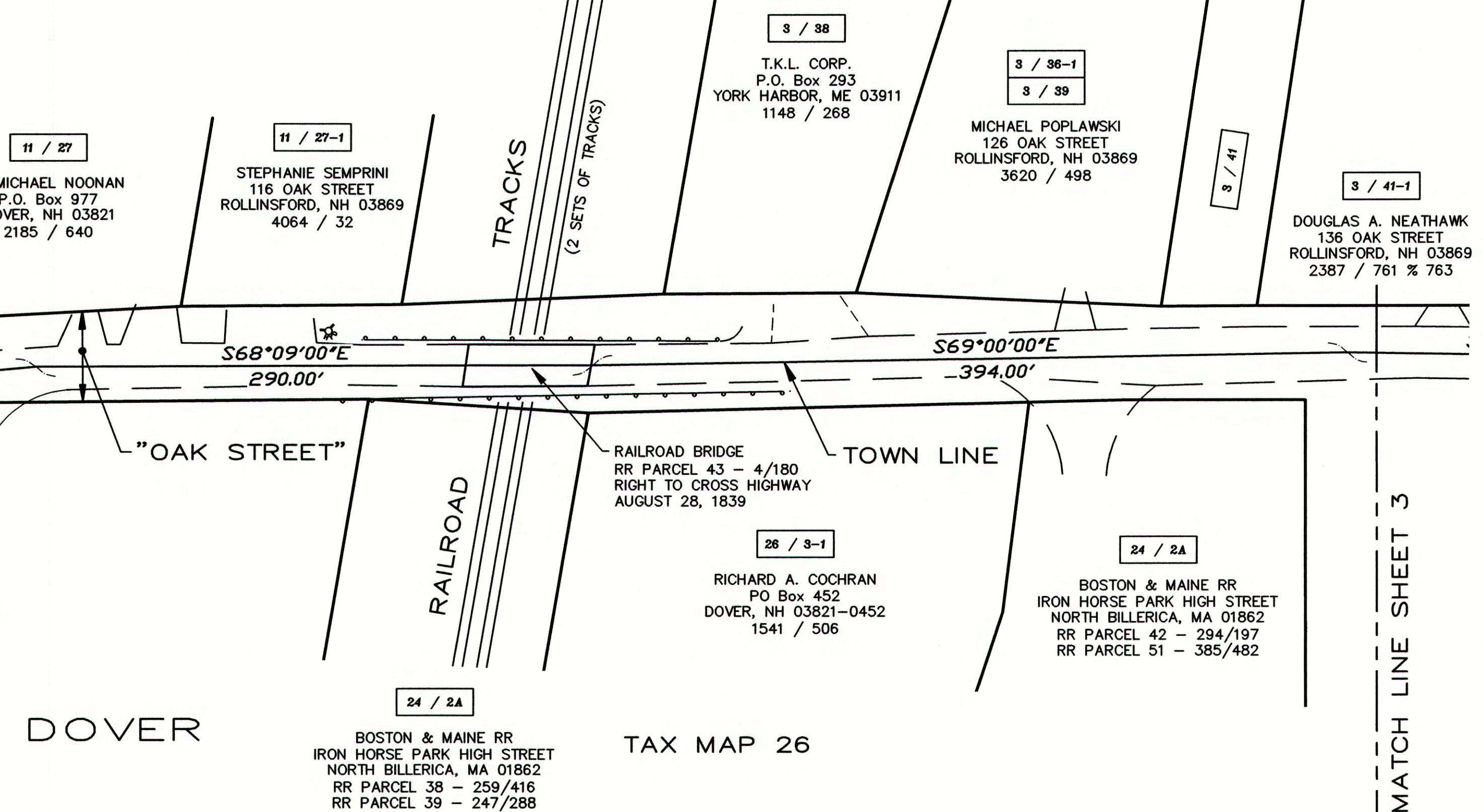
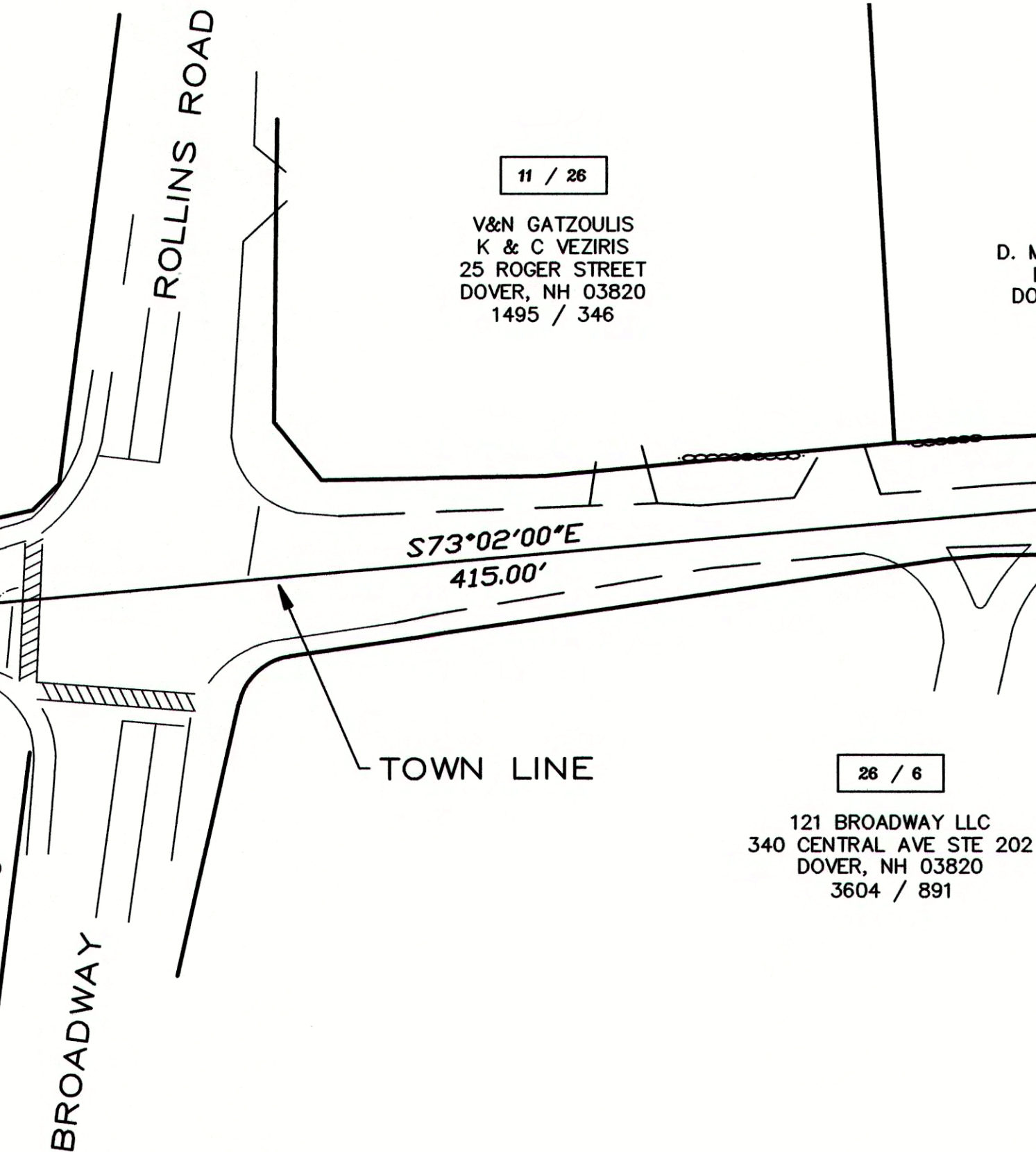
