

LINE TABLE:
LINE BEARING DISTANCE
L1 S06°36'48" E 30.75'
L2 N06°36'48" W 30.75'

LOT TABLE:
LOT EXISTING AREA PROPOSED AREA EXISTING FRONTAGE PROPOSED FRONTAGE
PARCEL "A" N/A 146,903 S.F. 3.372 ACRES 136.05' N/A
PARCEL "B" N/A 27,843 S.F. 0.639 ACRES 62.79' N/A
414-75-2 1,455,325 S.F.* 1,602,228 S.F. 33,408 ACRES 200.25' 336.30'
414-76 45658 S.F. 73,501 S.F. 1.048 ACRES 1.687 ACRES 225.95' 288.74'
414-77 294.68 ACRES** 290.67 ACRES SEE NOTE BELOW *** SEE NOTE BELOW ****

* TAKEN FROM PLAN REFERENCE #3
** TAKEN FROM PLAN REFERENCE #1
*** THE EXISTING FRONTAGE OF LOT 414-77 IS ALONG TWO ROADS ON OPPOSITE ENDS OF THE PARCEL. 337.61' ALONG PATTEN HILL ROAD AS SHOWN ON PLAN REFERENCE #6 AND 198.84' ALONG CHESTER ROAD AS SHOWN HEREON.
**** LOT 414-77 WILL CONTINUE TO HAVE 337.61' OF FRONTAGE ALONG PATTEN HILL ROAD AS SHOWN ON PLAN REFERENCE #6 AND WILL CONTINUE TO HAVE ACCESS RIGHTS FROM CHESTER ROAD AS DESCRIBED IN THE CONSERVATION EASEMENT RECORDED R.C.R.D. BOOK 6134 PAGE 986.

PARCEL "A" IS NOT TO BE CONSIDERED A SEPARATE BUILDING LOT. IT IS TO BE CONSOLIDATED WITH 414-75-2.

PARCEL "B" IS NOT TO BE CONSIDERED A SEPARATE BUILDING LOT. IT IS TO BE CONSOLIDATED WITH 414-76.

TOWN OF CANDIA PLANNING BOARD:

DATE:

"THIS PLAN SHOWS A DIVISION OF LAND FOR THE PURPOSE OF BOUNDARY AGREEMENT/LOT LINE ADJUSTMENT AS DEFINED BY THE SUBDIVISION REGULATIONS OF THE TOWN OF CANDIA AND DOES NOT REQUIRE THE APPROVAL OF THE CANDIA PLANNING BOARD AS A SUBDIVISION."

Table with 4 columns: REV. NO., DATE, DESCRIPTION, APPR'D.
Row 1: LOT LINE ADJUSTMENT PLAN, FOWLER FAMILY TRUST & SANBORN LIVING TRUST, 302 & 312 CHESTER ROAD, CANDIA, NEW HAMPSHIRE, TAX MAP 414 LOTS 75-2, 76, & 77, PREPARED FOR: JOANN & DAVID GULA, LAND OF: FOWLER FAMILY TRUST & SANBORN LIVING TRUST
Row 2: FVA logo, JLB DRAWN BY, JEF PROJECT MGR, DATE: 4/17/2025, JOB NO: 25-3004, SCALE: 1" = 40', DWG NAME: BASE 2-4-2025, PLAN NO: 25-3004-1, SHEET: V2

SURVEYOR'S CERTIFICATION

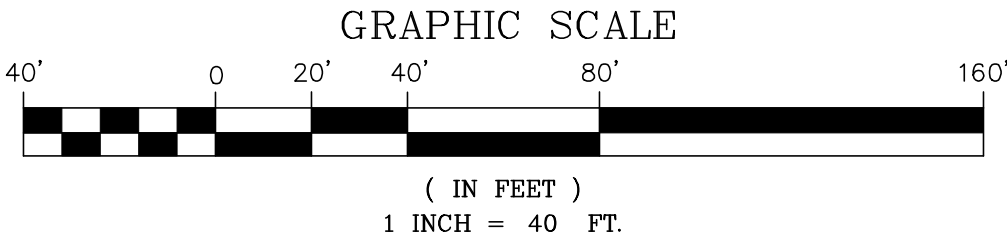
"I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN FIFTEEN THOUSAND (1:15,000)."

