

NOTES:

1. OWNER OF RECORD FOR TAX MAP 4 LOT 55:
CHERYL J. WOODMAN
79 BEEDE HILL ROAD
FREMONT, NH 03044
2. DEED OF REFERENCE: BOOK 5288 PAGE 1696
3. THIS PLAN Serves TO SHOW THE ADDITION OF PARCEL
"B" AND "C" TO LOT 55
4. EXISTING AREA OF LOT 55 = 1.01 Ac., 43,875 Sq. Ft.
5. AREA OF PARCEL "B" = 178,029.5 SQFT., 4.09 Ac.
AREA OF PARCEL "C" = 35,337.5 SQFT, 0.81 Ac.
6. PROPOSED AREA OF LOT 55:
257,242.4 SQFT, 5.90 Ac.
63,719 SQFT, 1.46 Ac. of Wetland
193,523 SQFT, 4.44 Ac. of Upland



SETBACKS:

- Building setback
50' to frontage
30' to side & rear
100' to poorly drained soils
- Septic setbacks
10' to property lines
100' to poorly drained soil
- Wetland buffers
100' to wetland

TAX MAP 3 LOT 62, 62-1
& MAP 4 LOT 55

LOT LINE CHANGE
PLAN

OF LAND IN

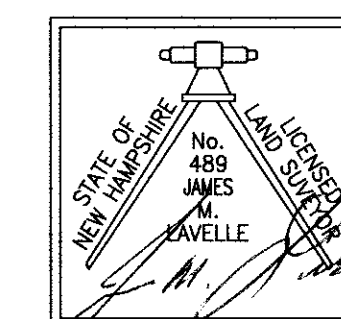
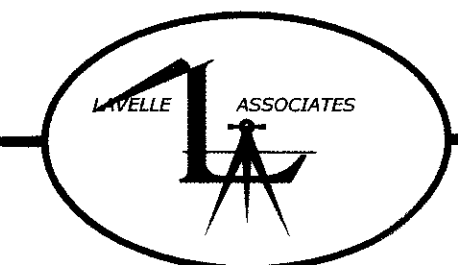
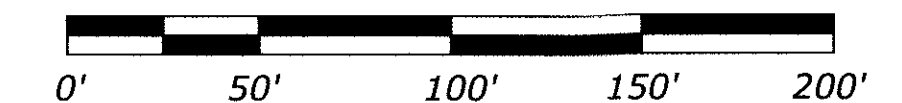
FREMONT, NH

OWNED BY

WOODMAN FAMILY REV. TRUST
& CHERYL WOODMAN

SCALE: 1"=50'

DATE: 10/16/2021



PREPARED BY
JAMES M. LAVELLE, LLS
2 STARWOOD DRIVE
HAMPSTEAD, NH 03841

APPROVED BY THE TOWN OF FREMONT PLANNING BOARD

CHAIRMAN:	
DATE:	

MAP 3 LOT 62

PARCEL "A"

MAP 3 LOT 62-1
123227.7 SQ. FT.
2.83 ACRES

NEW AREA
298078.2 SQ. FT.
6.84 ACRES

MAP 4 LOT 55
43875.5 SQ. FT.
1.01 ACRES
NEW AREA
257,242 SQ. FT.
5.90 ACRES

PARCEL "B"

PARCEL "C"

PARCEL "D"