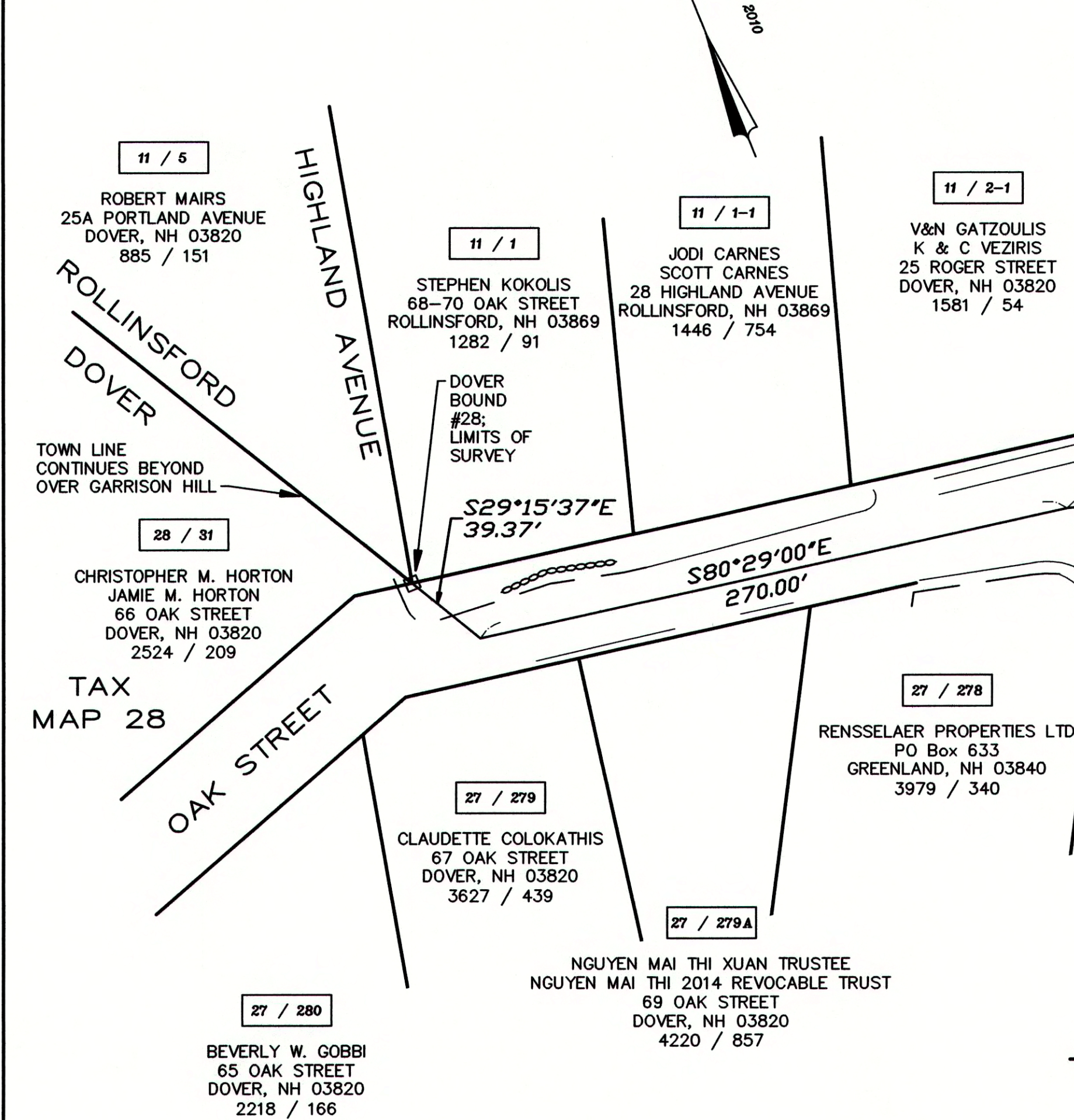
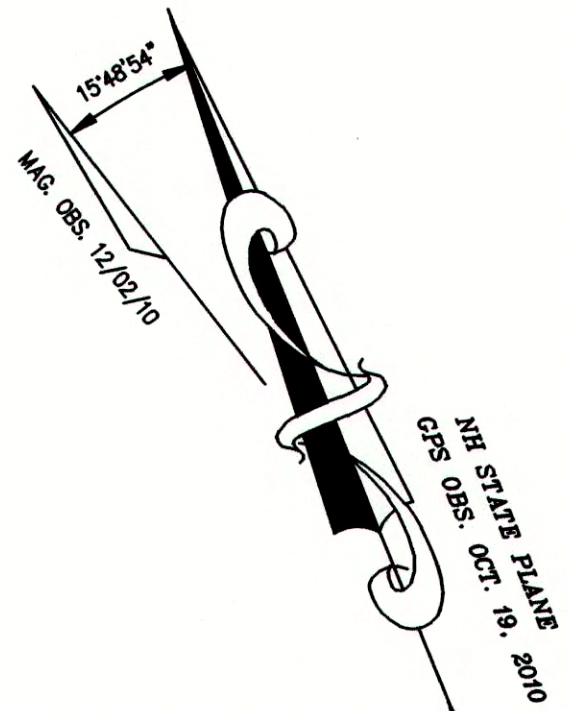
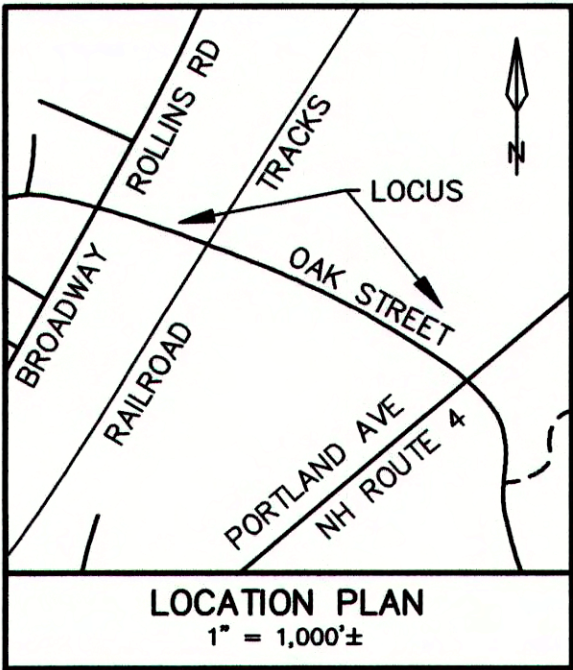
"I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN." (RSA 676:18)