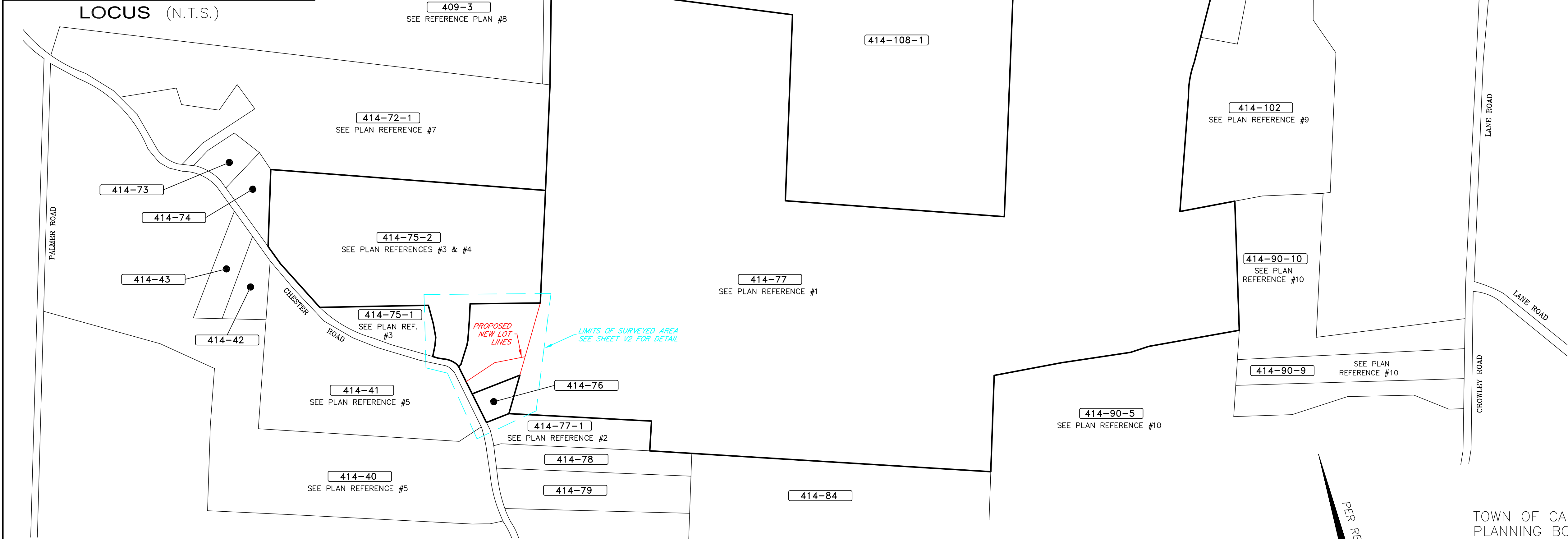
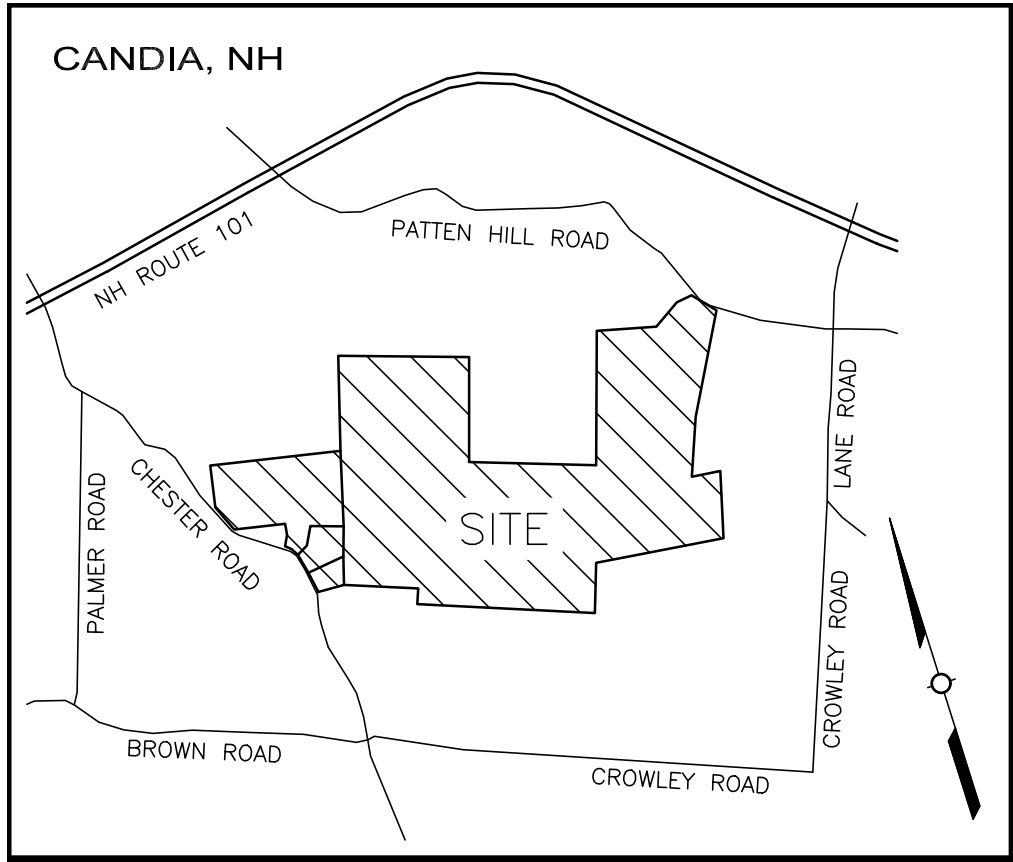
LICENSED LAND SURVEYOR

