SECTION VII: LOT LINE ADJUSTMENT

PLAT SUBMISSION REQUIREMENTS

Name of Applicant: Address: (Lot Line Adjustment) Tax Map# - Lot #

For Board Use Only

1. Two hard copies and electronic (PDF Preferred), prepared by a State of New Hampshire licensed land surveyor with The name, license number, and seal shall be submitted. A reproducible original plat (Mylar) shall be submitted following Planning Board approval. This Mylar shall include any corrections and or conditions for the approval. _____

2. The plat shall show or be accompanied by:

a. Proposed subdivision name or identifying title. _____

b. Zoning district where property is located. _____

c. Name and address of the owner (s). _____

d. Name of all abutting property owners. _____

e. Minimum scale, referring to both a graphic and written scale: _____

f. Survey map/Plat meets all requirements - (Refer to: RSA 478:1-a Recording of Plats) _____

g. Locus plan showing general location of the total tract within the town. _____

h. Location of all existing and proposed survey monuments to town specifications.Monuments constructed of concrete or stone at least 4 inches on the top and at least 30 inches long shall be set at all block corners. Solid iron pipes shall be set at all lot corners. Concrete or stone bounds shall be set at all points of curvature and all points of tangent for surveying purposes. _____

i. Boundary survey including bearings, distances, north arrow and the location of permanent markers. _____

j. Existing building and manmade structures to remain. _____

k. Proposed buildings, manmade structures, water courses, ponds, standing water, rock ledge, stone walls and other essential site features. _____

l. Current use, deed restrictions, covenants, and easements. _____

m. Location of property lines, including entire undivided lot, lot areas and frontage on public right-of-way. Each lot shall be numbered according to tax map numbering system as stated by Town Assessor _____

n. Open space to be preserved. _____

o. Boundaries of zoning districts lying within the subdivision. _____

3. Adequate space shall be available on the plat for the necessary endorsement by the Board, which wording shall read: “Approved by the Harrisville Planning Board on _____ Certified by the Chairman and Secretary" and for reference to any conditions or restrictions required by the Board. _____