DATE: / KEVIN M. McNEANEY LLS # 661

A PORTION OF CITY / TOWN LINE
PREPARED FOR
THE CITY OF DOVER, NEW HAMPSHIRE
AND
THE TOWN OF ROLLINSFORD, NEW HAMPSHIRE
LOCATED WITHIN THE ROADWAY KNOWN AS
OAK STREET
DOVER AND ROLLINSFORD
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DRAWN BY: RJM	FILE: VR CP\2087\15-2087
SCALE: 1" = 150'	DATE: NOV. 18, 2016
P.O. Box 681 - 24 CHESTNUT STREET DOVER, NH 03820 (603) 742-0911	
SURVEYING - PLANNING - CONSULTING	

NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				
15-2087		TOWN LINE	15-01	56-71
PROJECT NO		TYPE	FIELDBOOK & PAGES	



NOTES:

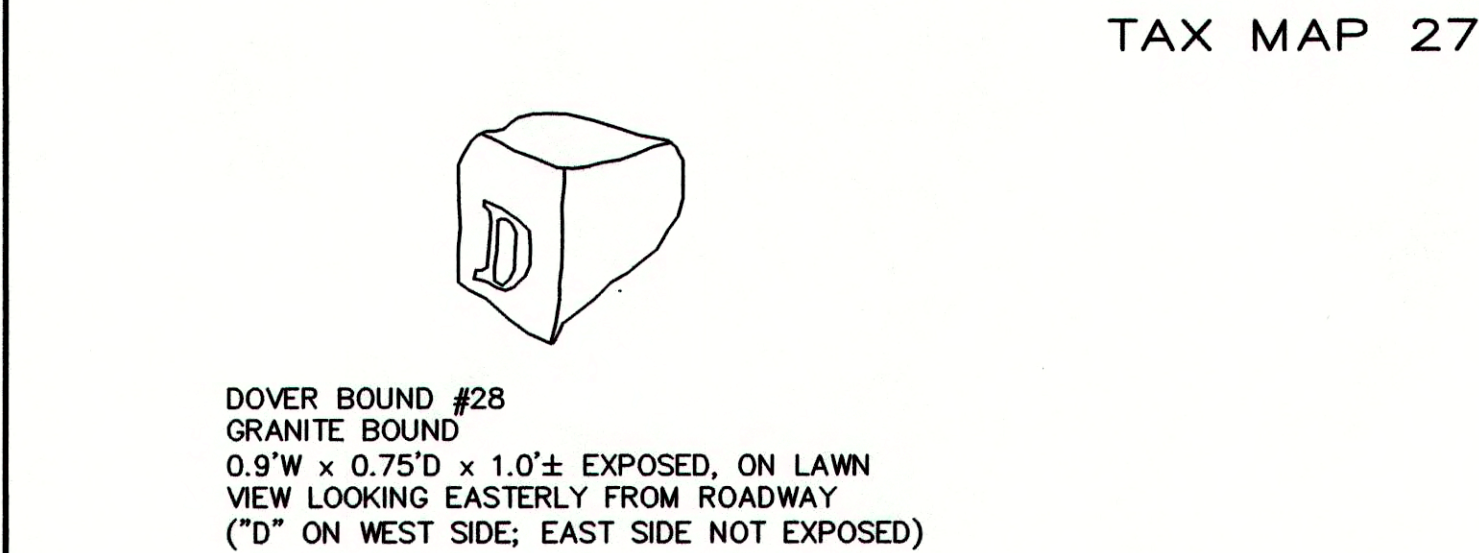
- 1.) THE INTENT OF THIS PLAN IS TO DESCRIBE WITH METES AND BOUNDS A PORTION THE OF THE DOVER / ROLLINSFORD MUNICIPAL BOUNDARY AS IT EXISTS ALONG OAK STREET BETWEEN HIGHLAND AVENUE TO THE WEST AND NH ROUTE 4 TO THE EAST, THEN CONTINUING THROUGH DOVER PARCEL 25 / 80 AND ROLLINSFORD PARCEL 3 / 23.
- 2.) 28 / 2 - DENOTES MUNICIPAL TAX MAP AND PARCEL NUMBERS.
- 3.) ALTHOUGH GRAPHICALLY SHOWN, THIS PLAN DOES NOT DEFINE THE OAK STREET RIGHT OF WAY, NOR ABUTTING PARCEL BOUNDARIES. LINES SHOWN ARE FROM MONUMENTS FOUND AND REFERENCE PLAN DESCRIPTIONS.
- 4.) PROPERTY OWNER INFORMATION FOR ADJACENT PARCELS IS AS TAKEN FROM MUNICIPAL RECORDS AVAILABLE MAY 2015.
- 5.) NO DETERMINATION HAS BEEN MADE REGARDING THE POTENTIAL DISCONTINUANCE OF THE "OLD" OAK STREET RIGHT OF WAY AS IT EXISTS WITHIN DOVER PARCEL 25 / 80 (SEE REFERENCE NOTE 10c), AND ROLLINSFORD PARCEL 3 / 23.
- 6.) THE FOLLOWING IS A METES AND BOUNDS DESCRIPTION OF THE INTENDED LINE WITH NORTHING AND EASTING COORDINATES RELATIVE TO NH STATE PLANE, BASED ON GPS OBSERVATION MADE BY THIS OFFICE DURING JUNE 2015.