DATE

LEGEND:

- STONE WALL
- IRON ROD FOUND
- GRANITE BOUND FOUND
- IRON PIPE FOUND
- DRILL HOLE FOUND
- UTILITY POLE
- OVER HEAD UTILITIES
- APPROXIMATE PROPERTY LINE
- ASSESSOR'S MAP - LOT
- SAME OWNERSHIP





OVERALL SKETCH OF PARCELS ~ 1" = 400'± (BASED ON TAX MAP)

OWNERS OF RECORD:

- MAP 414 LOT 75-2
EDWARD & RUTH FOWLER TRUSTEES
FOWLER FAMILY TRUST
302 CHESTER ROAD, CANDIA, NH 03034
BOOK 5934 PAGE 1012
- MAP 414 LOTS 76 & 77
SANBORN LIVING TRUST
C/O JOANN GULA
214 SWAMP ROAD, EPSOM, NH 03234
BOOK 3256 PAGE 207 "E" &
BOOK 3411 PAGE 2711
- LIST OF ABUTTERS:
- MAP 409 LOT 3
KYLE LEBLANC
215 PATTEN HILL ROAD, CANDIA, NH 03034
BOOK 6069 PAGE 2834
- MAP 414 LOTS 40 & 41
SANBORN LIVING TRUST
C/O JOANN GULA
214 SWAMP ROAD, EPSOM, NH 03234
BOOK 3256 PAGE 207
- MAP 414 LOT 42
WILCOMBS WAY LLC
P.O. BOX 299, CANDIA, NH 03034
BOOK 6569 PAGE 2339
- MAP 414 LOT 43
PHOSITHAT THIPPHAVONG & TIM O'CONNEL
235 CHESTER ROAD, CANDIA, NH 03034
BOOK 5872 PAGE 1738
- MAP 414 LOT 72-1
KENNETH & MELISSA MADDEN TRUSTEES
MADDEN KENNETH & MELISSA REVOCABLE TRUST
166 CHESTER ROAD, CANDIA, NH 03034
BOOK 5064 PAGE 2448

- MAP 414 LOT 73
ALAIN & LUC COTNOIR
216 CHESTER ROAD, CANDIA, NH 03034
BOOK 6382 PAGE 2365
- MAP 414 LOT 74
ALBERT NYE JR.
232 CHESTER ROAD, CANDIA, NH 03034
BOOK 5046 PAGE 2898
- MAP 414 LOT 75-1
JUSTIN & KRISTAL PFEIFFER
292 CHESTER ROAD, CANDIA, NH 03034
BOOK 6143 PAGE 2803
- MAP 414 LOT 77-1
DANIEL & SARAH ROMA
324 CHESTER ROAD, CANDIA, NH 03034
BOOK 5774 PAGE 2988
- MAP 414 LOT 78
MARK & MOR JANE ILLER TRUSTEES
ILLER FAMILY TRUST
330 CHESTER ROAD, CANDIA, NH 03034
BOOK 5769 PAGE 2514
- MAP 414 LOT 79
MICHAEL & KRISTINE POULIOT
P.O. BOX 487, CANDIA, NH 03034
BOOK 4576 PAGE 1902
- MAP 414 LOT 84
CANDIA TOWN OF
74 HIGH STREET, CANDIA, NH 03034
BOOK 6525 PAGE 2689
SEE ALSO BOOK 6523 PAGE 2679
- MAP 414 LOTS 90-9 & 90-10
JASON AND JULIANNA MACLEOD
310 CROWLEY ROAD, CANDIA, NH 03034
BOOK 5382 PAGE 2788