MAP 4 LOT 56

MAP 4 LOT 57

MAP 4 LOT 58

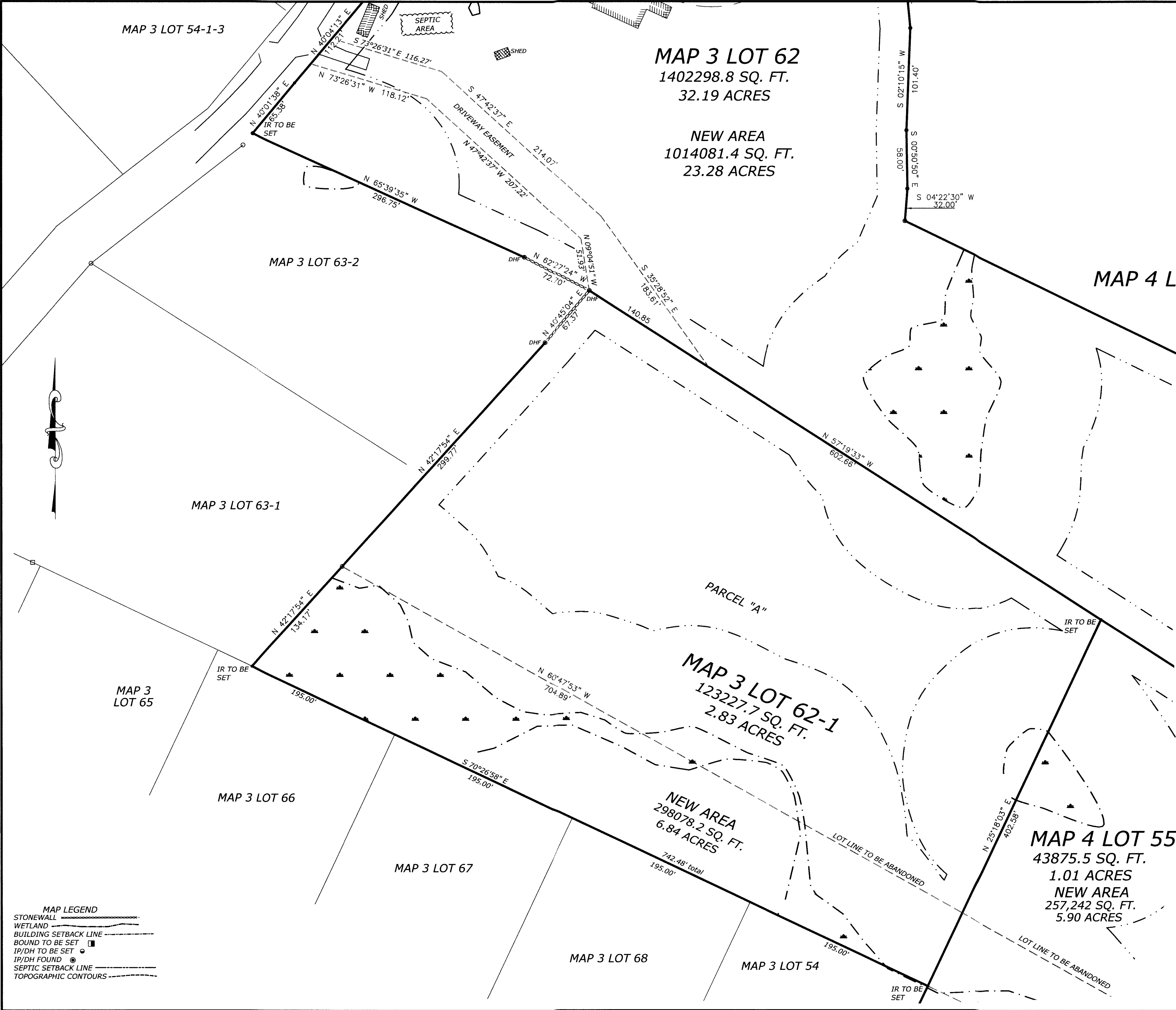
MAP 3 LOT 54

MAP 3 LOT 50

MAP 4 LOT 51

MAP 4 LOT 52

MAP LEGEND
STONEWALL
WETLAND
BUILDING SETBACK LINE
BOUND TO BE SET
IP/DH TO BE SET
IP/DH FOUND
SEPTIC SETBACK LINE
TOPOGRAPHIC CONTOURS

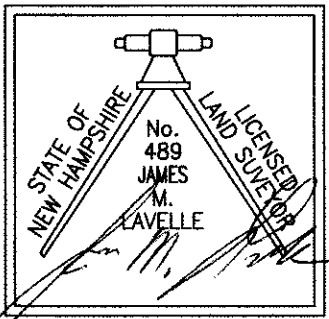
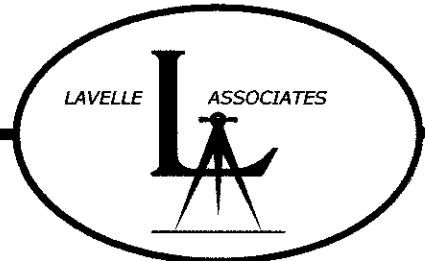


- NOTES:**
1. OWNER OF RECORD FOR TAX MAP 3 LOT 62-1:
WOODMAN FAMILY REVOCABLE TRUST
MARK C. & CHERYL J. WOODMAN, TRUSTEES
79 BEEDE HILL ROAD
FREMONT, NH 03044
 2. DEED OF REFERENCE: BOOK 5288 PAGE 1696
 3. THIS PLAN SERVES TO SHOW THE ADDITION OF PARCEL
"A" TO LOT 62-1
 4. EXISTING AREA OF LOT 62-1 = 2.831 Ac., 123,228 Sq. Ft.
 5. AREA OF PARCEL "A" = 222,192 SQFT., 5.10 Ac.
 6. PROPOSED AREA OF LOT 62-1:
298,078 SQFT, 6.84 Ac.
33,753 SQFT, 0.77 Ac. of Wetland
264,325 SQFT, 6.07 Ac. of Upland

- SETBACKS:**
- Building setback
50' to frontage
30' to side & rear
100' to poorly drained soils
 - Septic setbacks
10' to property lines
100' to poorly drained soil
 - Wetland buffers
100' to wetland

**TAX MAP 3 LOT 62, 62-1
& MAP 4 LOT 55
LOT LINE CHANGE
PLAN**
OF LAND IN
FREMONT, NH
OWNED BY
**WOODMAN FAMILY REV. TRUST
& CHERYL WOODMAN**

SCALE: 1"=50' DATE: 10/16/2021
0' 50' 100' 150' 200'



PREPARED BY
JAMES M. LAVELLE, LLS
2 STARWOOD DRIVE
HAMPSTEAD, NH 03841

APPROVED BY THE TOWN OF FREMONT PLANNING BOARD

CHAIRMAN: _____

DATE: _____

- MAP LEGEND**
- STONEWALL
 - WETLAND
 - BUILDING SETBACK LINE
 - BOUND TO BE SET
 - IP/DH TO BE SET
 - IP/DH FOUND
 - SEPTIC SETBACK LINE
 - TOPOGRAPHIC CONTOURS