BEGINNING AT DOVER BOUND #28	N 259,033.8630	E 1,197,182.1276
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S 80° 29' 00" E 270.00 FEET	N 258,954.8784	E 1,197,467.6508
S 73° 02' 00" E 415.00 FEET	N 258,833.7751	E 1,197,864.5878
S 68° 09' 00" E 290.00 FEET	N 258,725.8435	E 1,198,133.7546
S 69° 00' 00" E 394.00 FEET	N 258,584.6465	E 1,198,501.5853
S 67° 03' 00" E 181.00 FEET	N 258,514.0696	E 1,198,668.2583
S 64° 22' 25" E 178.00 FEET	N 258,437.0836	E 1,198,828.7507
S 62° 24' 00" E 300.00 FEET	N 258,298.0948	E 1,199,094.6117
S 61° 53' 30" E 416.00 FEET	N 258,102.1005	E 1,199,461.5481
S 55° 50' 00" E 527.00 FEET	N 257,806.1362	E 1,199,897.5918
N 36° 04' 00" E 92.00 FEET	N 257,880.5028	E 1,199,951.7546
N 76° 31' 00" E 69.00 FEET	N 257,896.5910	E 1,200,018.8528
N 87° 18' 00" E 127.00 FEET	N 257,902.5735	E 1,200,145.7118
S 70° 43' 00" E 41.70 FEET	N 257,888.8025	E 1,200,185.0723
S 67° 22' 00" E 396.00 FEET	N 257,736.4089	E 1,200,550.5750
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N 84° 49' 00" E 132.00 FEET	N 257,484.7749	E 1,201,061.4828
SURVEY TIE TO DOVER BOUND #29		
(S 00° 07' 25" W 20.75 FEET	N 257,464.0209	E 1,201,061.4380)

"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."

"I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN." (RSA 676:18)

DATE: / KEVIN M. McENEANEY LLS # 661



NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				
15-2087	TOWN LINE	15-01	56-71	
PROJECT NO	TYPE	FIELDBOOK & PAGES		

TAX MAP 3

3 / 41

PEGGY McLENDON
160 OAK STREET
ROLLINSFORD, NH 03869
1990 / 672

3 / 38

T.K.L. CORP.
P.O. Box 293
YORK HARBOR, ME 03911
1148 / 268

3 / 38-1
3 / 39

MICHAEL POPLAWSKI
126 OAK STREET
ROLLINSFORD, NH 03869
3620 / 498

3 / 41

DOUGLAS A. NEATHAWK
136 OAK STREET
ROLLINSFORD, NH 03869
2387 / 761 ± 763

TOWN LINE

28 / 3-1

RICHARD A. COCHRAN
PO Box 452
DOVER, NH 03821-0452
1541 / 506

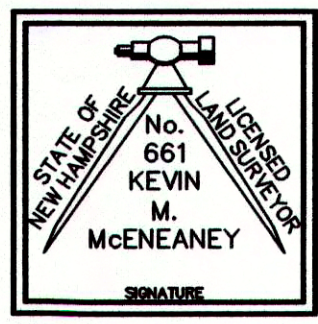
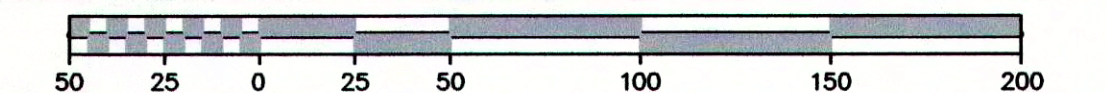
24 / 2A

BOSTON & MAINE RR
IRON HORSE PARK HIGH STREET
NORTH BILLERICA, MA 01862
RR PARCEL 42 - 294/197
RR PARCEL 51 - 385/482

SHEET 2 OF 4

A PORTION OF CITY / TOWN LINE
PREPARED FOR
THE CITY OF DOVER, NEW HAMPSHIRE
AND
THE TOWN OF ROLLINSFORD, NEW HAMPSHIRE
LOCATED WITHIN THE ROADWAY KNOWN AS
OAK STREET
DOVER AND ROLLINSFORD
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