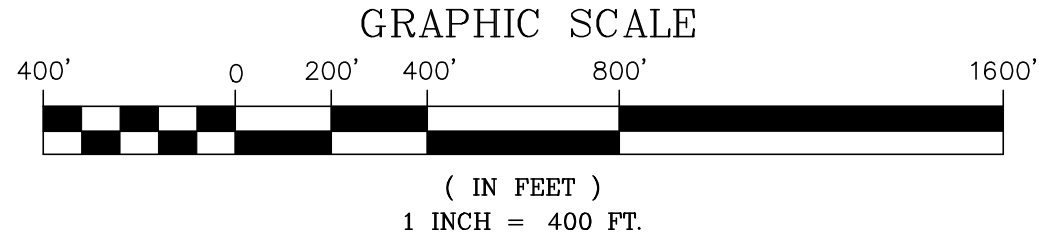
- MAP 414 LOT 102
DAVID & DEBORAH BOWER
467 PATTEN HILL ROAD, CANDIA, NH 03034
BOOK 2862 PAGE 557
- MAP 414 LOT 103
KEVIN & JAYNE O'CONNELL
455 PATTEN HILL ROAD, CANDIA, NH 03034
BOOK 4459 PAGE 1081
- MAP 414 LOT 104
WILLIAM & JOYCE BEDARD TRUSTEES
BEDARD FAMILY TRUST
437 PATTEN HILL ROAD, CANDIA, NH 03034
BOOK 5850 PAGE 1628
- MAP 414 LOT 104C
AMERICAN TOWER
10 PRESIDENTIAL WAY, WOBURN, MA 01801
BOOK & PAGE N/A
- MAP 414 LOT 105
PAUL VALLEE TRUSTEE
PAUL G. VALLEE REVOCABLE TRUST
351 PATTEN HILL ROAD, CANDIA, NH 03034
BOOK 4998 PAGE 2779
- MAP 414 LOT 108-1
WILLIAM COOPER
325 PATTEN HILL ROAD, CANDIA, NH 03034
BOOK 6265 PAGE 1930
- MAP 414 LOT 125
DAUNTLESS PATH LLC
446 PATTEN HILL ROAD, CANDIA, NH 03034
BOOK 6587 PAGE 890
- MAP 414 LOT 126
MELISSA BOURDELAIS & MICHAEL EASTWOOD
460 PATTEN HILL ROAD, CANDIA, NH 03034
BOOK 4715 PAGE 907

EASEMENT HOLDERS ETC...:

- U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE
ATTN: BECKY ROSS
273 LOCUST STREET, SUITE 2D, DOVER, NH 03820
BOOK 6134 PAGE 986
- BEAR-PAW REGIONAL GREENWAYS
P.O. BOX 100, NORTHWOOD, NH 03261
BOOK 5897 PAGE 2923
- CROWN CASTLE
ATTN: REAL ESTATE DEPARTMENT
2000 CORPORATE DRIVE, CANONSBURG PA 15317
BOOK 4504 PAGE 1908
SEE ALSO BOOK 3148 PAGE 441

PLAN REFERENCES:

- "AGRICULTURAL CONSERVATION EASEMENT PROGRAM WETLANDS RESERVE EASEMENT ACEP-WRE CONTRACT #5414281801NTK TAX MAP 414 LOT 77 CHESTER & PATTEN HILL ROADS CANDIA, NH". BY ERIC C. MITCHELL & ASSOC. INC. RECORDED R.C.R.D. PLAN #D-42211.
- "SUBDIVISION & CONSOLIDATION PLAN ASSESSOR'S MAP 414 LOTS 75-3 & 77 & 77-1". BY JAMES E. FRANKLIN. RECORDED R.C.R.D. PLAN #D-27256.
- "MAP 414 LOT 75 SUBDIVISION LAND OF ARTHUR H. & ELIZABETH A. SANBORN CANDIA, NH". BY JOHN T. HILLS ENG., INC. RECORDED R.C.R.D. PLAN #D-23872
- "PLAT OF CONSERVATION EASEMENT LAND OF THE FOWLER FAMILY TRUST". BY STEPHEN P. PERRON. RECORDED R.C.R.D. PLAN #D-40694
- "CONSERVATION EASEMENT PLAN ASSESSOR'S MAP 414 LOTS 40 & 41 SANBORN LIVING TRUST". BY JAMES E. FRANKLIN, LLC. RECORDED R.C.R.D. PLAN #D-35008.
- "LOT LINE REVISION PATTEN HILL ROAD CANDIA NEW HAMPSHIRE FOR PHYLLIS HOITT, ROBERT HOITT, LOUISE JANELLE & ARTHUR SANBORN ET. ALL". BY JAMES VERRA AND ASSOCIATES, INC. RECORDED R.C.R.D. PLAN #D-26258.
- "PLAN OF SUBDIVISION OF LAND OF ROBERT AND EMILY ELLIS REV. TRUST, NORMAN M. ELLIS TRUSTEE". BY DAVID W. SIDMORE. RECORDED R.C.R.D. PLAN #D-27476
- "SUBDIVISION PLAN FOR PETER DEJAGER HUNTER ESTATES". BY HAROLD E. JOHNSON INC. RECORDED R.C.R.D. PLAN #D-7397.
- "A SURVEY AND PLAT OF A SUBDIVISION OWNED BY ROLAND R. & RONALD O.C. GIRARD". BY R.S.L. LAYOUT & DESIGN, INC. RECORDED R.C.R.D. PLAN #D-11829.
- "SUBDIVISION PLAN FOR HARBOR STREET LIMITED PARTNERSHIP CROWLEY ROAD". BY DOUCET SURVEY INC. RECORDED R.C.R.D. PLAN #D-35946.



NOTES:

- OWNERS OF RECORD:
MAP 414 LOT 75-2
FOWLER FAMILY TRUST
EDWARD & RUTH FOWLER, TRUSTEES
302 CHESTER ROAD
CANDIA, NH 03034
BOOK: 5934 PAGE: 1012
MAP 414 LOT 76
SANBORN LIVING TRUST
312 CHESTER ROAD
CANDIA, NH 03034
BOOK: 3256 PAGE: 207 PARCEL "E"
MAP 414 LOT 77
SANBORN LIVING TRUST
312 CHESTER ROAD
CANDIA, NH 03034
MULTIPLE PARCELS SEE BOOK: 3411 PAGE: 2711
FOR PARCEL ADJACENT TO SUBJECT AREA.
- THE INTENT OF THIS PLAN IS TO DEPICT A PROPOSED LOT LINE ADJUSTMENT BETWEEN LOTS 414-75-2 & 414-77 AND A LOT LINE ADJUSTMENT BETWEEN LOTS 414-76 & 414-77.
- THIS LAND IS ZONED RESIDENTIAL WITH THE FOLLOWING MINIMUM REQUIREMENTS:
LOT SIZE = 3 ACRES
LOT FRONTAGE = 200'
SETBACKS:
FRONT = 50'
SIDE & REAR = 25'
- A WETLAND DELINEATION WAS NOT DONE FOR THE COMPLETION OF THIS SURVEY.
- THE FIELD WORK FOR THIS SURVEY WAS PERFORMED UNDER SNOW COVER CONDITIONS. FEATURES NOT VISIBLE AT TIME OF SURVEY MAY BE ABSENT.
- LOT 414-77 SUBJECT TO A CONSERVATION EASEMENT HELD BY THE UNITED STATES OF AMERICA. SEE R.C.R.D. BOOK 6134 PAGE 986.
- LOT 414-75-2 SUBJECT TO A CONSERVATION EASEMENT HELD BY BEAR-PAW REGIONAL GREENWAYS. SEE R.C.R.D. BOOK 5897 PAGE 2923.
- HATCHED AREA OF LAND TO BE TRANSFERRED IS SUBJECT TO A CONSERVATION EASEMENT HELD BY THE UNITED STATES DEPARTMENT OF AGRICULTURE RECORDED IN ROCKINGHAM COUNTY REGISTRY OF DEEDS BOOK 6134 PAGE 986 AND IS SUBJECT TO ALL MATTERS SET FORTH IN THE SAID EASEMENT.
- LEACH-FIELD LOCATION PLACED USING TIES SHOWN ON SEPTIC SYSTEM DESIGN. ON FILE AT NH DES CA# CA2002047865.

SURVEYOR'S CERTIFICATION

"I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN FIFTEEN THOUSAND (1:15,000)."

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REV. NO.	DATE	DESCRIPTION	APPR'D
LOT LINE ADJUSTMENT OVERALL PLAN			
FOWLER FAMILY TRUST & SANBORN LIVING TRUST			
302 & 312 CHESTER ROAD			
CANDIA, NEW HAMPSHIRE			
TAX MAP 414 LOTS 75-2, 76, & 77			
PREPARED FOR: JOANN & DAVID GULA			
LAND OF: FOWLER FAMILY TRUST & SANBORN LIVING TRUST			
FVA		JLB DRAWN BY JEF PROJECT MGR	DATE: 4/17/2025
FRANKLIN - VERRA ASSOCIATES A DIVISION OF JVA SURVEYORS			JOB NO: 25-3004
143 RAYMOND ROAD, CANDIA, NH 03034 (603) 483-3096			SCALE: 1" = 400'
© 2025			DWG NAME: BASE 2-4-2025
			PLAN NO: 25-3004-1
			SHEET: V1