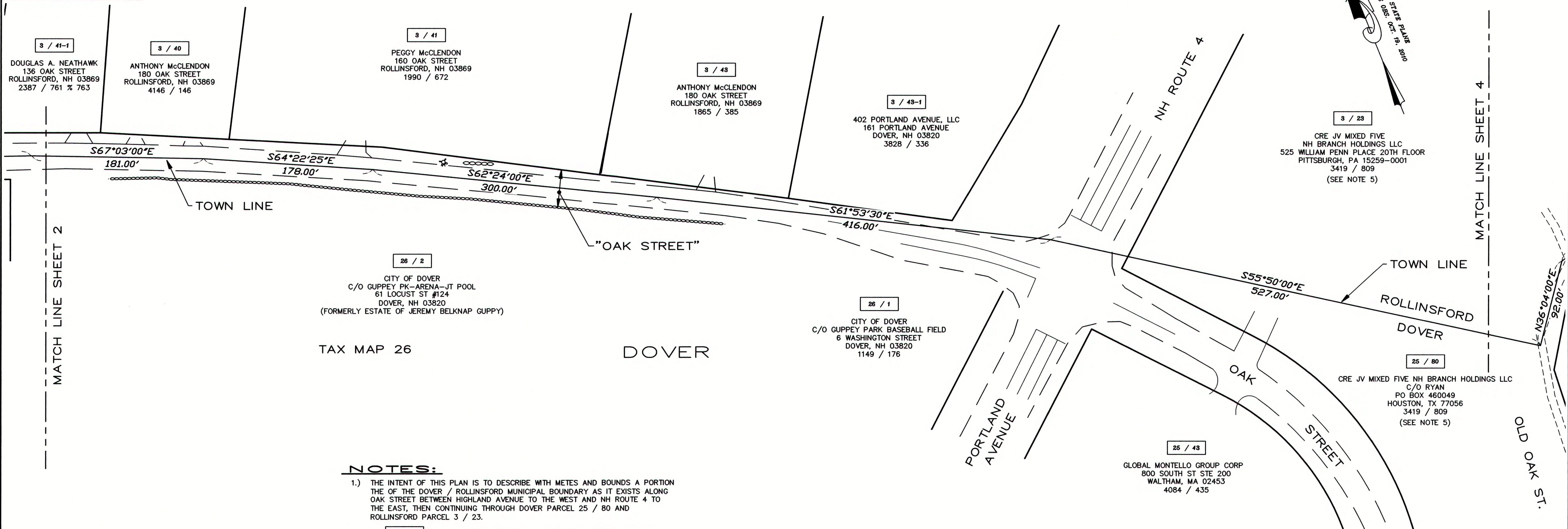
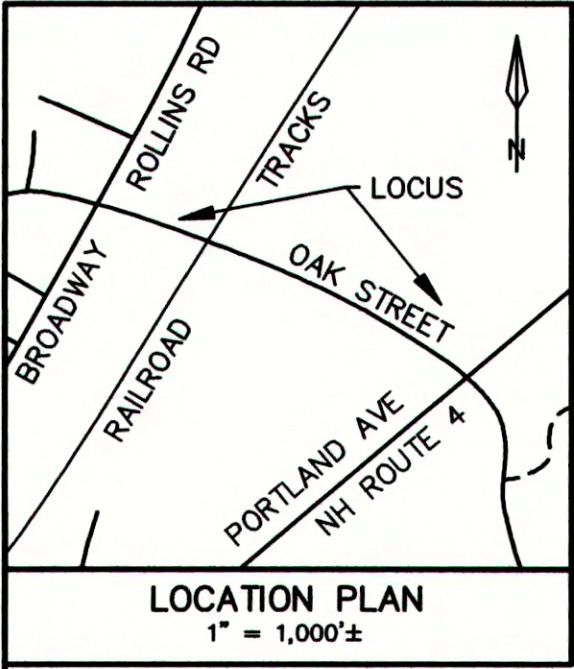
DRAWN BY: RJM FILE: VR CP\2087\15-2087
SCALE: 1" = 50' DATE: NOV. 18, 2016



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

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NOTES:

- 1.) THE INTENT OF THIS PLAN IS TO DESCRIBE WITH METES AND BOUNDS A PORTION OF THE DOVER / ROLLINSFORD MUNICIPAL BOUNDARY AS IT EXISTS ALONG OAK STREET BETWEEN HIGHLAND AVENUE TO THE WEST AND NH ROUTE 4 TO THE EAST, THEN CONTINUING THROUGH DOVER PARCEL 25 / 80 AND ROLLINSFORD PARCEL 3 / 23.
- 2.) 26 / 2 - DENOTES MUNICIPAL TAX MAP AND PARCEL NUMBERS.
- 3.) ALTHOUGH GRAPHICALLY SHOWN, THIS PLAN DOES NOT DEFINE THE OAK STREET RIGHT OF WAY, NOR ABUTTING PARCEL BOUNDARIES. LINES SHOWN ARE FROM MONUMENTS FOUND AND REFERENCE PLAN DESCRIPTIONS.
- 4.) PROPERTY OWNER INFORMATION FOR ADJACENT PARCELS IS AS TAKEN FROM MUNICIPAL RECORDS AVAILABLE MAY 2015.
- 5.) NO DETERMINATION HAS BEEN MADE REGARDING THE POTENTIAL DISCONTINUANCE OF THE "OLD" OAK STREET RIGHT OF WAY AS IT EXISTS WITHIN DOVER PARCEL 25 / 80 (SEE REFERENCE NOTE 10c), AND ROLLINSFORD PARCEL 3 / 23.
- 6.) THE FOLLOWING IS A METES AND BOUNDS DESCRIPTION OF THE INTENDED LINE WITH NORTHING AND EASTING COORDINATES RELATIVE TO NH STATE PLANE, BASED ON GPS OBSERVATION MADE BY THIS OFFICE DURING JUNE 2015.

BEGINNING AT DOVER BOUND #28		
S 29° 15' 24" E	39.37 FEET	N 259,033.8630
S 80° 29' 00" E	270.00 FEET	N 258,999.5188
S 73° 02' 00" E	415.00 FEET	N 258,954.8784
S 68° 09' 00" E	290.00 FEET	N 258,833.7751
S 69° 00' 00" E	394.00 FEET	N 258,725.8435
S 67° 03' 00" E	181.00 FEET	N 258,584.6465
S 64° 22' 25" E	178.00 FEET	N 258,514.0696
S 62° 24' 00" E	300.00 FEET	N 258,437.0836
S 61° 53' 30" E	416.00 FEET	N 258,298.0948
S 55° 50' 00" E	527.00 FEET	N 258,102.1005
N 36° 04' 00" E	92.00 FEET	N 257,806.1362
N 76° 31' 00" E	69.00 FEET	N 257,880.5028
N 87° 18' 00" E	127.00 FEET	N 257,896.5910
S 70° 43' 00" E	41.70 FEET	N 257,902.5735
S 67° 22' 00" E	396.00 FEET	N 257,888.8025
S 55° 13' 00" E	462.00 FEET	N 257,736.4089
N 84° 49' 00" E	132.00 FEET	N 257,472.8496
SURVEY TIE TO DOVER BOUND #29		N 257,484.7749
(S 00° 07' 25" W 20.75 FEET		N 257,464.0209
		E 1,197,182.1276
		E 1,197,201.3667
		E 1,197,467.6508
		E 1,197,864.5878
		E 1,198,133.7546
		E 1,198,501.5853
		E 1,198,668.2583
		E 1,198,828.7507
		E 1,199,094.6117
		E 1,199,461.5481
		E 1,199,897.5918
		E 1,199,951.7546
		E 1,200,018.8528
		E 1,200,145.7118
		E 1,200,185.0723
		E 1,200,550.5750
		E 1,200,930.0226
		E 1,201,061.4828
		E 1,201,061.4380

"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."

"I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN." (RSA 676:18)

DATE: / KEVIN M. McENEANEY LLS # 661

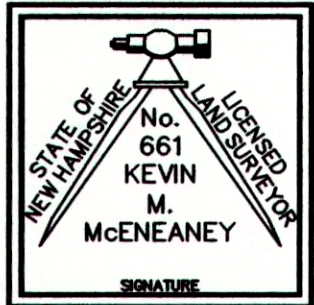
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REVISIONS				
15-2087	TOWN LINE	15-01	56-71	
PROJECT NO	TYPE	FIELDBOOK & PAGES		

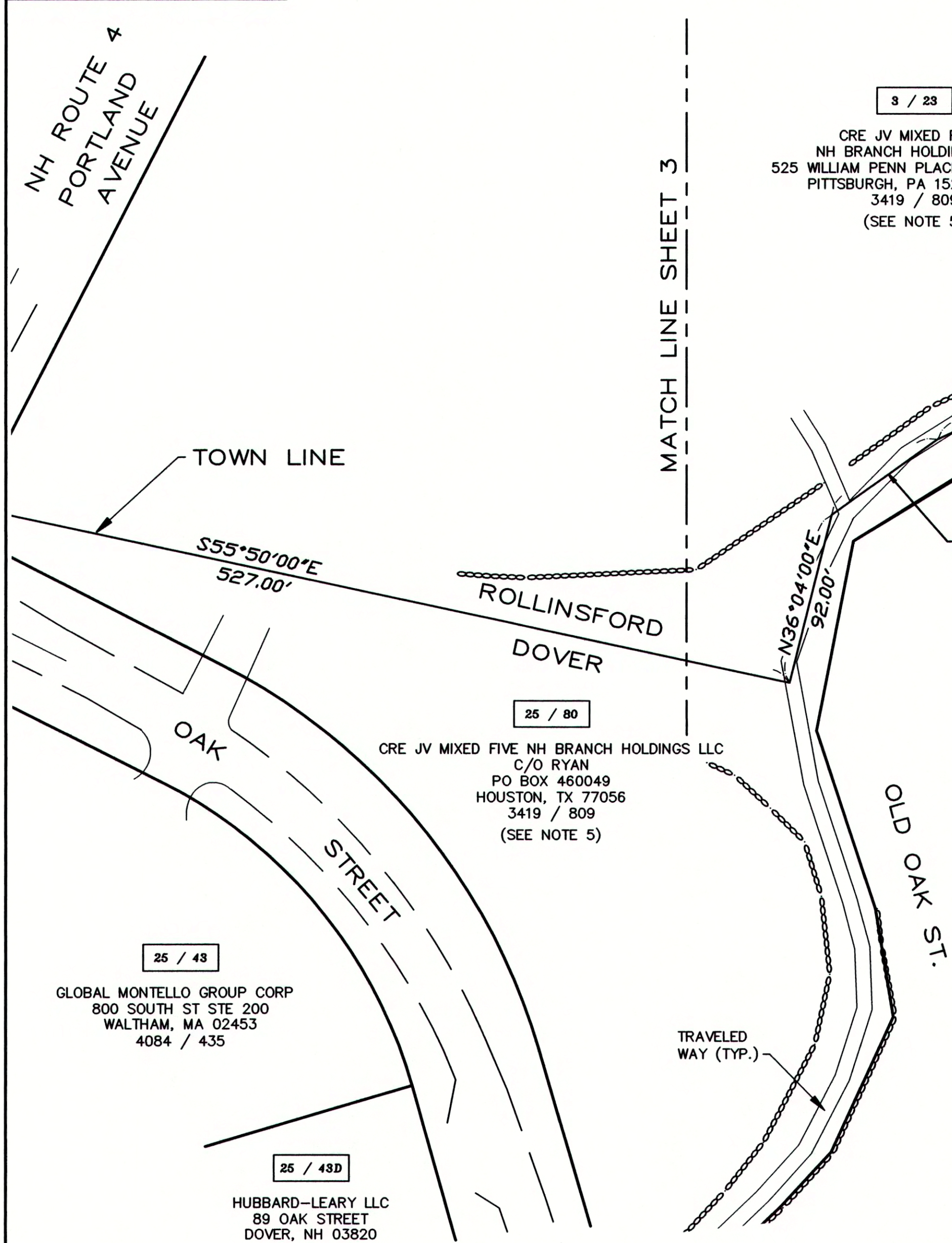
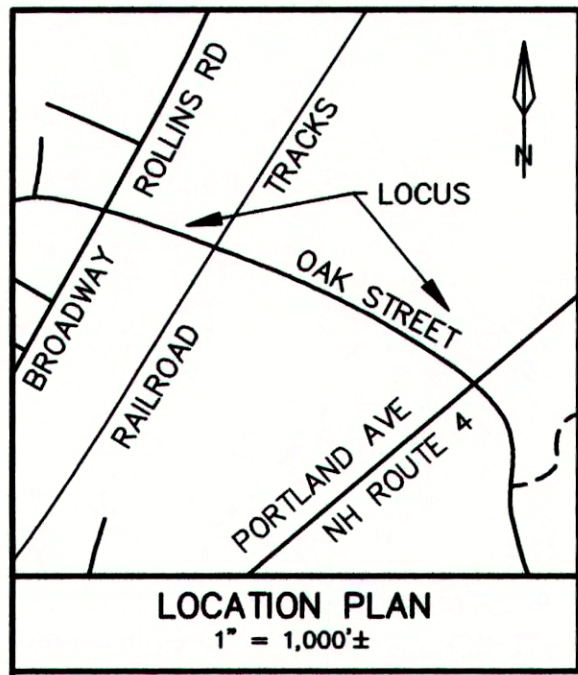
SHEET 3 OF 4

A PORTION OF CITY / TOWN LINE
PREPARED FOR
THE CITY OF DOVER, NEW HAMPSHIRE
AND
THE TOWN OF ROLLINSFORD, NEW HAMPSHIRE
LOCATED WITHIN THE ROADWAY KNOWN AS
OAK STREET
DOVER AND ROLLINSFORD
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DRAWN BY: RJM FILE: VR CP\2087\15-2087
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50 25 0 25 50 100 150 200


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DATE: / KEVIN M. McENEANEY LLS # 661

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DRAWN BY: *RJM* FILE: VR CP\2087\15-2087
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50 25 0 25 50 100 150 200

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